

FOR LEASE
OFFICE & RETAIL SPACES AVAILABLE FOR LEASE

KIPLING PLACE SHOPPING CENTER

5914-6004 SOUTH KIPLING PARKWAY
LITTLETON, COLORADO 80127

RETAIL SPACE: \$25.00/SF NNN



PLEASE CONTACT

Ray Rosado, CCIM | Principal
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AVAILABILITIES			
Building	Unit	SF	Tenant
RETAIL			
5914	A, B, C	8,720	Ace Hardware
5924	A	1,800	AVAILABLE
5924	C	1,395	AVAILABLE
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
5924	A	2,400	Salon Palazzo
5934	B	2,400	Blackjack Pizza
5934	C, D, E	3,680	Golden Board Restaurant
6044	-	17,960	AVAILABLE
6014	A, B, C	3,923	AVAILABLE
6004	D	920	Exercomp Computer Repair
6004	E	800	Johnny Mac's Restaurant

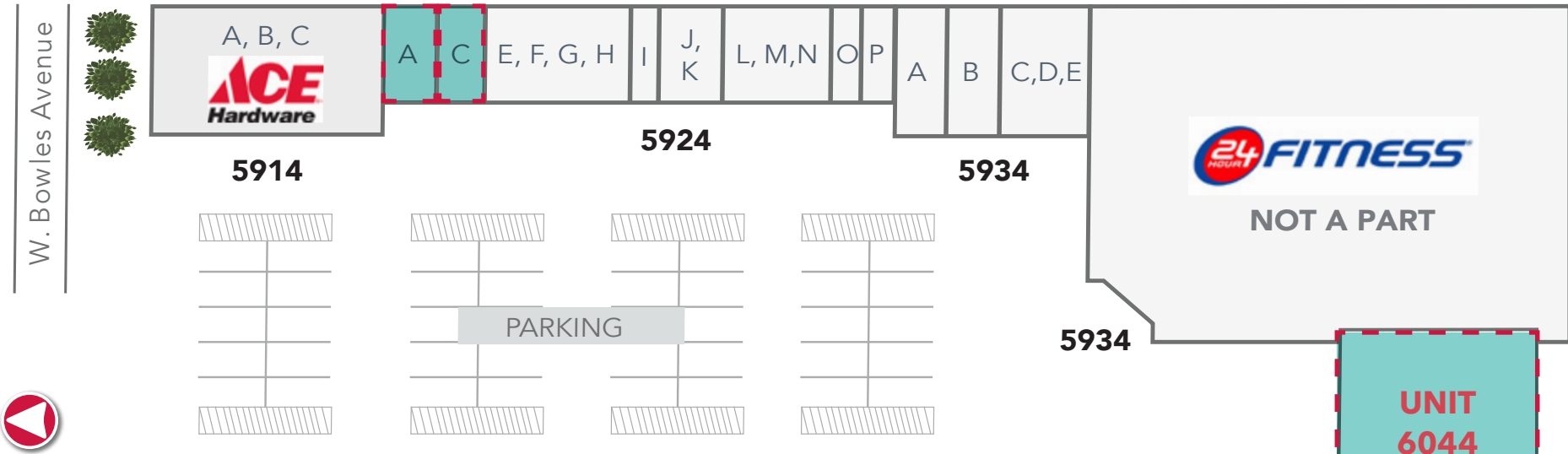
OFFICE			
6004	203	425	Dr. Tom Varney
6004	204	688	Premier Insurance Group
6004	205	1,872	AVAILABLE
6004	206	315	Leased
6004	208-C	225	Kokopelli Pictures, LLC
6004	208-E	187	uLumos, LLC
6004	208	193	YGR Enterprises, LLC
6004	208-D	170	Leased
6004	209	500	Meridian Massage & Sports Therapy
6004	212	425	Leased

Property Features

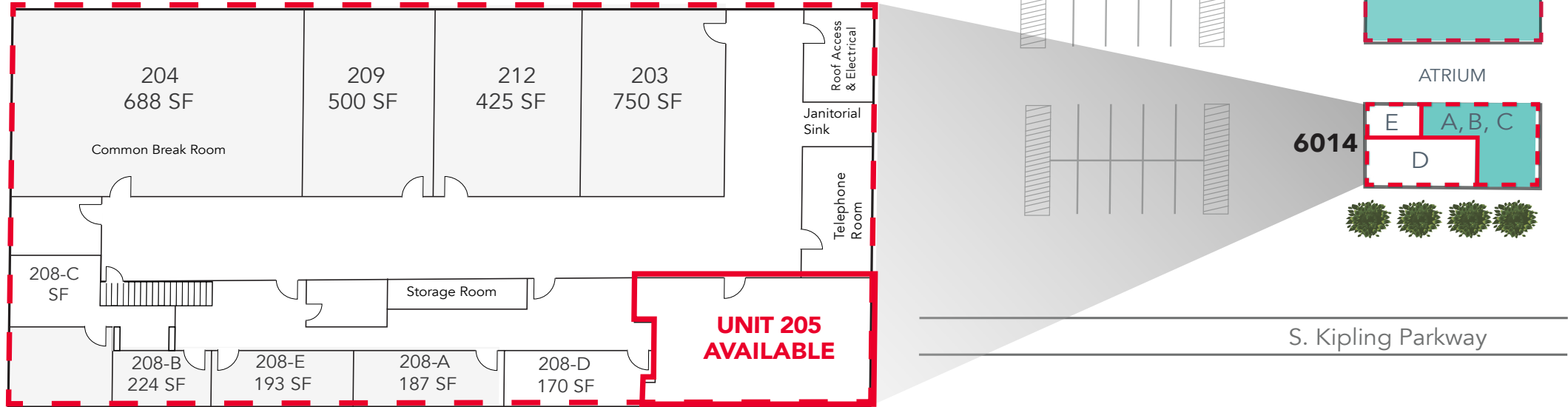
Building Size	81,407 SF
Site Size	3.04 Acres
Tenancy	Multi
Year Built	1982
Traffic Counts	28,078 VPD (Esri, 2019)
Signage	Building
Rate	\$25.00/SF
OpEx	\$6.57/SF NNN (2025)

Kipling Place Shopping Center features strong traffic counts, abundant parking and excellent visibility from South Kipling Parkway 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.

First Floor Retail



Second Floor Office (not to scale)



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2010	14,884	96,257	187,660
Population 2023	13,913	95,856	190,296
Proj. Population 2028	13,542	94,203	187,466
Median Age	40.2	40.1	40.3
Average HH Income	\$144,435	\$126,771	\$124,965
Median HH Income	\$128,907	\$105,345	\$100,688

W BOWLES AVE

30,514 VPD (2022 MPSI)

S KIPLING ST

31,743 VPD (2022 MPSI)



SUBJECT
PROPERTY



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES