

4550 SOUTH
KIPLING
STREET

LITTLETON, CO 80127

RETAIL SPACE FOR LEASE



LEASE RATE: \$15.00/SF NNN

- Great Visibility, Easy Access and Ample Parking
- Traffic Count of Approximately 35,600 Vehicles Per Day on South Kipling Street.
- 3 Minutes from Highway 285

Brent Ham
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navpoint
REAL ESTATE GROUP

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KIPLING
STREET

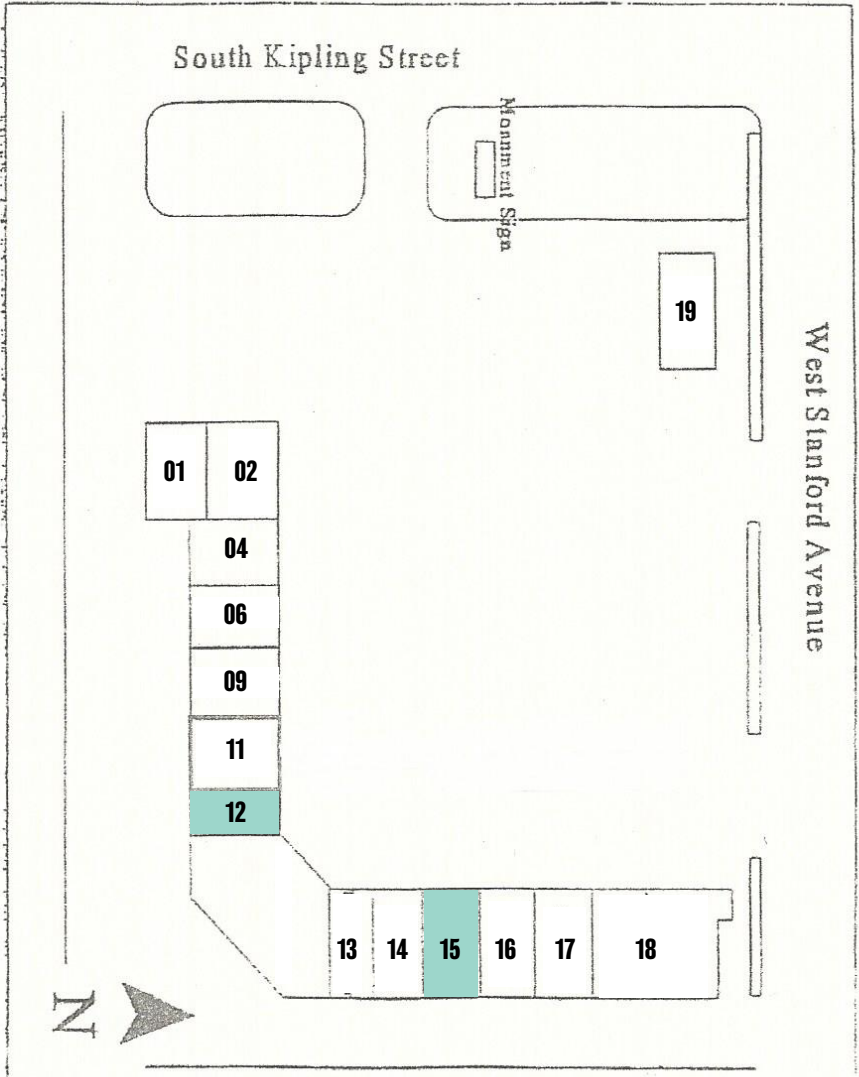
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TENANT ROSTER

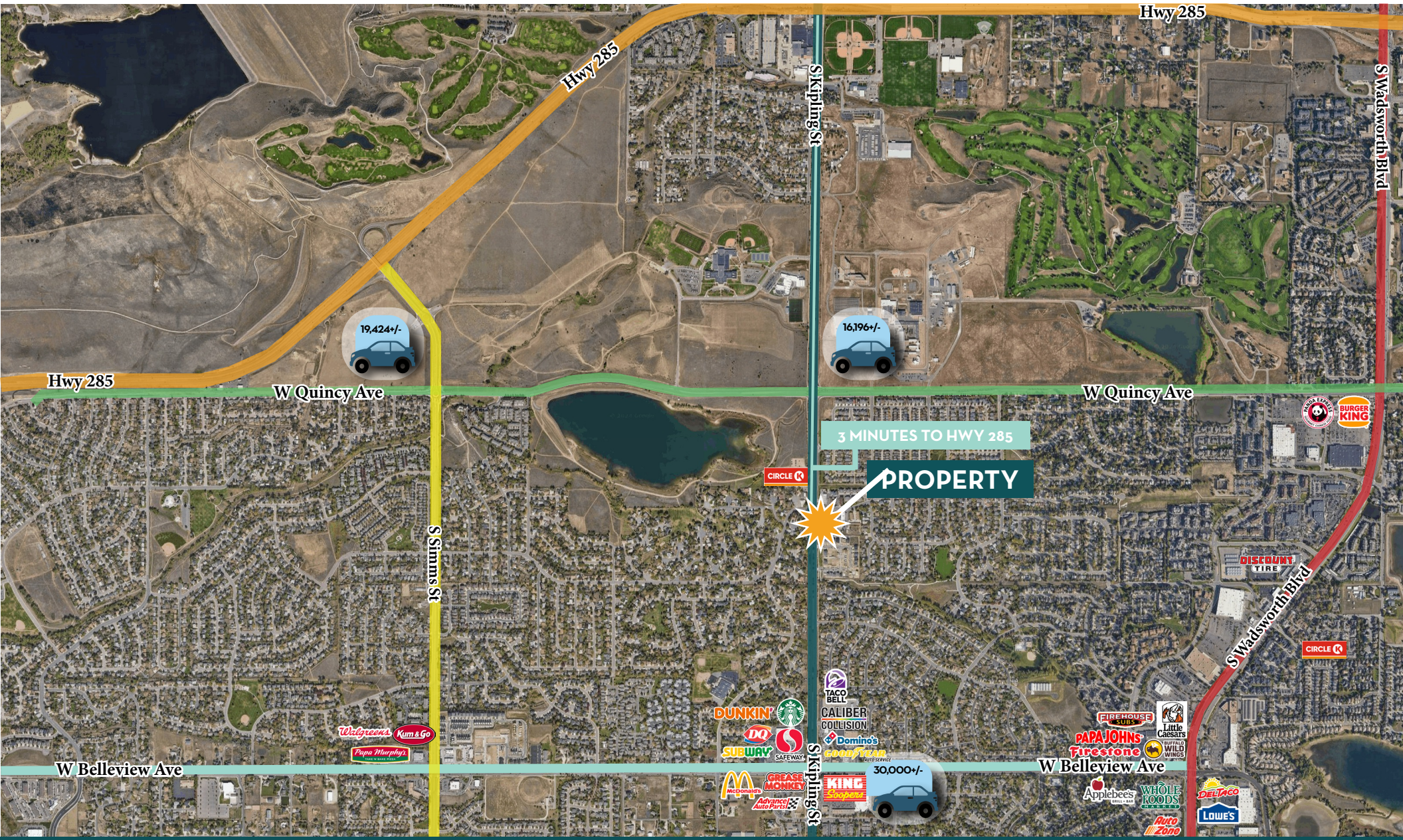
UNIT	UNIT SQFT	TENANT NAME
01	1,250	DRY CLEANER
02	3,356	MY MART
04	2,200	CO CANNABIS CONNECTION
06	2,600	THE FORTY NINTH
09	2,750	ARBOR LIQUORS
11	2,650	B&H SPORTS
12	1,127	VACANT
13	800	ALPHA CABINETRY
14	660	SISTER SWEETS
15	965	VACANT
16	1,200	THE ATTIC HAIR & NAIL SALON
17	1,150	YUMMY CHINA
18	2,400	BANDIDOS
19	2,400	URBAN AUTOCARE



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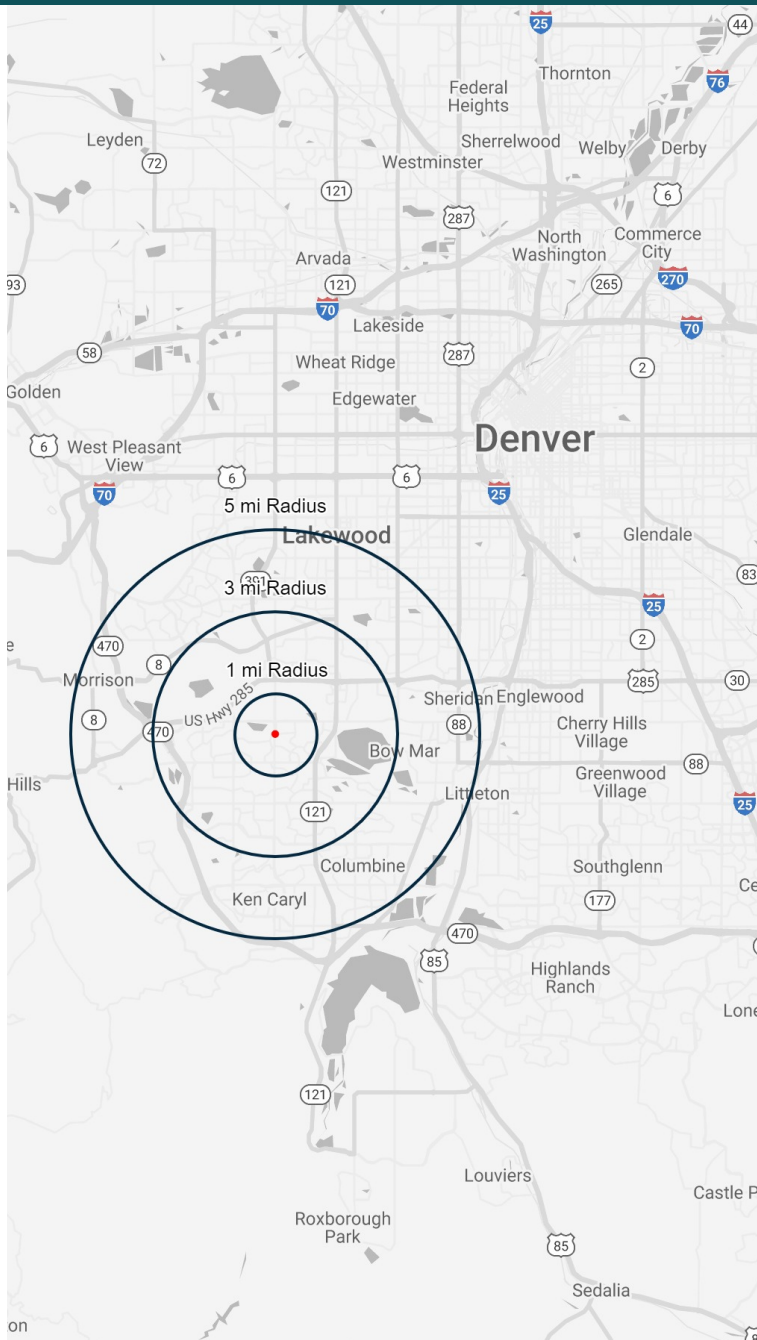
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2027 Projection	15,589	98,256	262,365
2022 Population	14,745	94,874	253,884
Growth 2022-2027	1.1%	0.7%	0.7%
Growth 2010-2022	1.4%	0.6%	0.5%
Average Household Size	2.3	2.4	2.5
Median Age	39.7	39	39.7
2022 Average Household Income	\$101,691	\$110,248	\$114,289
Median Home Value	\$383,288	\$426,044	\$435,591
Owner Occupied	4,409	27,070	75,914
Median Year Built	1988	1987	1980