

KEN CARYL AVENUE & C-470

12684 W. INDORE PLACE | LITTLETON, CO 80127



PROPERTY HIGHLIGHTS

- 18,336 SF Building - 12,512 SF upper level/Mezzanine
5,824 SF Lower Level.
- Existing full service Restaurant/Entertainment facility available
- Highly visible location fronting C-470 & Ken Caryl Avenue
- Quality exposed timber beam construction with high open ceilings
- Among the best patios in the city with additional rooftop patio
- Fully Improved lower level with additional Commercial Kitchen Infrastructure

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,221	59,314	127,234
Avg HH Income	\$115,181	\$117,165	\$112,868
Employees	2,717	16,082	41,290
Businesses	271	1,877	3,931

TRAFFIC COUNTS

Source: CDOT 2016 * DRCOG 2016

On C-470 north of Ken Caryl Ave	68,000 cars/day
On C-470 south of Ken Caryl Ave	56,000 cars/day
On Ken Caryl Ave NE of C-470 *	27,380 cars/day
On Ken Caryl Ave SW of C-470 *	18,014 cars/day

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