

KIPLING

R I D G E

SPROUTS™
FARMERS MARKET



Kipling St (43,983 VPD)

W 38th Ave (10,871 VPD)

KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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KIPLING RIDGE

10040 W. 38TH AVENUE | WHEAT RIDGE, CO 80033

1,300-
2,770
SF

Availability

- Listing Type: For Lease
- Pricing: Contact Broker
- Available: 1,300 – 2,770 SF

Traffic Counts

- West 38th Avenue: 10,643 VPD
- Kipling Street: 44,002 VPD
- *MPSI 2020 & 2022 Estimates*

Highlights

- New construction retail building located in front of Sprouts Farmers Market
- Remaining space can be divided into two (2) units depending on space requirement
- Join newly signed PNC
- Monument signage available
- Located directly next to Starbucks & a new 64 unit assisted living facility
- Over 54,000 VPD at the intersection

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SECURE YOUR SPACE AMONG NATIONALLY RECOGNIZED TENANTS

1,300-
2,770
SF

KLINE STREET

SPROUTS®
FARMERS MARKET

LEE STREET

W. 37TH PLACE



MorningStar
SENIOR LIVING



KIPLING STREET



KIPLING R I D G E

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	1 Mile	3 Miles	5 Miles
Population	9,355	102,946	313,834
Average Household Income	\$96,615	\$91,901	\$99,827
Daytime Population	3,583	63,812	152,791

Source: CoStar



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