



PROFESSIONAL OFFICE BUILDING FOR SALE

7472 S SHAFFER LANE
LITTLETON, CO 80127



DETAILS

PRICE: \$1,800,00.00 (\$211.97 PSF)

BUILDING: 8,492 SF

LOT : .87 ACRES BACKS TO OPEN SPACE

ZONING: C-1 K/C (REGIONAL COMMERCIAL)

AMENITIES

LOCATED NEAR W KEN CARYL AVE AND SHAFFER PKWY,
WITH EASY ACCESS TO C-470.

MULTIPLE OFFICES AND SUITES

RECEPTION AREA, KITCHEN AND CONFERENCE ROOM

PARKING: 3.9 PARKING SPACES PER 1,000 SF

PROPERTY HIGHLIGHTS

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PROPERTY SUMMARY

This well-established property offers office spaces with amenities specifically designed to maximize comfort, flexibility, and productivity during the workday. Take in the excellent view from this quiet location. Enjoy the spacious break room, kitchen, executive conference room and reception area as well as ample parking and well-kept landscape.

LOCATION SUMMARY

- Quiet upscale location with excellent views.
- Nearby amenities include restaurants, hotels, West Metro Fire Dept. and many well-established housing neighborhoods and apartment communities.
- Less than two minutes from C-470.
- 30-minute drive to downtown Denver.
- Traffic count at W Ken Caryl Avenue & Shaffer Pkwy 22,973.



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100
Colorado Springs, CO 80903

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Rob Rolley
(719) 235-7499

Cowboycommercial@gmail.com

INTERIOR SPACE

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RE/MAX
COMMERCIAL
PROPERTIES, INC.

E/MAX Properties, Inc. 102 S. Tejon St., Suite 100
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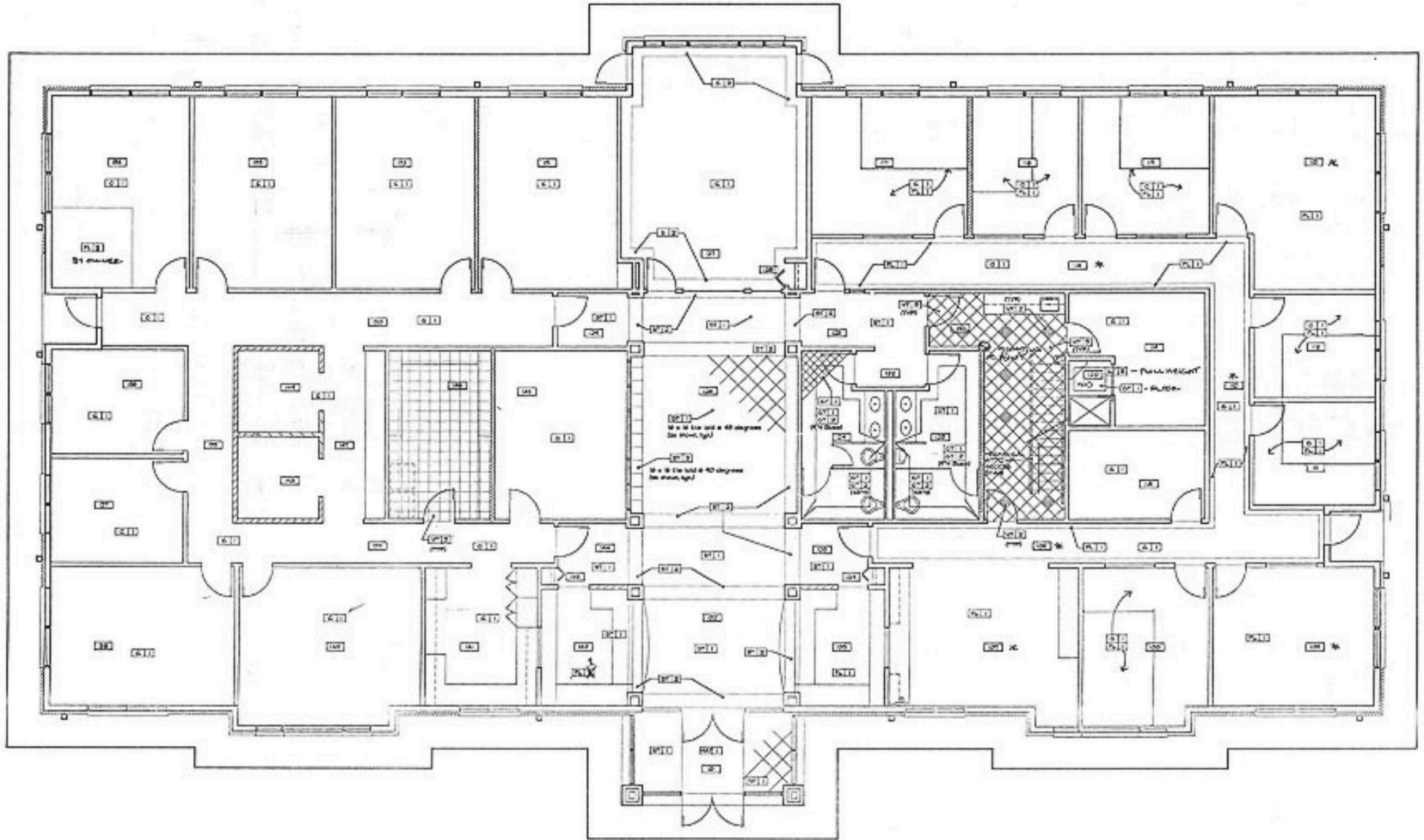
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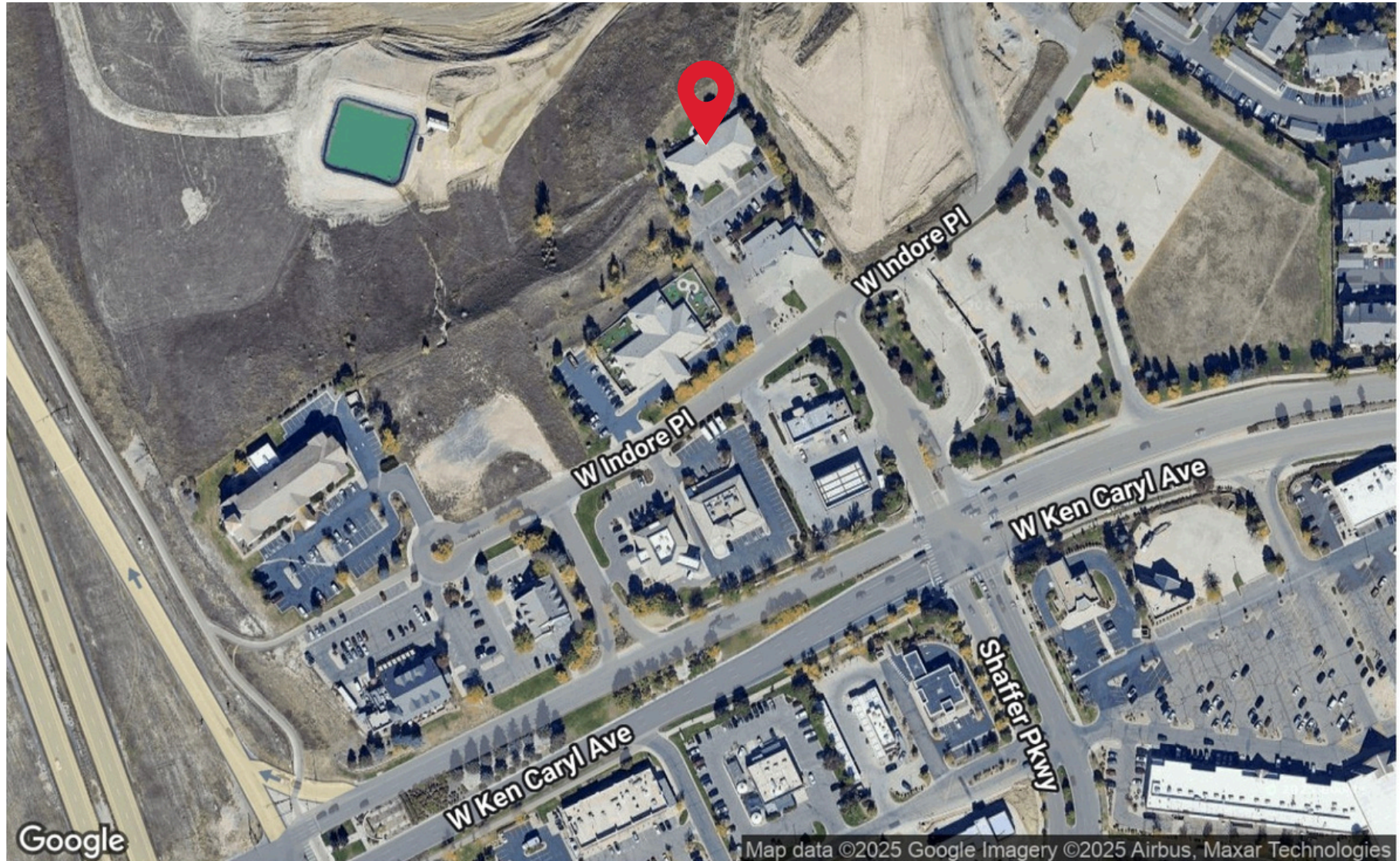
BUILDING LAYOUT

7472 S SHAFFER LANE
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AERIAL MAP

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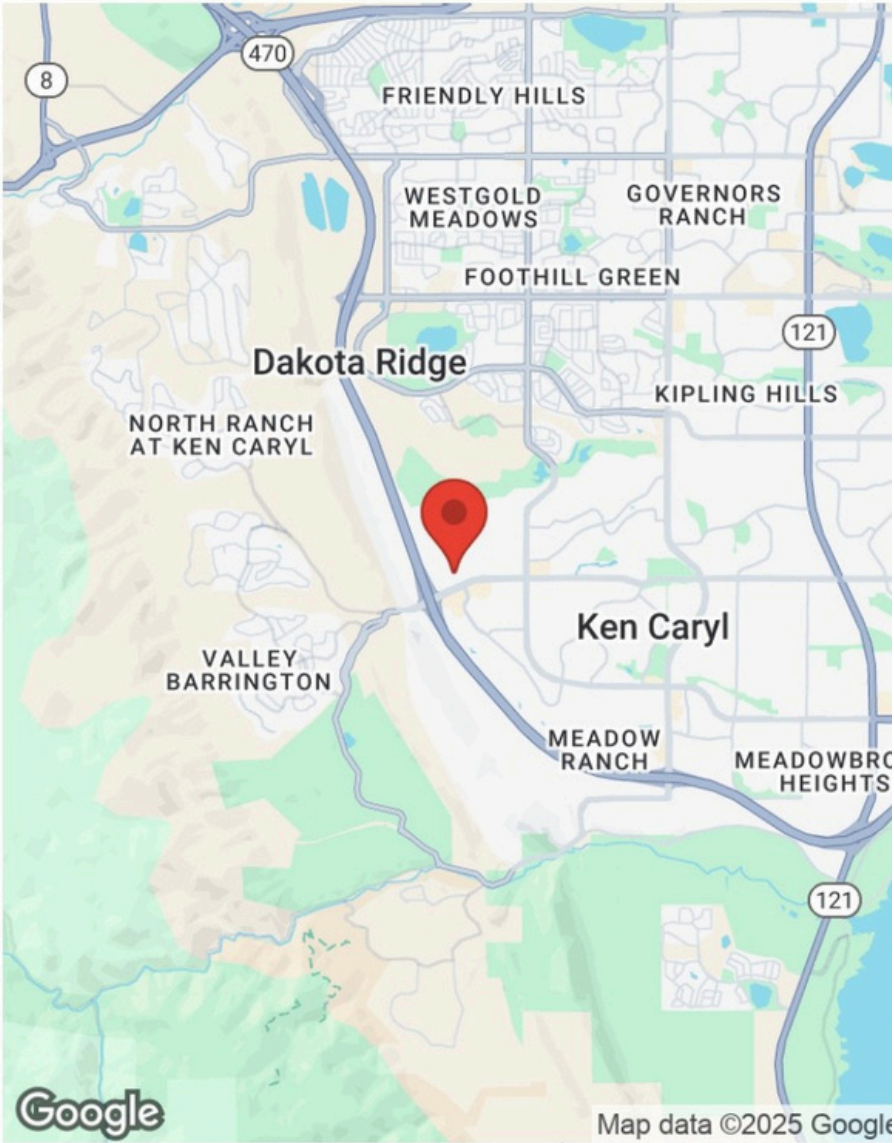
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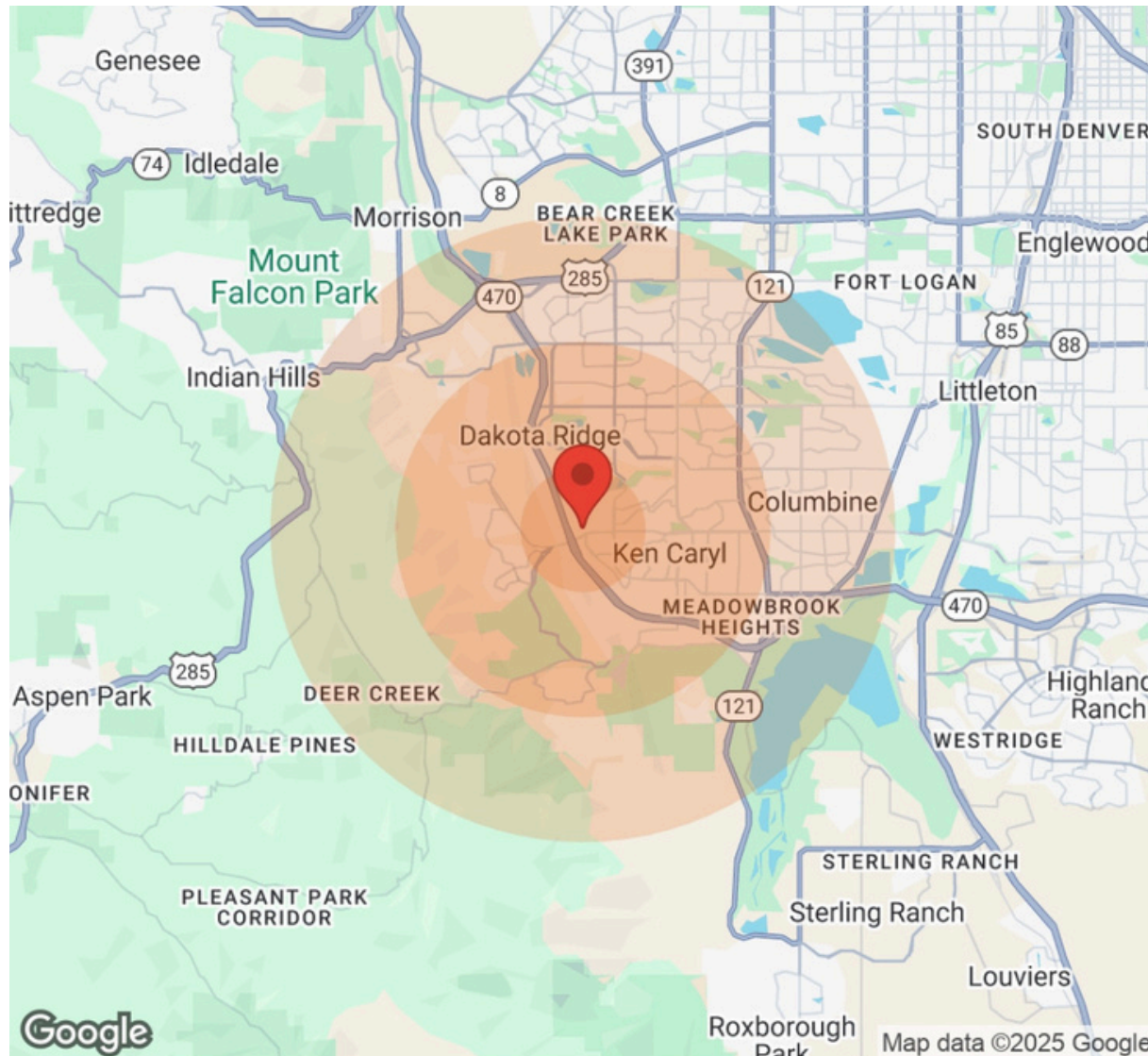
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,484	30,561	64,153
Female	3,555	31,082	65,050
Total Population	7,039	61,643	129,203

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,307	11,302	23,066
Ages 15-24	1,139	9,091	18,370
Ages 25-54	2,602	24,941	51,609
Ages 55-64	1,097	8,842	18,317
Ages 65+	894	7,467	17,841

Income	1 Mile	3 Miles	5 Miles
Median	\$123,499	\$91,479	\$79,697
< \$15,000	66	810	2,161
\$15,000-\$24,999	77	975	2,413
\$25,000-\$34,999	46	1,108	3,011
\$35,000-\$49,999	151	2,478	5,572
\$50,000-\$74,999	362	4,195	9,500
\$75,000-\$99,999	325	4,118	8,338
\$100,000-\$149,999	905	6,253	11,024
\$150,000-\$199,999	342	2,039	4,598
> \$200,000	367	1,547	3,431

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,823	24,606	51,972
Occupied	2,755	23,736	50,169
Owner Occupied	2,480	20,257	40,942
Renter Occupied	275	3,479	9,227
Vacant	68	870	1,803