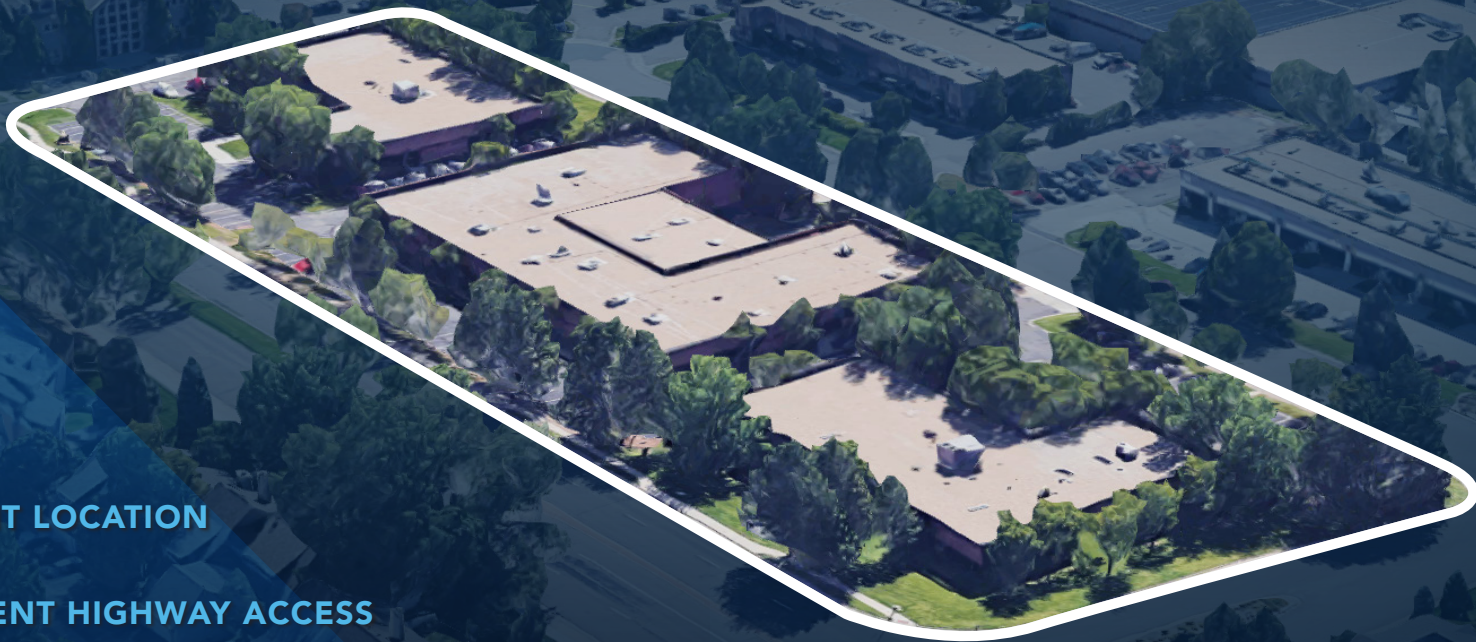


KEN CARYL

PROFESSIONAL CENTER

LITTLETON • COLORADO

1,140 SF - 10,998 SF OFFICE CONDOS FOR SALE



EXCELLENT LOCATION

CONVENIENT HIGHWAY ACCESS

NEARBY DINING & SHOPPING

NEW LANDSCAPING

navpoint
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



Incredible small office ownership opportunity



Walking/biking distance to restaurants & shopping



Excellent Southwest location in Ken Caryl Ranch



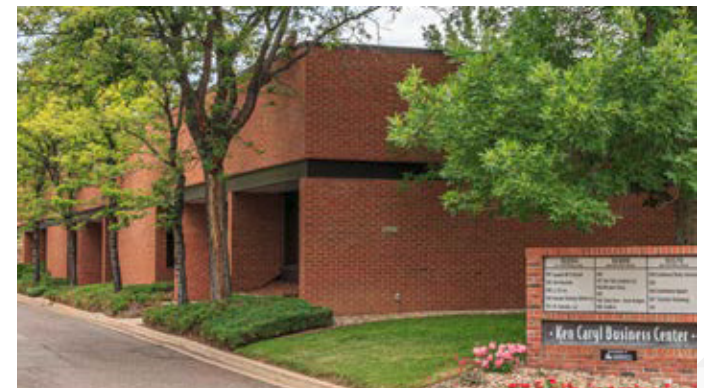
Common Areas & Landscaping Upgrades Completed 2023



Easy access to C-470 via Kipling & Ken Caryl Ave



Many Allowable Uses



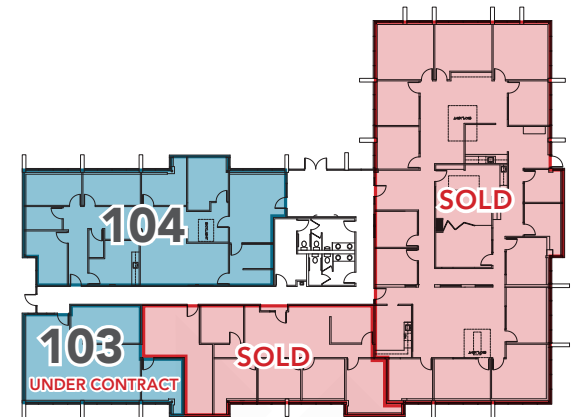
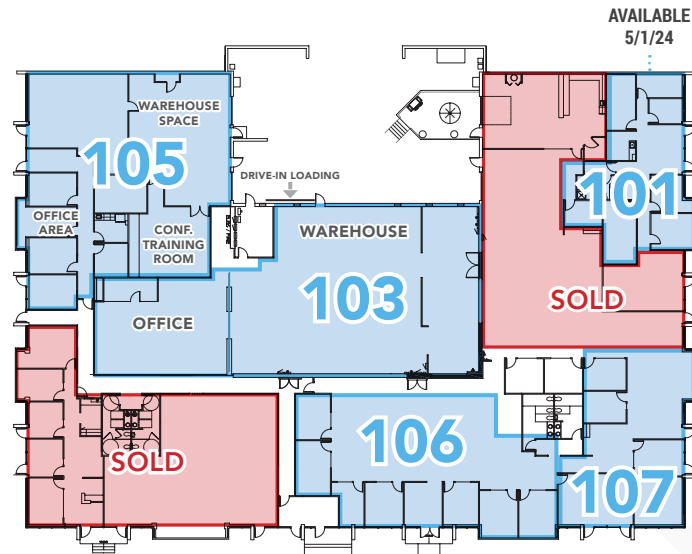
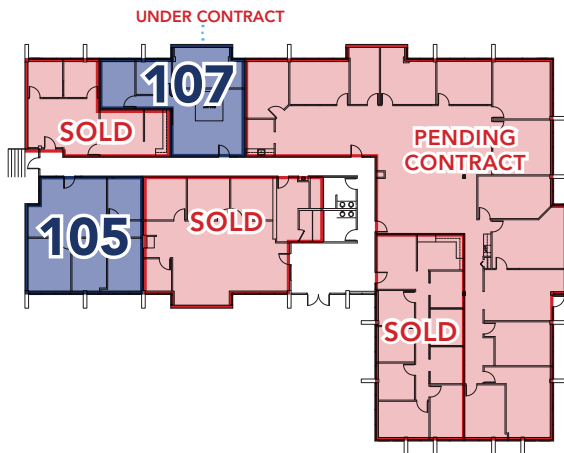
KEN CARYL PROFESSIONAL CENTER



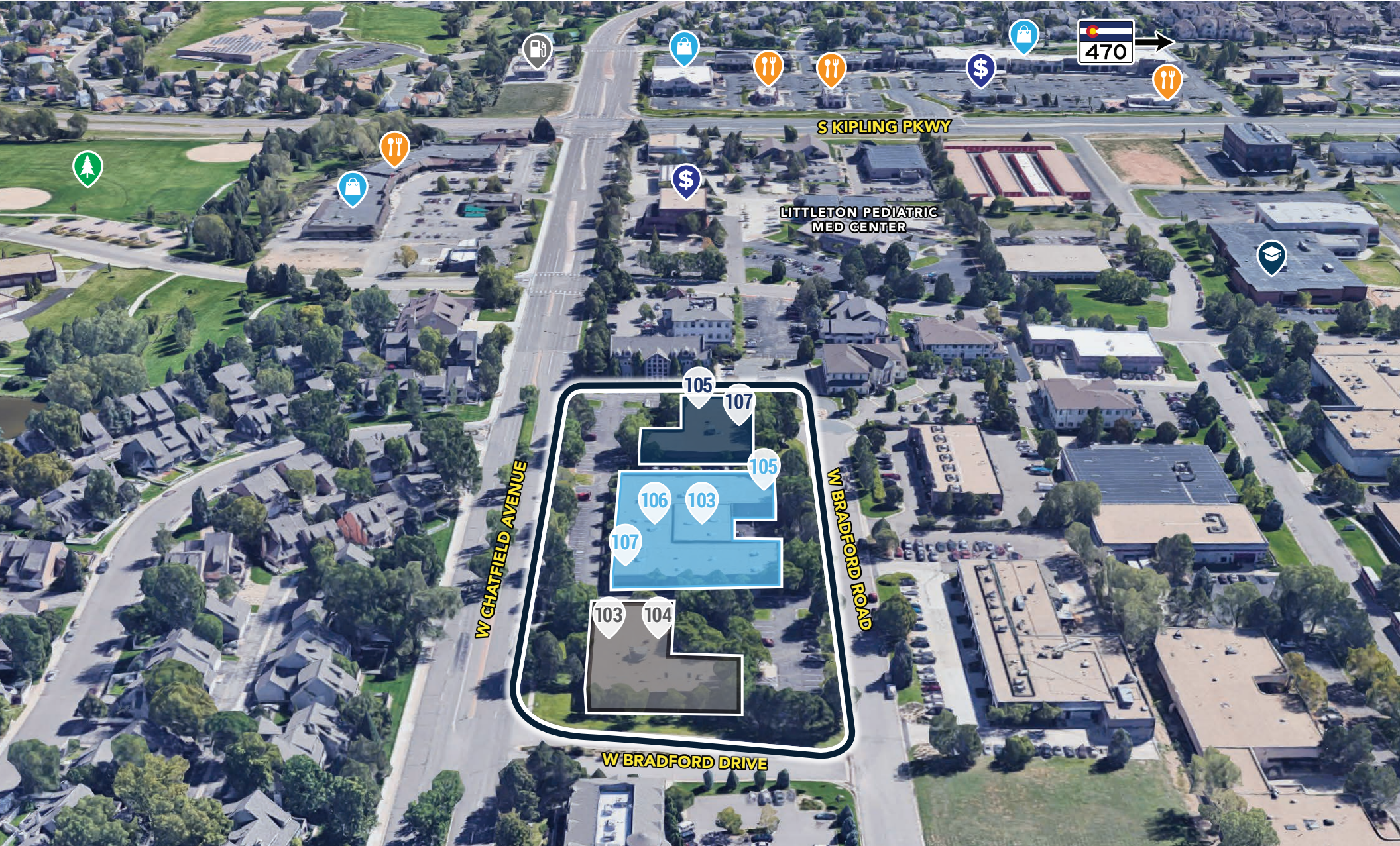
10394 W CHATFIELD AVE

10499 BRADFORD RD

10579 BRADFORD RD



KEN CARYL PROFESSIONAL CENTER





PROPERTY OVERVIEW

ADDRESS: 10394 W Chatfield Ave, Unit 105
Littleton, CO

SALE PRICE: \$260,000

COUNTY: Jefferson

YEAR BUILT: 1981

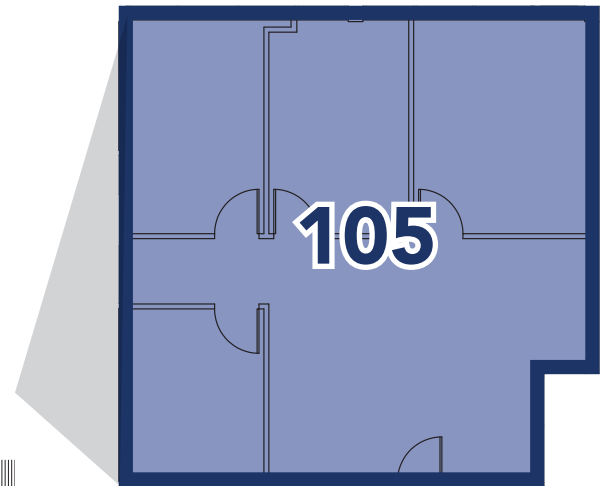
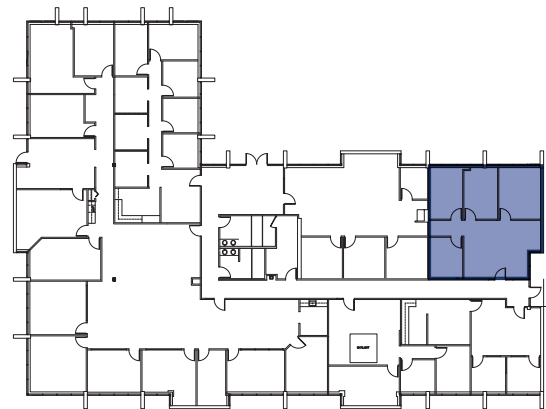
UNIT SIZE: 1,140 SF

ZONING: PD



HIGHLIGHTS

- 3 Offices On Glass
- Reception & Storage/IT Room
- Excellent Southwest location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Walking/biking distance to restaurants & shopping
- Excellent mix of tenants
- Incredible small office ownership opportunity
- Common Areas Remodeled 2023



10394 W CHATFIELD AVE UNIT 107



PROPERTY OVERVIEW

ADDRESS: 10394 W Chatfield Ave, Unit 107
Littleton, CO

SALE PRICE: \$235,000

COUNTY: Jefferson

YEAR BUILT: 1981

UNIT SIZE: 1,008 SF

ZONING: PD



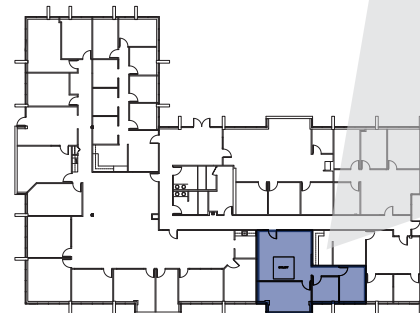
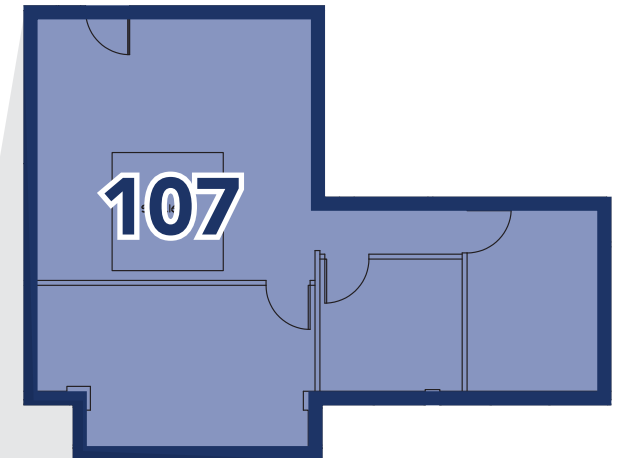
HIGHLIGHTS

**Rental Income Through 12/31/23 (Call Broker for Details)
Available for Buyer Use 1/1/24**

- 3 Offices on Glass
- Large Reception with a Skylight
- Excellent Southwest location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Walking/biking distance to restaurants & shopping
- Excellent mix of tenants
- Incredible small office ownership opportunity
- Common Areas Remodeled 2023

UNDER CONTRACT

UNDER CONTRACT



AVAILABLE 1/2024

10499 BRADFORD RD UNIT 103 & 105

AVAILABLE

PROPERTY OVERVIEW

ADDRESS: 10499 Bradford Rd, Unit 103
Littleton, CO

SALE PRICE: \$2,250,000

COUNTY: Jefferson

YEAR BUILT: 1981

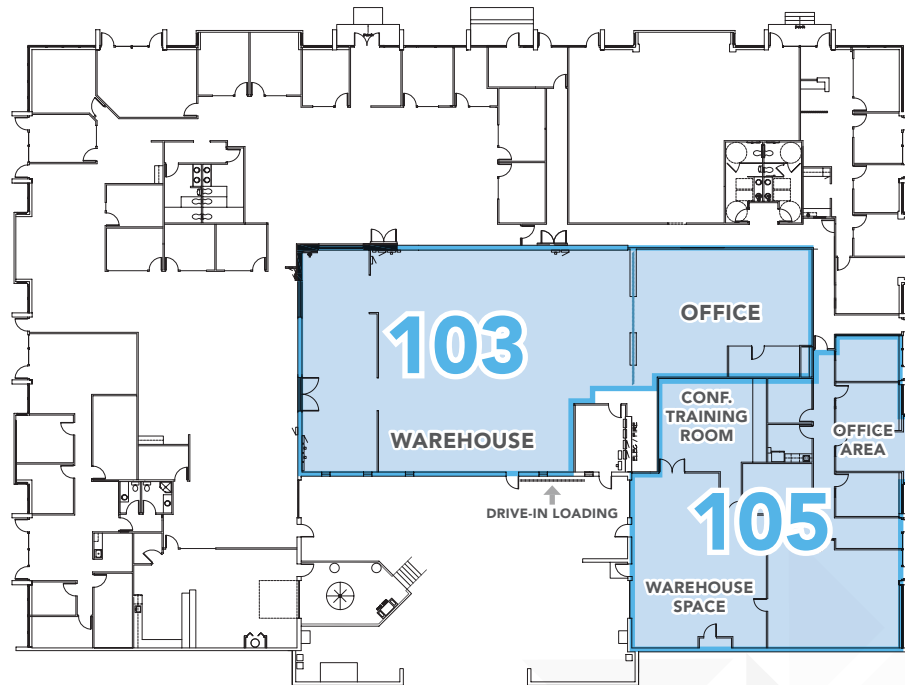
UNIT SIZE: 10,998 SF

ZONING: PD



HIGHLIGHTS

- Open Bullpen Office
- Warehouse Area with Drive-In Door
- One Overhead/Drive-In Door
- Private Entrance
- Access to common area restrooms
- Open Office concept
- Excellent Southwest location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Incredible small office ownership opportunity
- Common Areas Remodeled 2023





PROPERTY OVERVIEW

ADDRESS: 10499 Bradford Rd, Unit 106
Littleton, CO

SALE PRICE: \$775,000

COUNTY: Jefferson

YEAR BUILT: 1981

UNIT SIZE: 3,534 SF

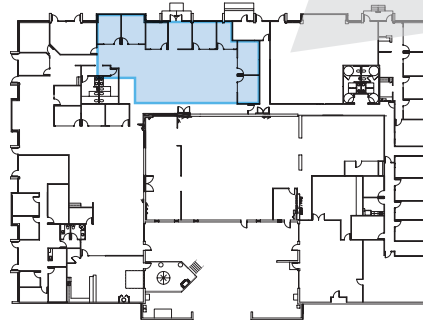
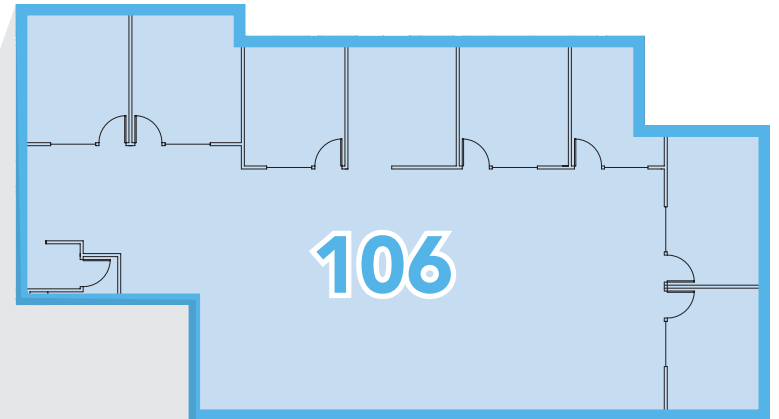
ZONING: PD



HIGHLIGHTS

Significant Improvements Underway & Improvement Money Available! Up to \$50,000 to be used as Credit toward Improvements

- 4 Offices on Glass
- 2 Interior Offices
- Reception
- Large Bullpen
- Kitchen





PROPERTY OVERVIEW

ADDRESS: 10499 Bradford Rd, Unit 107
Littleton, CO

SALE PRICE: \$485,000

COUNTY: Jefferson

YEAR BUILT: 1981

UNIT SIZE: 2,192 SF

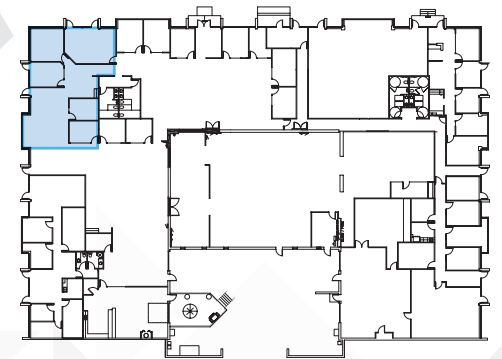
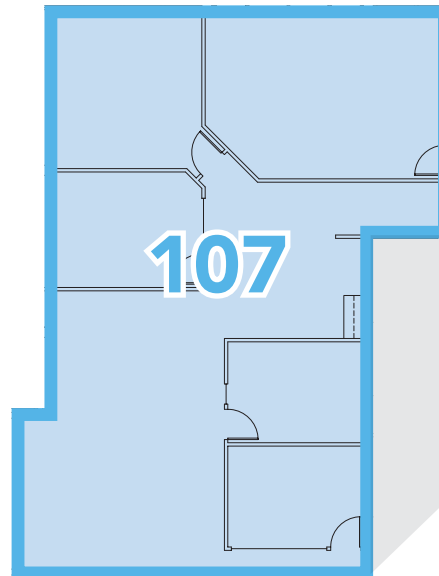
ZONING: PD



HIGHLIGHTS

Significant Improvements Underway & Improvement Money Available! Up to \$50,000 to be used as Credit toward Improvements

- 2 Offices on Glass
- 1 Interior Office
- Large Reception
- Kitchen and Bullpen Area



10579 BRADFORD RD UNIT 103



PROPERTY OVERVIEW

ADDRESS: 10579 Bradford Rd, Unit 103
Littleton, CO

SALE PRICE: \$275,000

COUNTY: Jefferson

YEAR BUILT: 1981

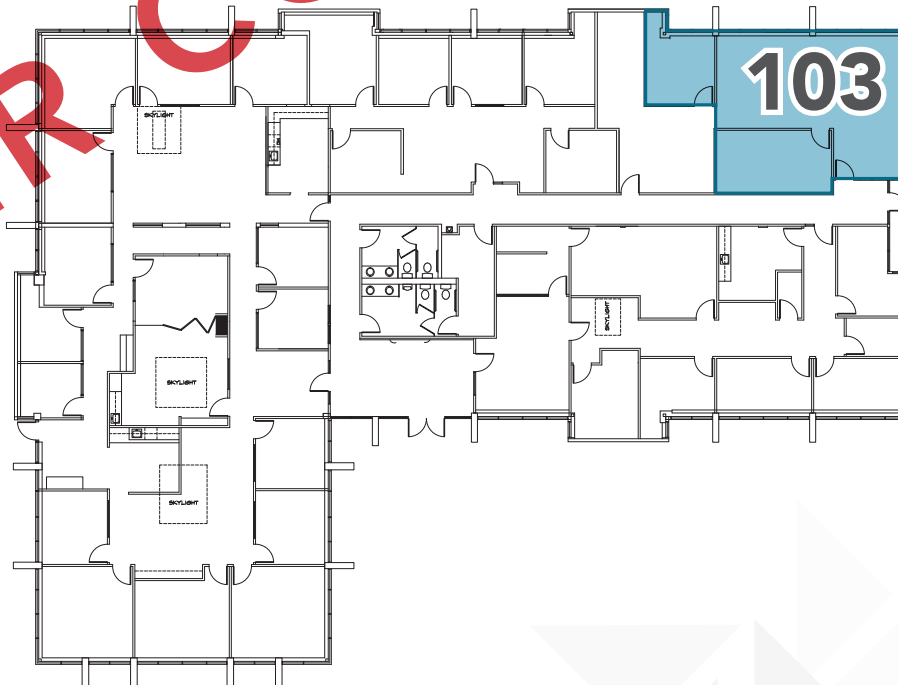
UNIT SIZE: 1,146 SF

ZONING: PD



HIGHLIGHTS

- Open Office/Lobby Concept
- One Private Office
- Tons of Natural Light
- Conference Room
- Excellent Southwest location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Walking/biking distance to restaurants & shopping



10579 BRADFORD RD UNIT 104

AVAILABLE



PROPERTY OVERVIEW

ADDRESS: 10499 Bradford Rd, Unit 104
Littleton, CO

SALE PRICE: \$575,000

COUNTY: Jefferson

YEAR BUILT: 1981

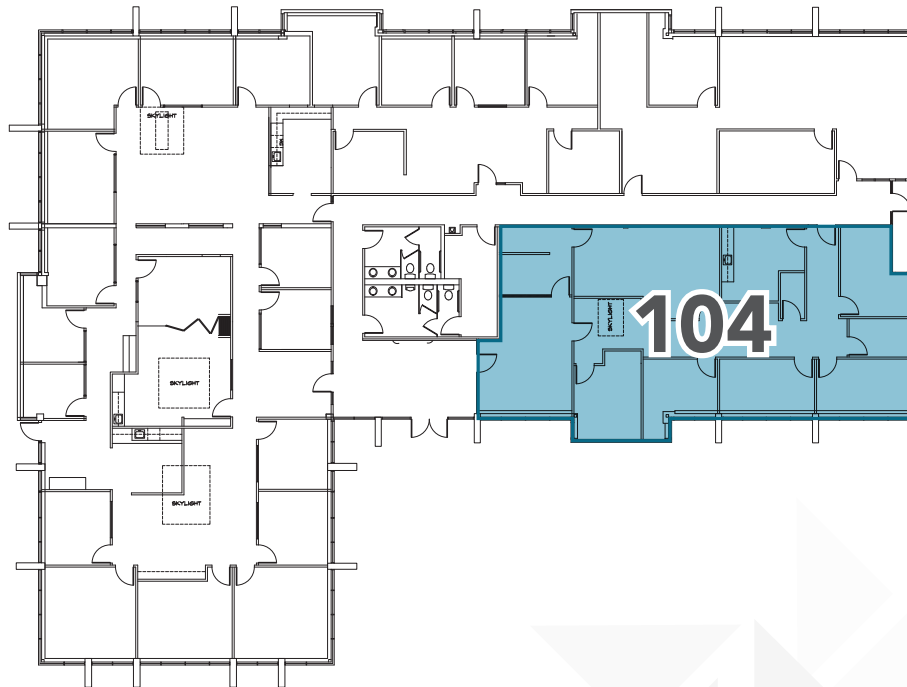
UNIT SIZE: 2,594 SF

ZONING: PD



HIGHLIGHTS

- 5 Offices on Glass
- Large Conference/Training Room
- Large Reception with Check-In Counter
- Kitchen and Storage Room
- Great for Medical Uses
- Common Areas Remodeled 2023



An aerial photograph of a university campus, showing various buildings, parking lots, and green spaces. The image is overlaid with a large, semi-transparent blue geometric shape that divides the frame into several triangular and quadrilateral sections. The text is centered over the image.

LOCATION OVERVIEW

KEN  CARYL PROFESSIONAL CENTER

LOCATION OVERVIEW



Just 20 minutes from Downtown Denver, the City of Littleton encompasses 14 square miles. Getting around is easy with quick access to I-25, C-470 and South Santa Fe Drive.

The Littleton resident is a person who wants to live in a place where there is a strong sense of community and high quality of life with a smalltown feeling. The residents of Littleton are active families who want to live in a place with top-ranked schools, easy access to open space and trails, and proximity to entertainment such as Littleton's historic downtown. Downtown Main Street Experience the relaxed ambiance of a different era.

DOWNTOWN LITTLETON offers a charming Main Street lined with turn-of-the-century buildings that house some of the metro area's most unique, independently owned businesses. There are art galleries, antique and specialty gift shops, clothing boutiques and many quaint restaurants and bars.

THE LITTLETON VISITOR is a day-traveler who wants to visit an historic Colorado town that's convenient and in proximity to Denver. The visitor is someone who wants to explore unique shops, dine at local places and support local business owners. They come to Littleton to experience the vibrant historic downtown, active trail system and parks and local attractions. More than 1,500 acres of parks and open space and active trails in Littleton attract cyclists and trail runners or a family wanting to experience Colorado's beautiful scenery. Visitors include business travelers, families and groups.



LOCATION OVERVIEW



LITTLETON PUBLIC SCHOOLS are rated at the highest level in Colorado. Residents are well educated with 42.9% having a bachelor's degree or higher. The Colorado average is 36.3%.

Arapahoe Community College is located just south of Downtown Littleton and offers 85 degrees and certificates matching a wide variety of study and career goals.

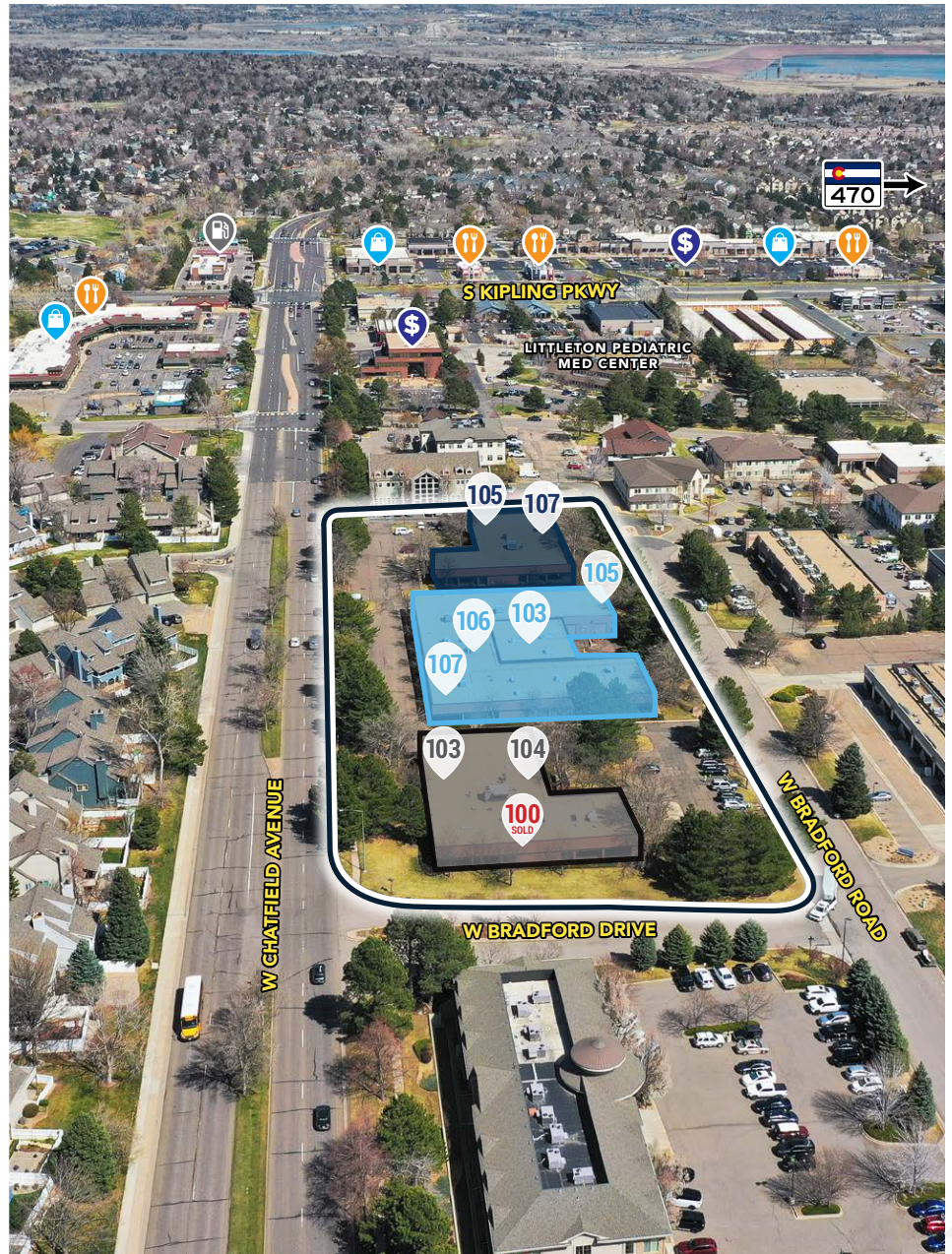
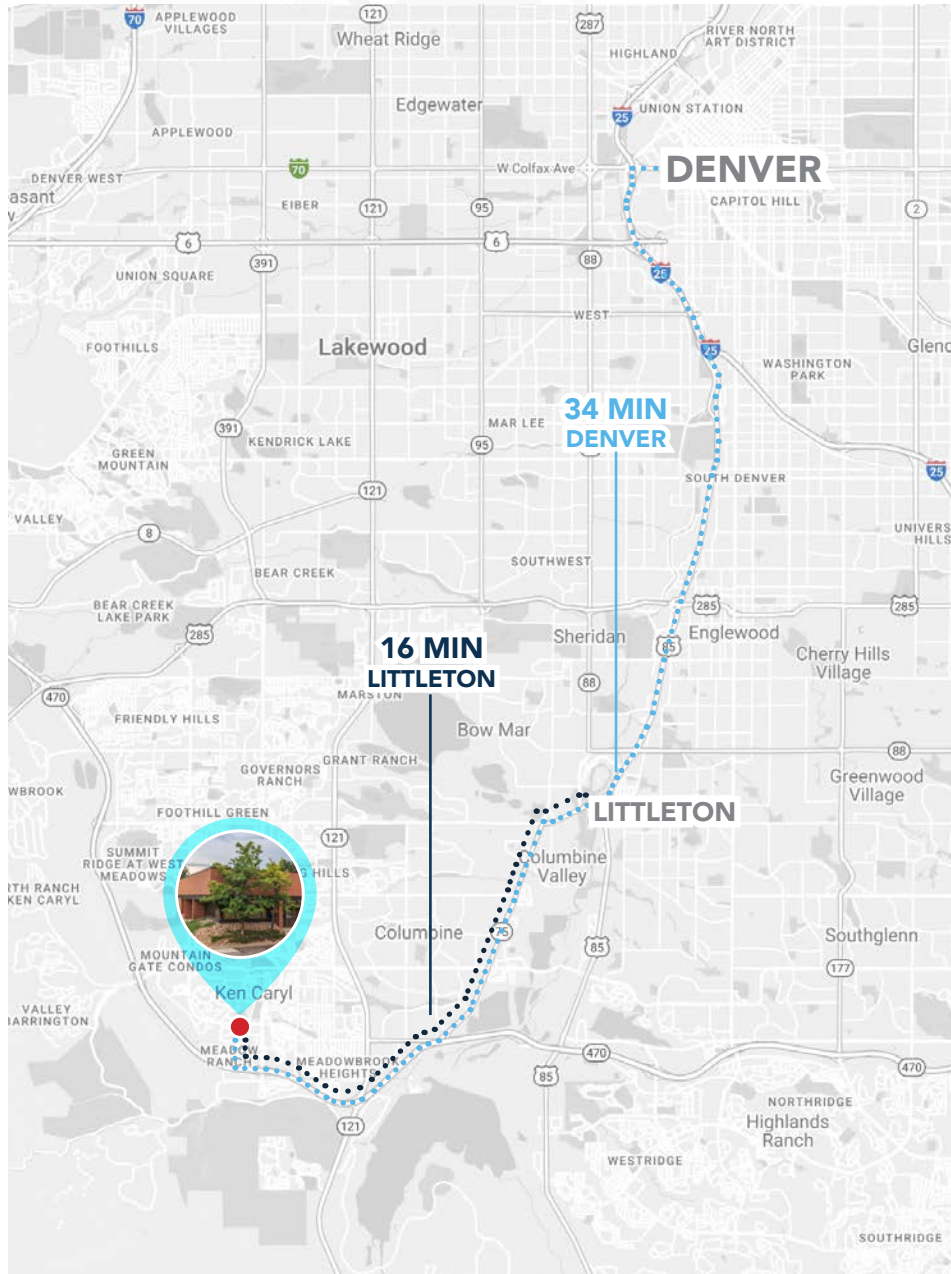
BUSINESS OWNERS choose Littleton to build their businesses because of the location, small-town feeling, strong sense of community and high the quality of life. Littleton enterprises tend to be small businesses and Colorado companies that become an integrated part of the community. They take an active role in learning about neighboring businesses and historic elements. Littleton business owners have experienced long-standing growth in the community and have flourished for decades. Littleton seeks new business opportunities with local Colorado companies that will have a strong economic impact while strengthening the overall quality of life of Littleton residents.

CHATFIELD RESERVOIR AND STATE PARK

Just south of Littleton, this popular park is surrounded by beautiful rolling foothills, an expansive reservoir and abundant wildlife. The park includes camping, a livery, miles of hiking and biking trails, the historic Slocum Cabin, a great recreational lake, a marina, and one of the most popular hot-air balloon launch areas on the Front Range. The camping area boasts 197 sites. All campsites are paved, have picnic tables and grills, are surrounded by grass, and offer great views of the foothills.



LOCATION OVERVIEW



KEN CARYL

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