

HERITAGE WEST

SWC Kipling Parkway & Jewell Avenue, Lakewood, CO



SITE PLAN

#	TENANT	SF
1.	Evolution Dog Wash	998
2.	Available	1,819
3.	Angel Deep Relax Massage	1,175
4.	Bank of America	998
5.	Fred Loya Insurance	1,021
6.	Little Caesars	1,700
7.	Safeway	49,778
8.	Available	1,596
9.	Shoe Repair & Alteration	574
10.	Dependable Cleaners	841
11.	Atlas Wine & Liquors	4,760
12.	Fantastic Sams	1,190
13.	Linda's Nails & Spa	1,160
14.	Great Harvest Bread Co.	2,400
15.	Orion Sushi	2,390
16.	Café Jordano	4,455
17.	Kidney Center of Bear Creek	5,716

PROPERTY OVERVIEW

- Available: 1,596 SF & 1,819 SF
- Call Listing Agent for pricing and terms
- Safeway anchored shopping center
- Excellent neighborhood center
- High traffic counts on both Kipling Pkwy & Jewell Ave

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DEMOGRAPHICS

POPULATION

1 Mile:	9,867
3 Mile:	91,413
5 Mile:	258,098

EMPLOYEES

1 Mile:	1,258
2 Mile:	26,084
3 Mile:	93,196

HOUSEHOLDS

1 Mile:	4,162
2 Mile:	38,881
3 Mile:	104,259

AVG. HH INCOME

1 Mile:	\$101,410
2 Mile:	\$100,330
3 Mile:	\$96,538

TRAFFIC COUNTS

Jewell w/o Kipling:	21,626 vpd
Kipling s/o Jewell:	44,732 vpd

CONTACT

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SITE

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