

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile	On Ken Caryl Ave west of Pierce St	17,120 Cars/day
Population	14,192	77,538	200,958	On Ken Caryl Ave east of Pierce St	19,695 Cars/day
Average HH Income	\$160,979	\$171,294	\$156,308	On Pierce St north of Ken Caryl Ave	11,686 Cars/day
Businesses	644	3,802	11,012		
Employees	3,310	23,393	91,641		

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT



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BUILT TO SUIT OR PURCHASE PADS AVAILABLE MEDICAL/OFFICE

KEN CARYL AVENUE & PIERCE STREET - LITTLETON, CO



• Coming Soon - Car Wash



- 8 acre partial redevelopment of Columbine Shopping Center including 7-Eleven and Kiddie Academy.
- New proposed medical office building of 24,000 sf, spaces available for lease between 2,000 SF - 15,000 SF.
- Pads available for purchase, build-to-suit or lease.
- Established trade area with a population of 200,958 and average household incomes of \$156,308 in a 5-mile radius.
- Variety of drive-thru fast food/retail/office/automotive uses allowed under existing zoning.
- Existing retailers at the intersection include Dairy Queen, Comcast, Firestone Tire, and Anytime Fitness.

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