

# 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



### TRAFFIC COUNTS

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

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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

JOIN:



and more!





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For more  
information, contact:

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**SITE**

37,908 VPD

165,860 VPD



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