

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Retail Space Available at Hillside Plaza

3890 Kipling St, Wheat Ridge, CO 80033



www.FullerRE.com

Aerial Photography by:
www.AerialDroneClick.com

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Drone Video



PROPERTY INFORMATION:

Available:	2,500± SF Total - 100' x 25' each Suite
Suite D:	1,250± SF - Former Flower Shop
Suite F:	1,250± SF - Former Spa
Bldg. SF:	19,698± SF
Lot Size:	2.01± Acres
YOC:	1985 (Renovated in 2000)
Parking:	88 Spaces (4.5:1,000/SF)

PROPERTY NARRATIVE

Great retail space at the corner of 39th Avenue and Kipling. The center has excellent access from I-70 and 6th Avenue and is only 38 minutes from DIA airport. There is ample parking with excellent visibility from Kipling. The center has good traffic from the mix of tenants including Domino's. Located directly beside the Everitt Middle school which generates additional traffic during the school year.

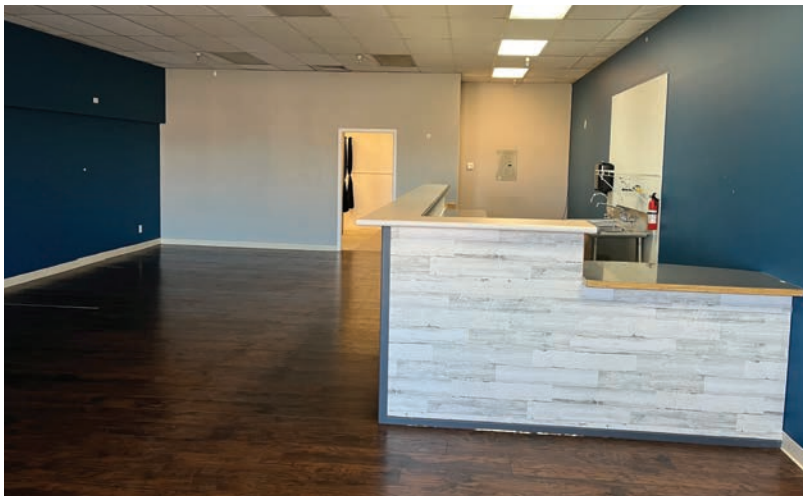
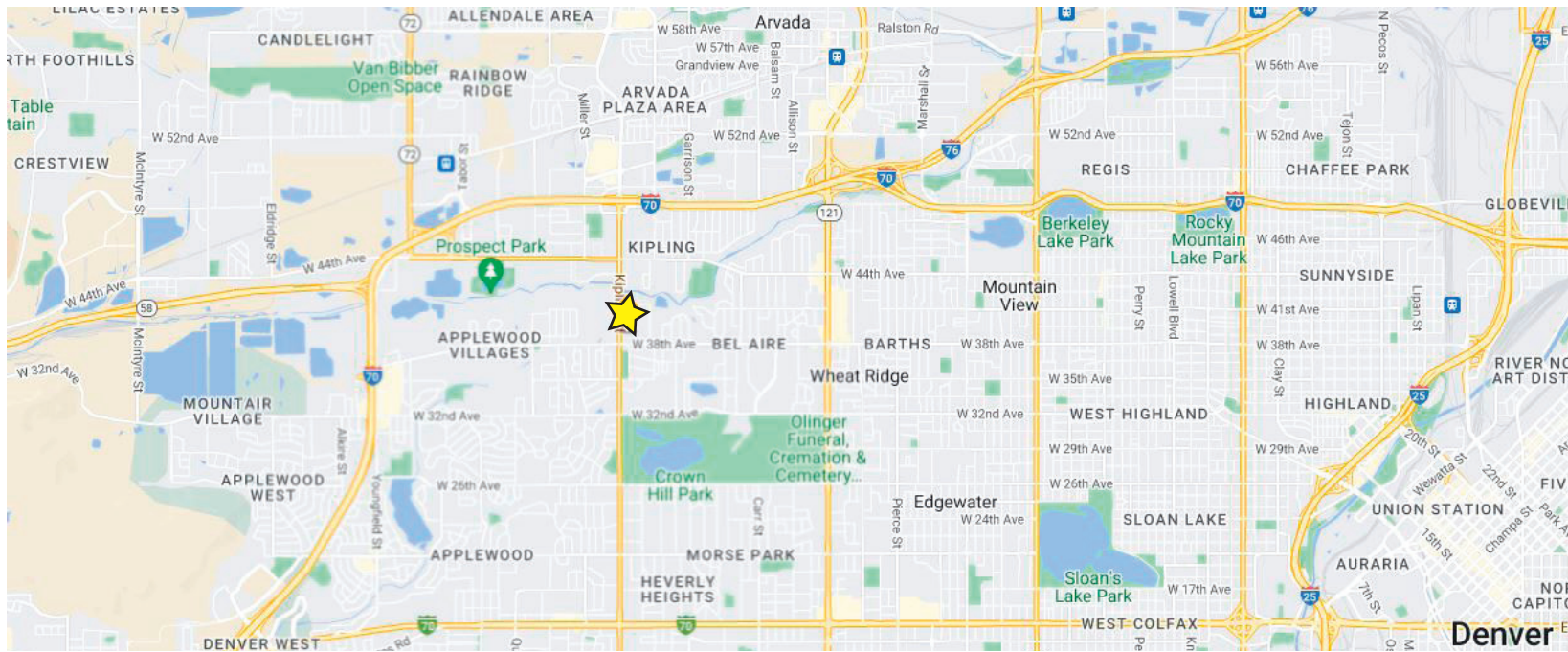
FOR LEASE:
\$2,200/month Modified Gross

Fuller Real Estate
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Brokerage
Disclosure

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,512	105,561	313,853
Households	4,280	47,236	133,429
Median HH Income	\$102,534	\$96,289	\$103,270
Median Age	42.50	41.00	39.30
Traffic	44,134 VPD - W 38th Ave @ Kipling St		