## RETAIL SPACE FOR LEASE

5095 Kipling Street, Wheat Ridge, CO



## **DEMOGRAPHICS**



### POPULATION

1 Mile: 12,950 3 Mile: 99,279 5 Mile: 281,883



### **EMPLOYEES**

1 Mile: 5,517
3 Mile: 45,479
5 Mile: 125,011



### AVG. HH INCOME

1 Mile: \$104,223 3 Mile: \$125,671 5 Mile: \$132,225



### **HOUSEHOLDS**

1 Mile: 6,135 3 Mile: 44,293 5 Mile: 124,291



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## **OVERVIEW:**

Available:

1.500 SF

Lease Price:
 \$30.00 PSF NNN

• NNN Expense:

\$20.72 PSF

## **HIGHLIGHTS:**

DO NOT DISTURB TENANT

Super Target atnchored center

Adjacent tenants include Qdoba, Jersey Mike's & Verizon

· Excellent building signage

Ample parking

Close proximity to I-70



#### TRAFFIC COUNTS

Kipling north of I-70: **27,908 vpd**I-70 at Kipling: **165,860 vpd** 

















and more!

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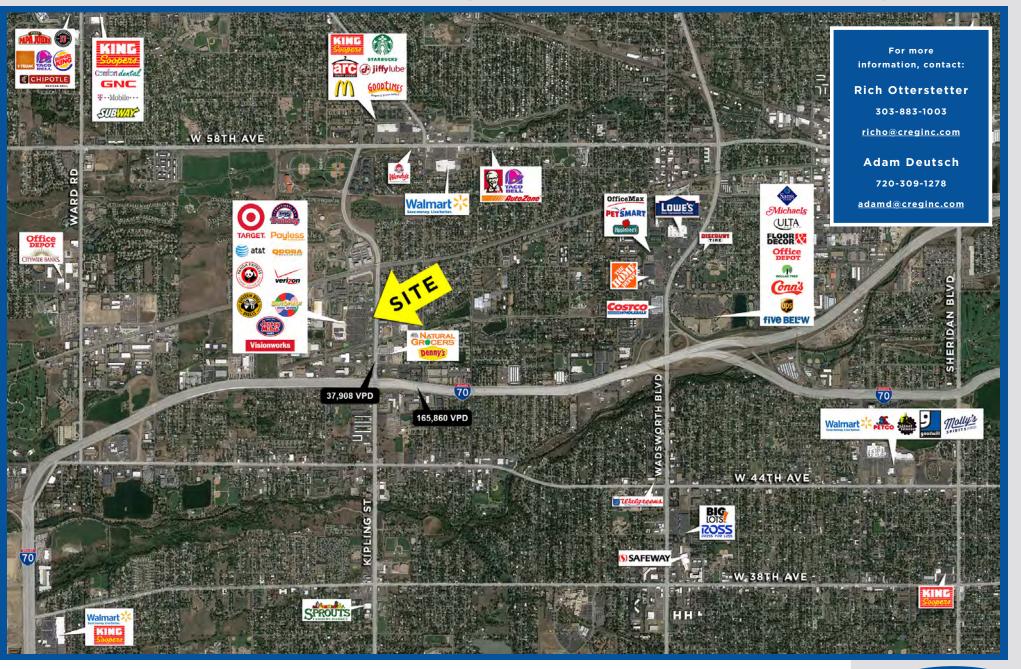
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