

Retail/Showroom/Flex



R

REQUIRED
PROPERTIES

4298 Kipling St, Wheat Ridge, CO 80033



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Address	4298 Kipling Street Wheat Ridge, CO 80033
Price	Upon Request
Lease Rate	\$17.00/SF NNN
Building Size	16,200 SF
Land Size	54,094 SF
Year Built	2000
Zoning	C-1 (click link for zoning code)
Parking	74 off-street (4.6/1,000)
Clear Height	16'
Loading	5 Total Drive-in Doors; 12' tall
Signage	Pole Sign on Kipling & Building Sign Above Suite Entrances
Building Configuration	Unit A: 3,240 SF (occupied) Unit B-D: 9,720 SF (occupied) Unit E: 3,240 SF (available)





LOCATION

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

USE FLEXIBILITY

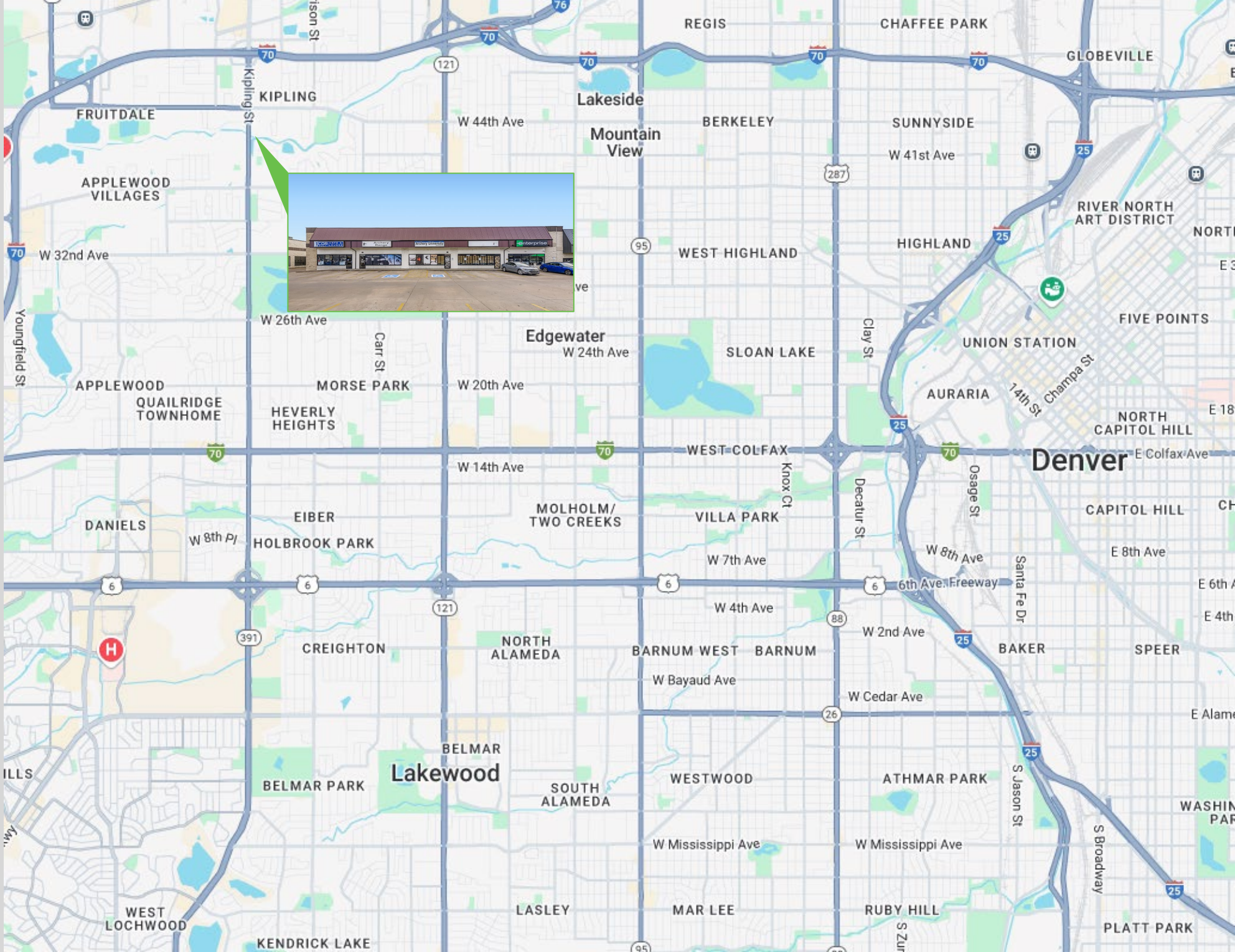
- Flexible Commercial One Zone District that allows for uses such as general retail, light industrial/flex, general office, etc.
- Units feature 16' clear height and 12' drive-in loading doors

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)





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