



For Sale or Lease  
Retail/Showroom/Flex

AVAILABLE  
AVAILABLE

AVAILABLE

AVAILABLE

R

REQUIRED  
PROPERTIES

FOR SALE

4300 Kipling St, Wheat Ridge, CO 80033

Price: \$3,050,000





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**R**  
**REQUIRED**  
PROPERTIES



<b>Address</b>	4300 Kipling Street Wheat Ridge, CO 80033
<b>Price</b>	\$3,050,000
<b>Lease Rate</b>	\$16.00/SF NNN
<b>Building Size</b>	13,000 SF
<b>Land Size</b>	41,652 SF
<b>Year Built</b>	1989
<b>Zoning</b>	<a href="#">C-1</a> (click link for zoning code)
<b>Parking</b>	52 off-street
<b>Clear Height</b>	16'
<b>Loading</b>	5 Total Drive-in Doors; 4 x 12' tall, 1 x 14' tall
<b>Signage</b>	Pole Sign on Kipling & Building Sign Above Suite Entrance
<b>Building Configuration</b>	<b>Unit A:</b> 4,000 SF <b>Unit B-D:</b> 6,000 SF <b>Unit E-F:</b> 3,000 SF





### LOCATION

- Located on the heavily trafficked Kipling Street
- Immediate proximity to the four-way interchange between I-70 and Kipling Street

### USE FLEXIBILITY

- Flexible Commercial One Zone District that allows for uses such as general retail, light industrial/flex, general office, etc.
- Units feature 16' clear height and 12'-14' drive-in loading doors

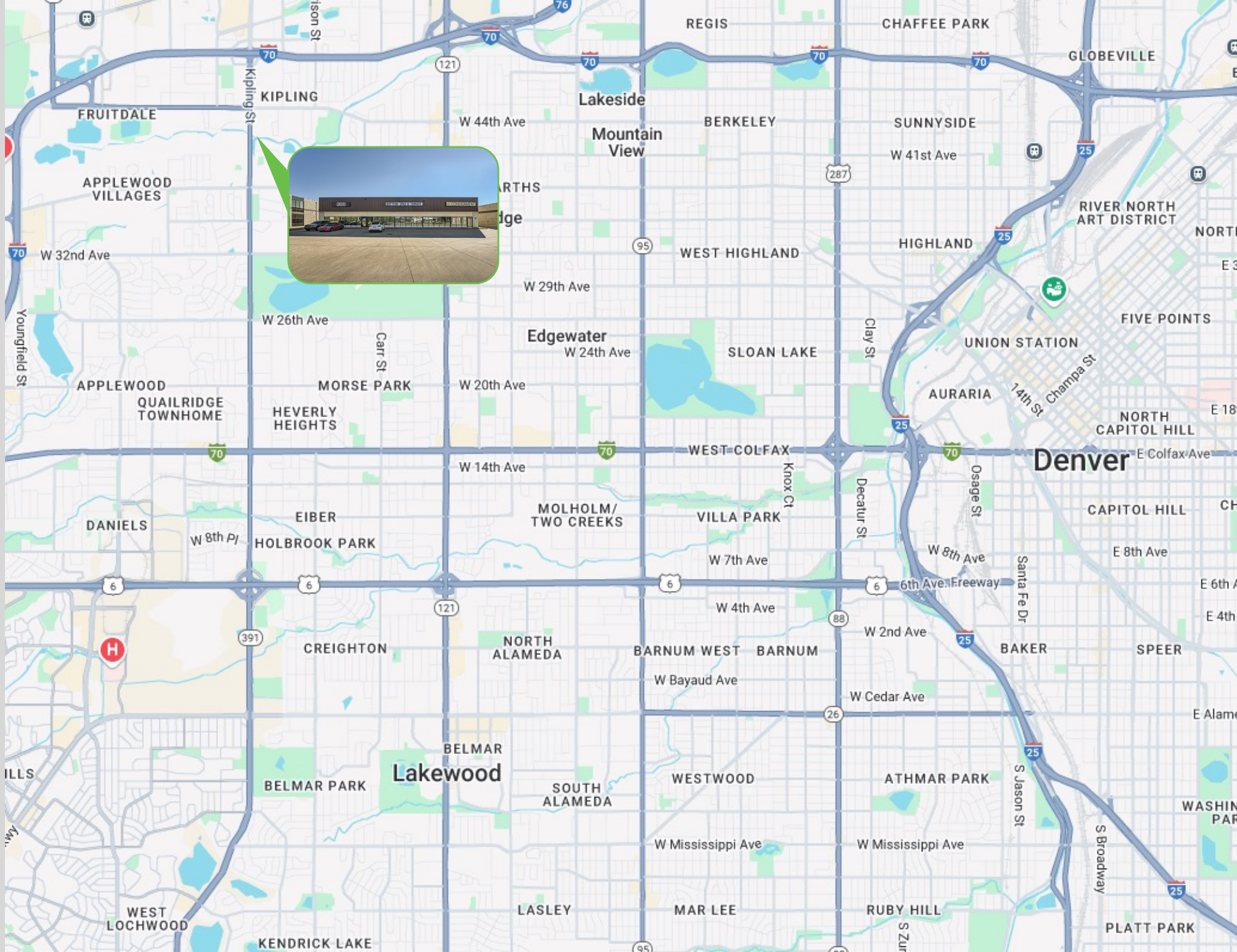
### TRAFFIC COUNT

- High traffic location with over 42,000 vehicles per day
- Prime exposure in a high traffic area

### CONSTRUCTION QUALITY

- CMU block construction with structural steel framing
- Concrete parking lot









## Demographics

- Population: 11,649 (1-Mile); 102,311 (3-Mile); 294,781 (5-Mile)
- Average Household Income: \$91,950 (1-Mile); \$98,871 (3-Mile); \$107,690 (5-Mile)
- Households: 5,480 (1-Mile); 46,138 (3-Mile); 126,537 (5-Mile)



# Rent Roll

Tenant Name	Unit	Lease Start	Lease End	Sq Ft	PRS	Annual Rent	Current Rate	Expense Recovery
Denver Custom Wraps	A	4/1/2022	8/31/2025	4,000	30.77%	\$48,840	\$12.21	NNN
Available	B, C & D			6,000	46.15%			
Available	E & F			3,000	23.08%			
Total SF: 13,000		Available SF: 9,000 SF						

















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