

Office Condo For Sale

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REAL ESTATE GROUP
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7631 Shaffer Parkway | Unit A
Littleton | Colorado, 80127

Building Size: 8,533 SF
Unit A Condo: 2,977 SF
Number of Floors: 1
Year Built: 2009
Parking: 4.30/1,000 SF
PRICE: \$845,400
• Potential Income In Place

COURTYARDS AT DEER CREEK

5+ Acre Commercial Office
Campus Adjacent to
Deer Creek Golf Course

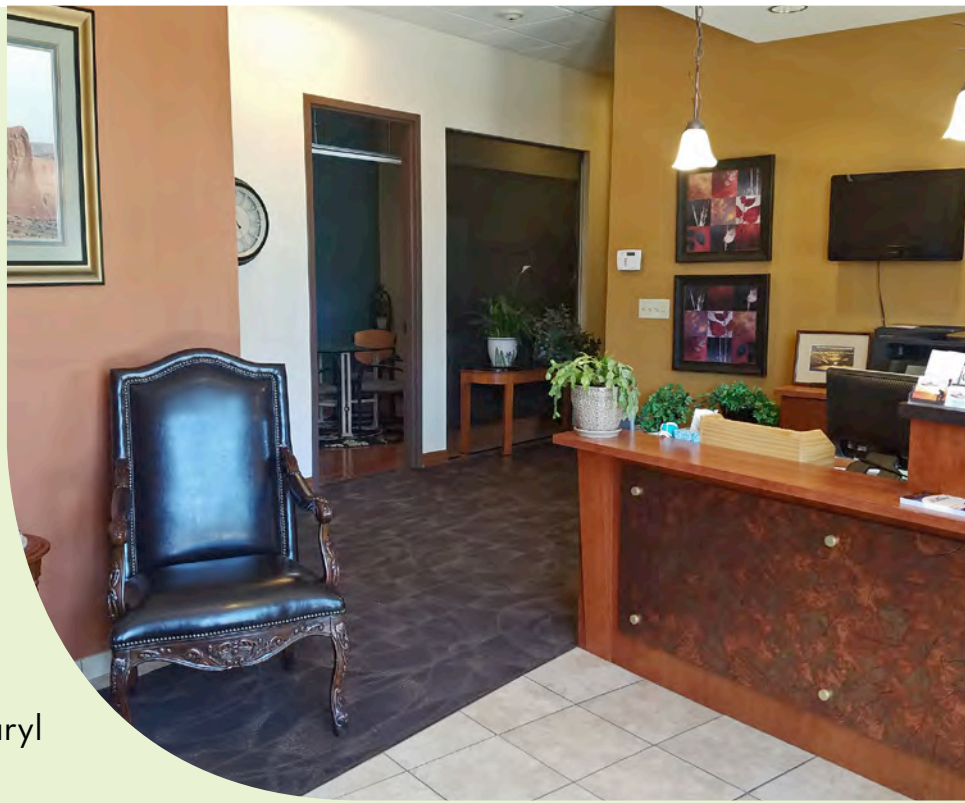


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COURTYARDS AT DEER CREEK

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- ▲ Professional office building with stucco and stone exterior
- ▲ Windows open for fresh air
- ▲ Solar panels provide clean energy
- ▲ Visible from C-470
- ▲ Easy access to C-470 at the Ken Caryl Avenue Interchange
- ▲ Amazing Rocky Mountain view
- ▲ Located on Deer Creek Golf Course
- ▲ Close to shopping, restaurants and lodging



Office Condo For Sale

The Courtyards at Deer Creek is a 9 building commercial office campus with a total of thirty-six units.

The complex is located in the prestigious Ken Caryl Office Park near C-470 and Ken Caryl Avenue.

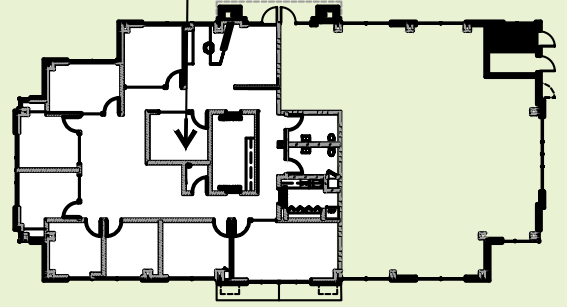
Each unit has scenic mountain views to the west and four of the buildings border the Deer Creek Golf course.



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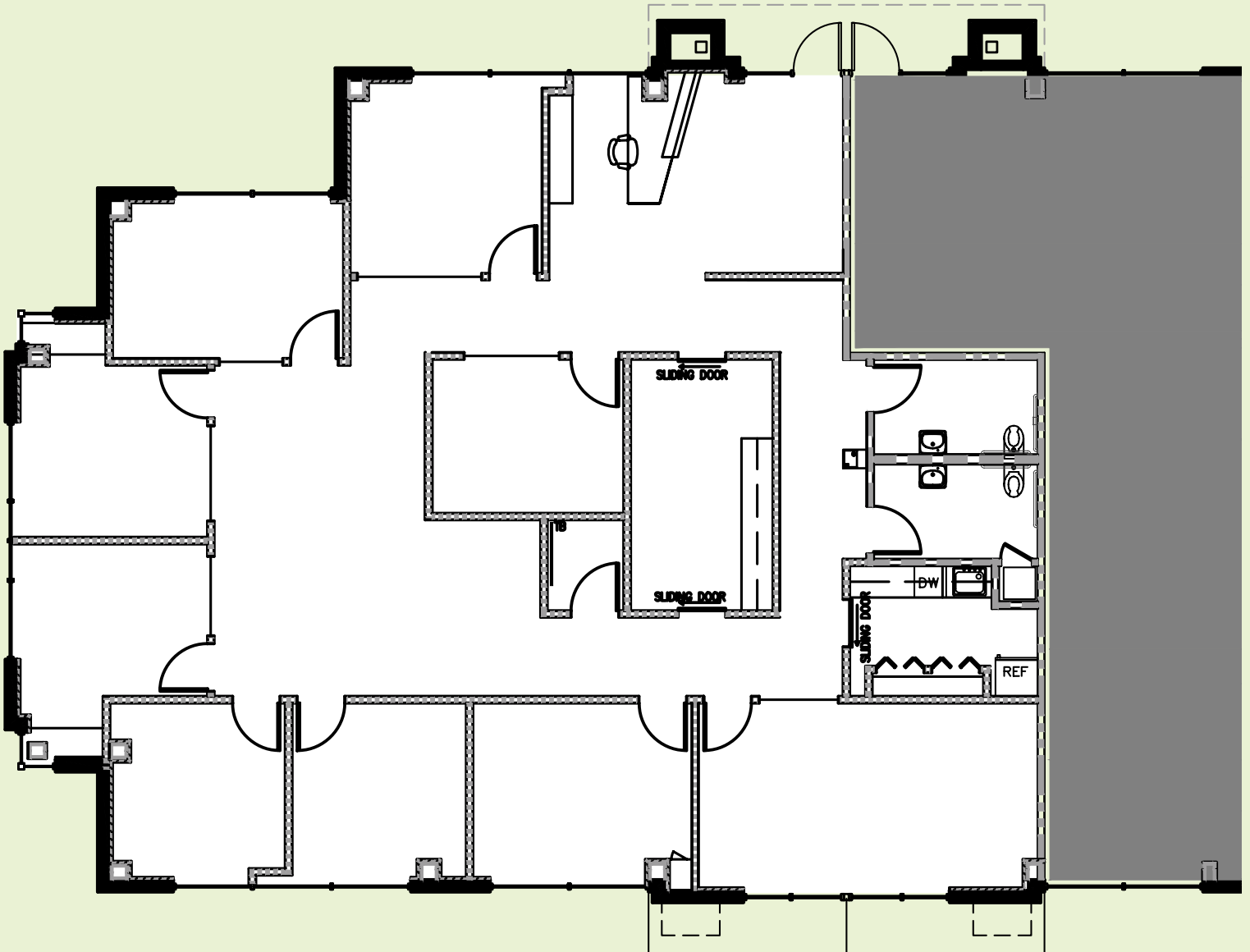
Unit A Location



KEY PLAN

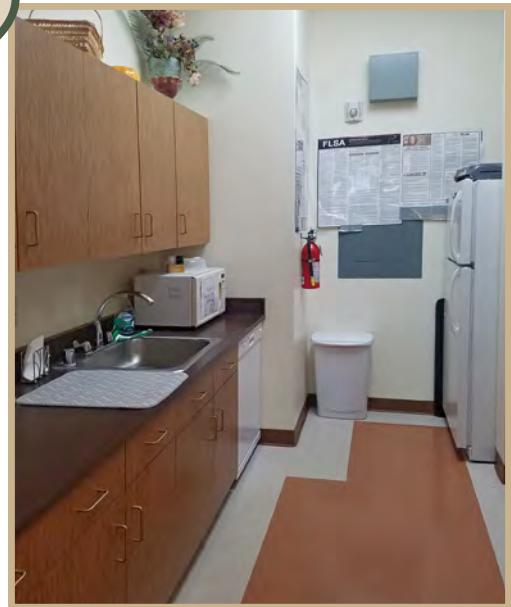
SCALE: NOT TO SCALE

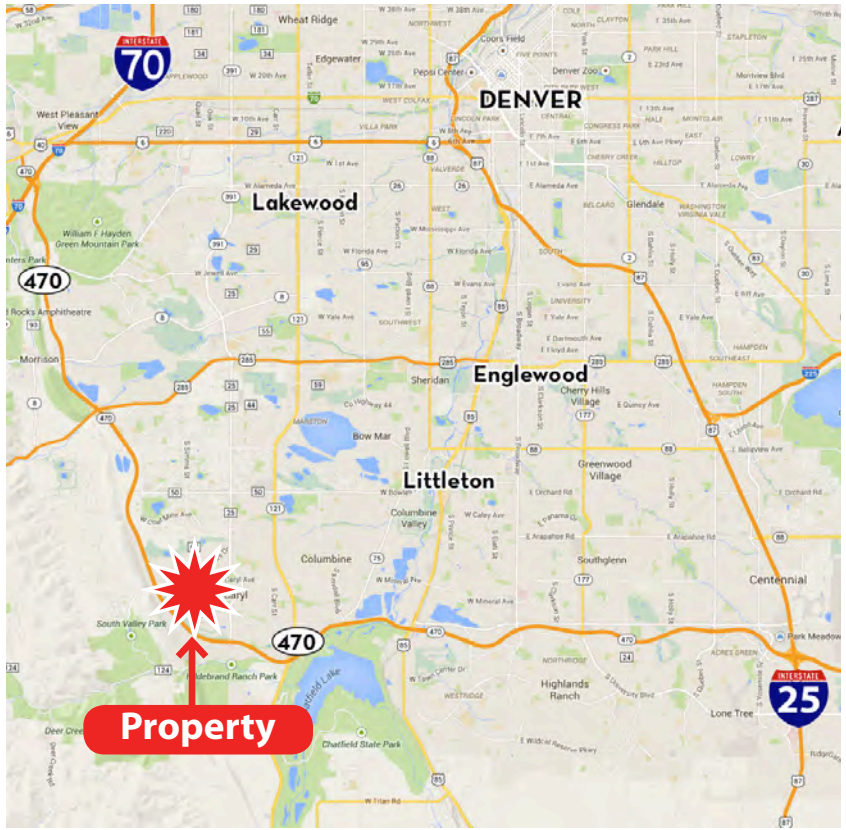
Unit A
2,977 SF











COURTYARDS
AT DEER CREEK





DEMOGRAPHICS - 5 MILE RADIUS

-  **Population**
136,360
-  **Households**
53,024
-  **2018-2023 Growth**
5.42%
-  **Average HH Income**
\$113,520
-  **Unemployment**
1.60%
-  **Home Value**
\$356,675