

# FOR SALE Office Building

10397 W Centennial Road  
Littleton | Colorado 80127

~~\$2,150,000~~

**\$1,995,000**

**PRICE REDUCED**



## Ken Caryl Business Park

Building Size:	13,394 SF	▲ Professional office building with high end finishes
Number of Floors:	2	▲ Attractive design with abundant natural light
Site Size:	0.89 Acres	▲ Building is elevator served
Year Built:	2002	▲ Great South views
Zoning:	PD, Littleton	▲ Solid location with strong area demographics
Parking Ratio:	2.99/1,000 SF	▲ Easy access to C470 via Kipling Parkway
Price:	<del>\$2,150,000</del> <b>\$1,995,000</b>	
Price Per SF:	\$148.95	

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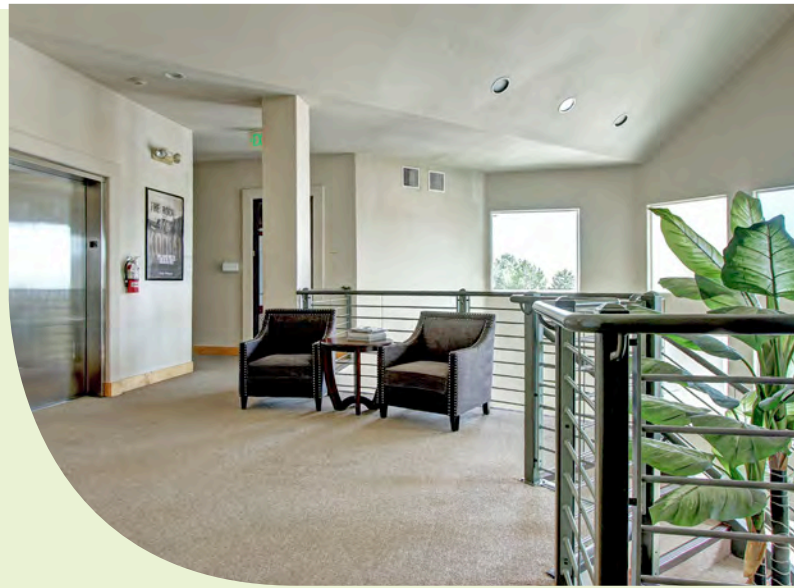
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# Office Building For Sale

- ▲ Very strong area demographics with average household income over \$110,000 within a five mile radius.
- ▲ Highly educated workforce with over 44% of the population holding a Bachelors degree or above and over 33% in Professional or Management positions within 5 miles

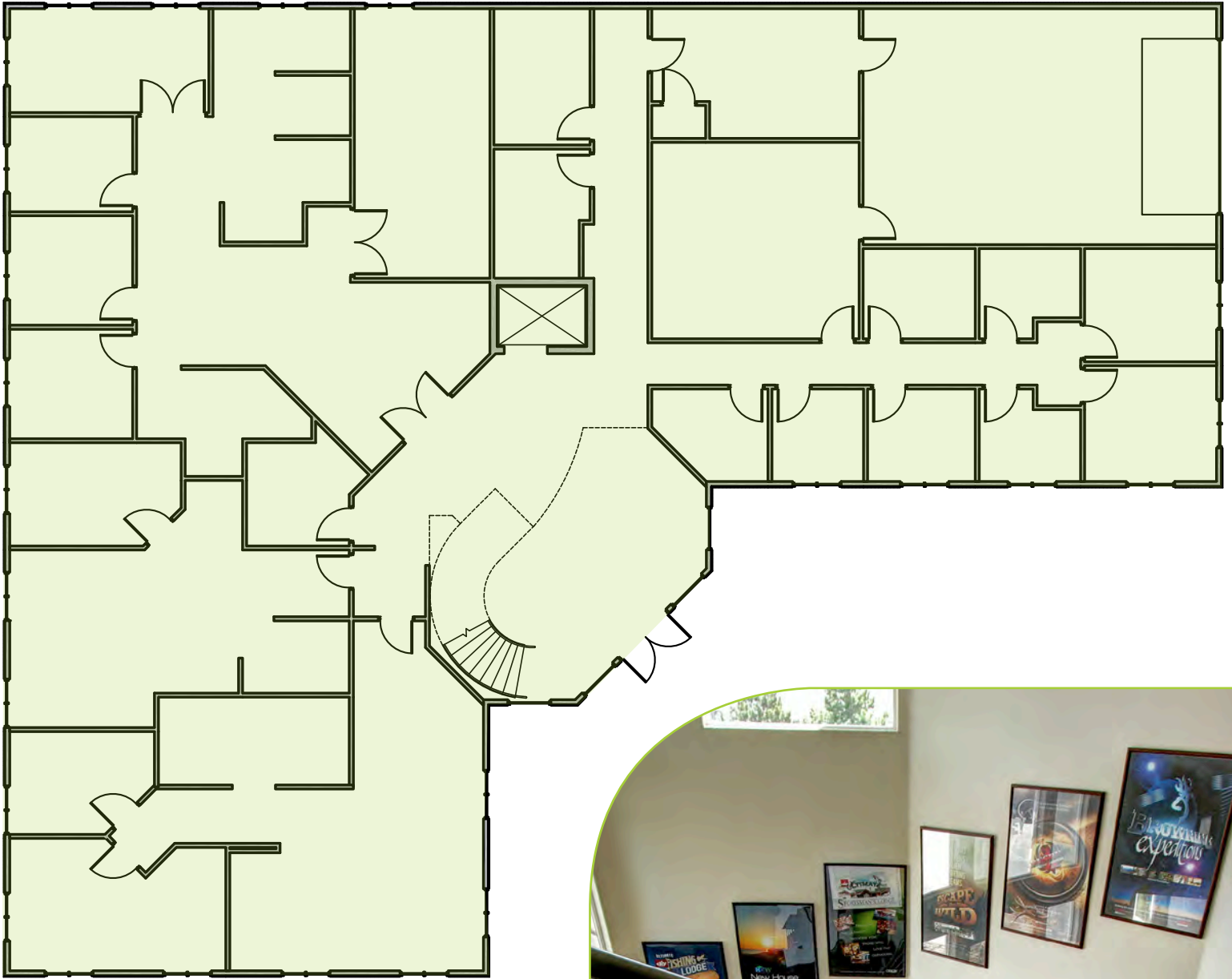


## Ken Caryl Business Park 10397 W Centennial Road Littleton | Colorado, 80127

Built in 2002, this attractive 13,394 SF two-story office building sits on a 0.89 acre lot. The building boasts an attractive entry with abundant natural sunlight that supplements the interior illumination.

Located in the Ken Caryl Business Park with quick access to C-470 via Kipling Parkway, the property is in close proximity to a variety of retail conveniences including Staples, Kohls, Big 5 Sporting Goods and a myriad of dining options.





**Ken Caryl Business Park**  
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First Floor





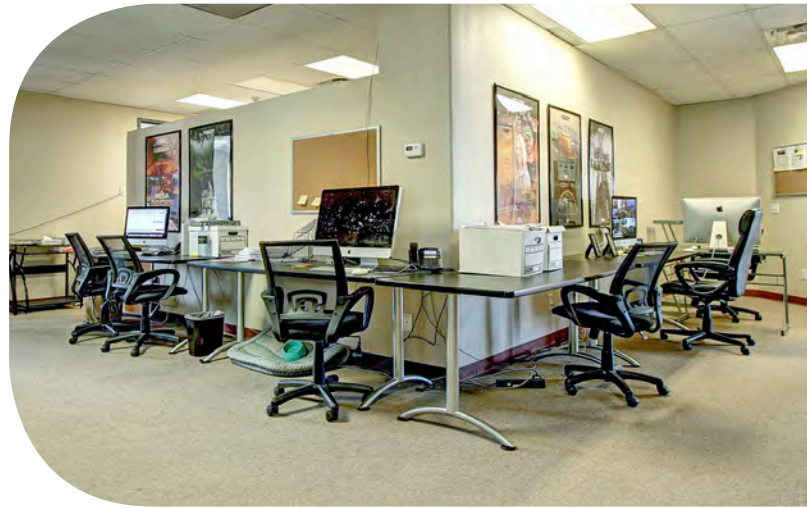


**Ken Caryl Business Park**  
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**Second Floor**















- ▲ Excellent Southwest location in Ken Caryl Ranch
- ▲ Close to shopping, dining and entertainment
- ▲ Close to Chatfield Reservoir and State Park as well as several walking, hiking and biking trails





# Littleton, Colorado

the **#2** Best Small City  
in America  
2015 Wallethub.com



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 small-town 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.

**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 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.

For information: <http://cpw.state.co.us/placestogo/parks/Chatfield>

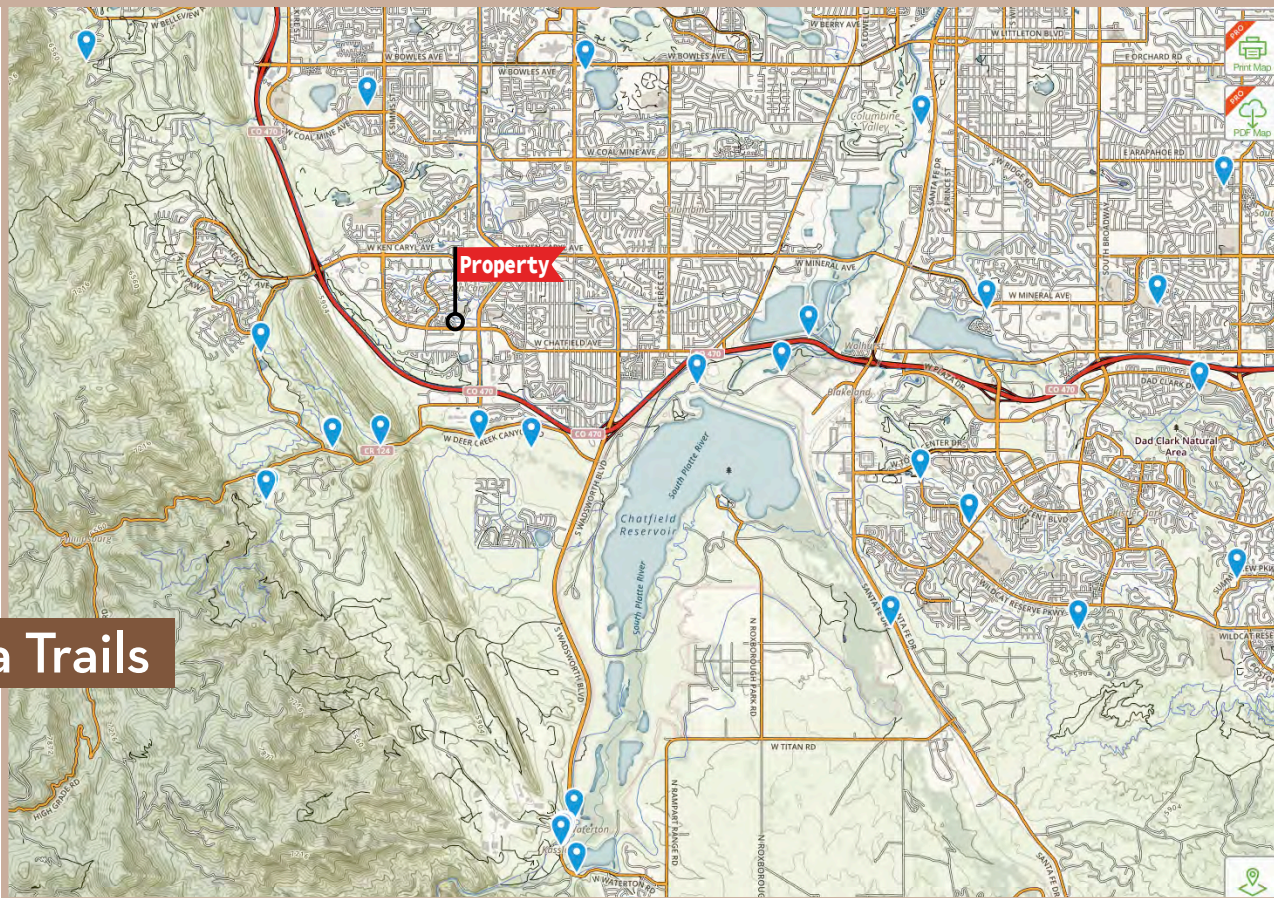
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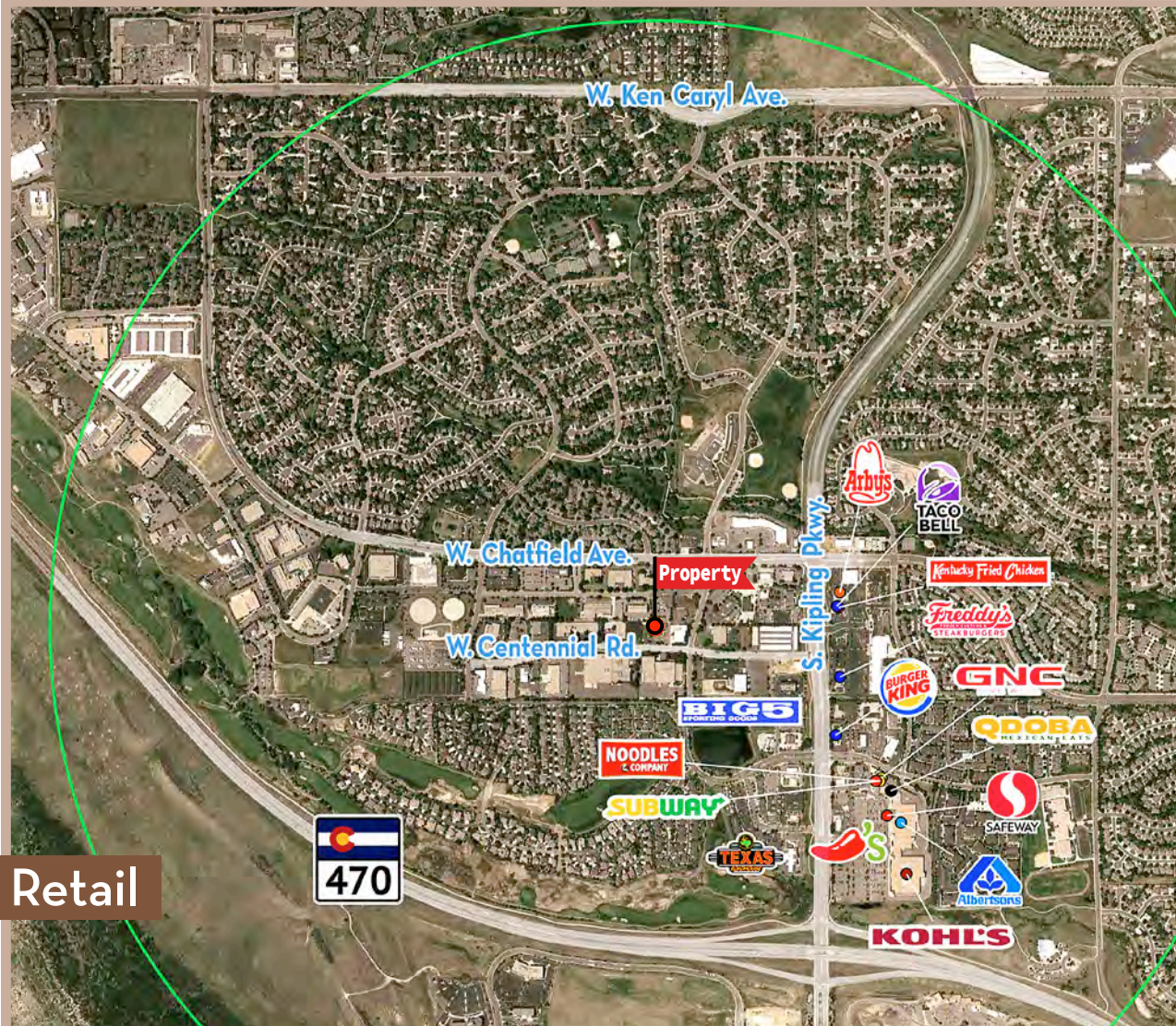


There are numerous trails close to the property for Walking, Hiking and Biking enthusiasts to enjoy. Some are restricted to foot traffic only, while others welcome bicycles.

For more information:  
[www.mtbproject.com/trail](http://www.mtbproject.com/trail)  
and [www.alltrails.com](http://www.alltrails.com)

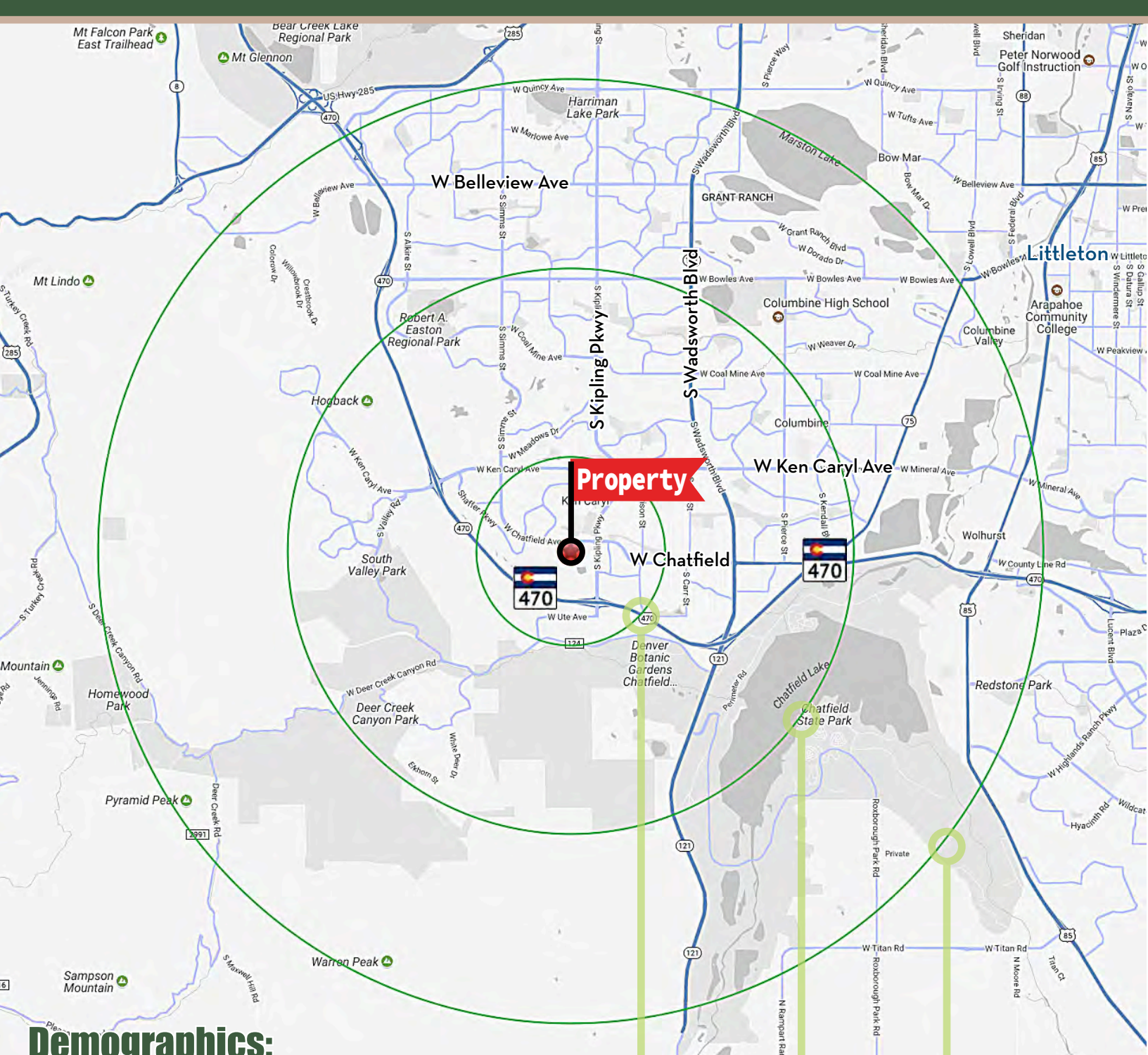


## Local Area Trails



## Local Area Retail





## Demographics:

Population	1 Mile	3 Miles	5 Miles
2022 Projection	12,593	71,511	145,312
2017 Estimate	11,944	67,990	136,530
Growth 2017-2022	5.43%	5.18%	6.43%
Median Age	39.5	40.5	40.7
Households	1 Mile	3 Miles	5 Miles
2022 Projection	5,179	27,613	57,491
2017 Estimate	4,908	26,218	53,874
Household Size	2.4	2.6	2.5
Housing	1 Mile	3 Miles	5 Miles
2017 Housing Value	\$308,480	\$332,016	\$340,737
Median Year Built	1987	1986	1988

## Average Household Income

1 Mile Radius	3 Mile Radius	5 Mile Radius
\$105,455	\$110,081	\$111,868



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