



ARVADA RIDGE MARKET PLACE | 5091-5131 KIPLING STREET | WHEAT RIDGE, COLORADO

Located on the Northwest corner of 50th Avenue and Kipling Street, this neighborhood shopping center is anchored by a 176,000 SF Super Target and includes Qdoba Mexican Grill, Jersey Mike's, Bellco Credit Union, GNC, Einstein Brothers Bagels and more. The center is easily accessed by Interstate 70, Kipling Street and 50th Avenue. Traffic counts on Kipling Street exceed 40,000 cars per day, and 165,000 cars per day on Interstate 70.

The center's contemporary architecture mixes warm natural elements, like wood and stone, with metal and glass accents. The landscaping incorporates planter beds, seating areas and convenient pedestrian walkways.

For more information about Arvada Ridge Market Place or any of our outstanding properties, visit SheaProperties.com.



Arvada Ridge Market Place



Demographics

	1 mile	3 mile	5 mile
Population	13,795	98,187	280,347
Average HH income	\$62,725	\$80,065	\$84,079
Daytime Employees	7,916	55,176	140,678

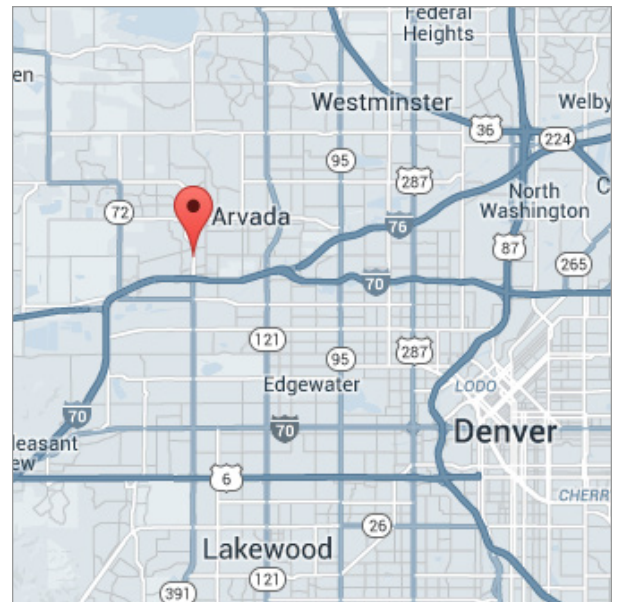
Source: Alteryx, Inc. 2018A

	Kipling	I-70
Cars Per Day	30,094	165,860

Source: DRCOG 2017

Highlights

- Gateway to Arvada’s urban Renewal District
- Ample and convenient surface parking
- Adjacent to future light rail station



Location Map

CROSBIE REAL ESTATE GROUP

Forrest Hunt • (303) 597-6500 • fhunt@creginc.com
 Rich Otterstetter • (720) 287-6860 • richo@creginc.com

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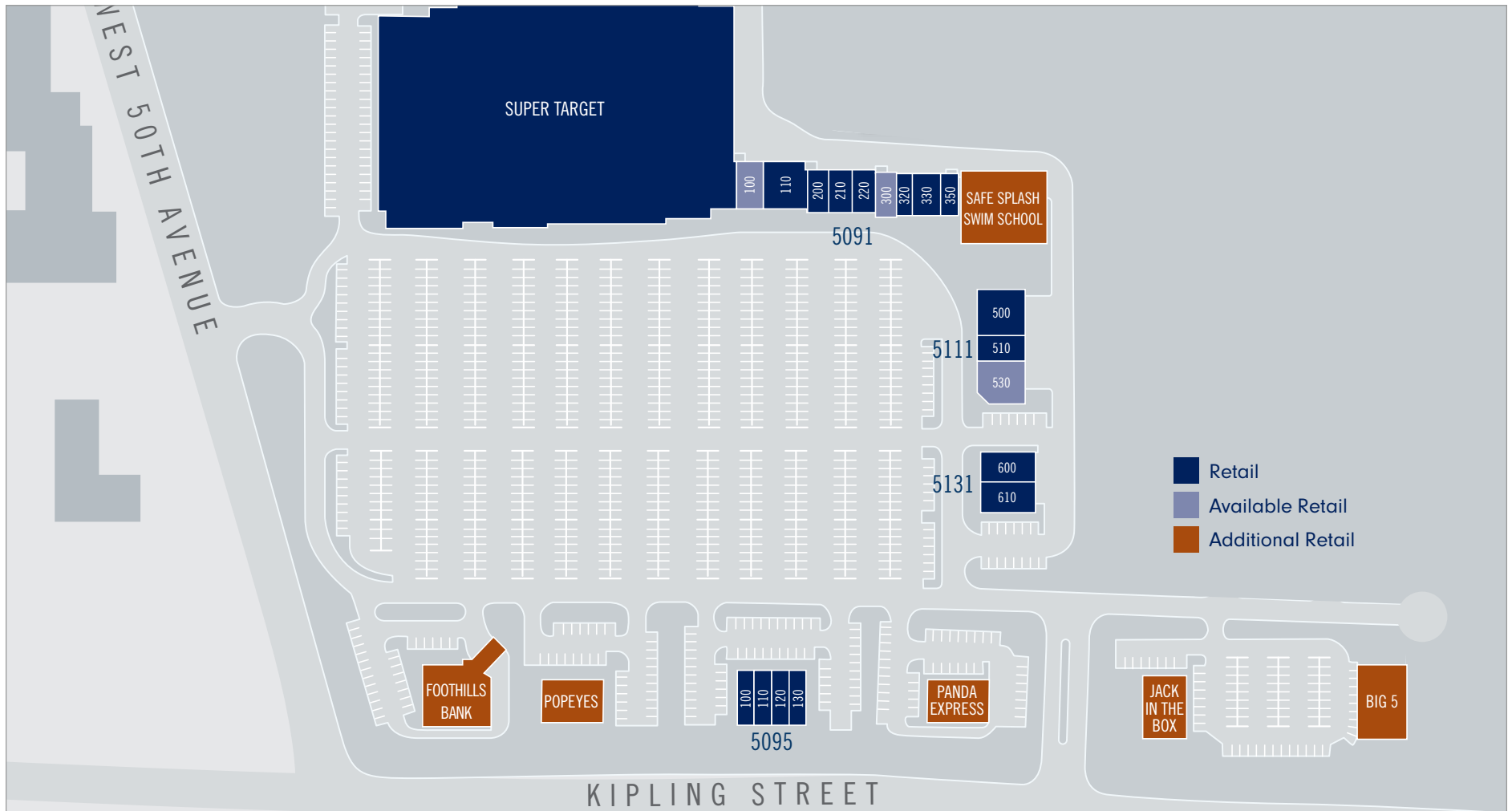
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AERIAL

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SITE PLAN

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BUILDING 5091

- 100 AVAILABLE MID-2019 (2,923 SF)**
- 110 Bellco Credit Union
- 200 Sally Beauty Supplies
- 210 Milan Laser
- 220 General Nutrition Center
- 300 AVAILABLE (2,403 SF)**
- 320 Great Clips
- 330 H&R Block
- 350 EZ Nails

BUILDING 5095

- 100 Qdoba Mexican Grill
- 110 Jersey Mike's Sub
- 120 Gamestop
- 130 Verizon Wireless

BUILDING 5111

- 500 Hallmark
- 510 Kids Focus Dentist
- 530 AVAILABLE (3,600 SF)**

BUILDING 5131

- 600 AT&T Wireless
- 610 Einstein Bros. Bagels

OTHER TENANTS

- Super Target
- Big 5 Sporting Goods
- Foothills Bank
- Jack in the Box
- Panda Express
- Popeyes
- Safe Splash Swim School

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As of February 2020
TENANT LIST