

KIPLING PLACE SHOPPING CENTER

5914-6004 South Kipling Street, Littleton, Colorado 80127



OFFICE AND RETAIL SPACES AVAILABLE FOR LEASE

Office: \$12.00/SF modified gross | Retail: \$15.00/SF NNN

Property Highlights

Building SF	81,407
Site Size	3.04 Acres
Tenancy	Multi
Year Built	1982
Traffic Count	28,078 VPD Esri, 2019
Signage	Building
Operating Expenses	\$5.72/SF NNN (2020)

The Kipling Place Shopping Center features strong traffic counts, abundant parking and excellent visibility from South Kipling Street and West Bowles Avenue, two major thoroughfares in Littleton, Colorado. There is great co-tenancy with restaurants and service-related retail in addition to anchor stores ACE Hardware and Elvis Cinemas. Please call for availabilities. *Please see reverse for aerial, property highlights, photo and demographics.*

FOR LEASE

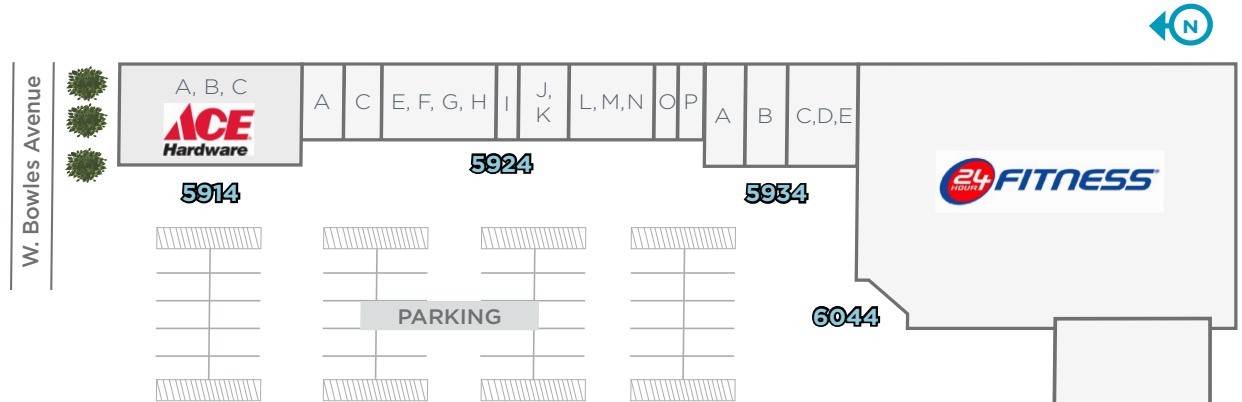
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First Floor Retail

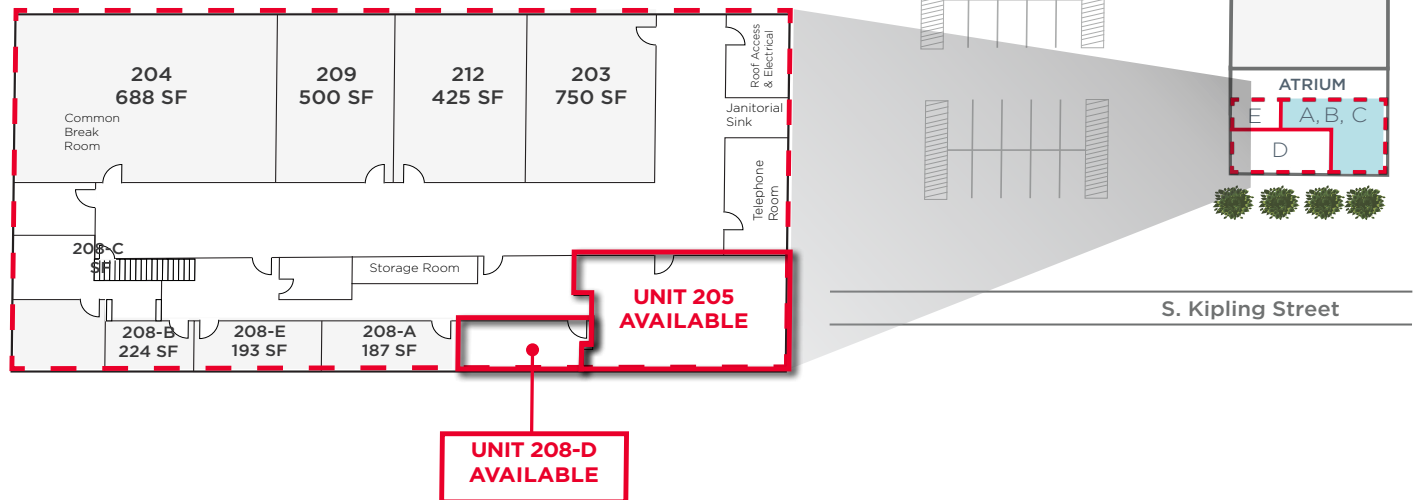
Availabilities			
Building	Unit	SF	Tenant
RETAIL			
5914	A, B, C	8,720	Ace Hardware
5924	A	1,800	Hendrik's Florist
5924	C	1,395	Chiropractor
5924	E, F, G, H	4,635	Thai Bistro
5924	I	1,140	Great Clips
5924	J, K	1,830	Kipling Pl. Discount Liquor
5924	L, M, N	3,185	Bakery
5924	O	905	Kay Kare Nails
5924	P	1,300	Watersource Pure Water & Ice
5934	A	2,400	Salon Palazzo
5934	B	2,400	Blackjack Pizza
5934	C, D, E	3,680	Golden Board Restaurant
6044	-	49,712	24 Hour Fitness
6014	-	17,950	Elvis Cinemas
6004	A, B, C	3,923	AVAILABLE
6004	D	920	Exercomp Computer Repair
6004	E	800	Johnny Mac's Restaurant



Second Floor Office

(Not to scale)

OFFICE			
6004	203	425	Dr. Tom Varney
6004	204	688	Premier Insurance Group
6004	205	1,552	AVAILABLE
6004	206	315	Leased
6004	208-C	225	Kokopelli Pictures, LLC
6004	208-E	187	uLumos, LLC
6004	208	193	YGR Enterprises, LLC
6004	208-D	394	AVAILABLE
6004	209	500	Meridian Massage & Sports Therapy
6004	212	425	Leased



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Demographics	Esri, 2021		
	1 Mile	3 Miles	5 Miles
2021 Total Population	15,273	102,899	200,611
Population Growth 2021-2026	0.22%	0.57%	0.69%
Average Age	40.1	40.4	41.5
2021 Total Households	5,825	39,775	80,198
Household Growth 2021-2026	0.23%	0.58%	0.70%
Average Household Income	\$128,880	\$123,196	\$122,581



**SUBJECT
PROPERTY**

W. Bowles Avenue

S. Kipling Street

S. Simms Street



For more information, please contact:

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