

# NEIGHBORHOOD RETAIL CENTER FOR LEASE



## KIPLING SQUARE

4550 S. KIPLING ST. DENVER, COLORADO 80127

Kipling Square is a 25,508 sf neighborhood shopping center located at the busy, signalized intersection of S. Kipling and West Stanford, just south of West Quincy Avenue.

- ♦ Great visibility, signage, easy access and ample parking.
- ♦ Close proximity to numerous neighborhood communities including several apartments.
- ♦ Traffic counts of approximately 35,700 vehicles per day south on Kipling.
- ♦ Join Mexican and Asian restaurants, salon, pet groomer, liquor store, cleaners, car care, convenience store with gas, Renegade Sports and The very popular, 49th, an Alaska themed Pub and Grill.

### ASKING RENT

**\$13.00 NNN psf**

**Suite 15 - 965 SF**  
**\$1,499.77/Month**

**Suite 12 - 1,127 SF**  
(Available 11/1/18)  
**\$1,751.63/Month**

**Suite 13 - 800 SF**  
(Available 11/1/18)  
**\$1,243.34/Mo.**

**Suites 12 and 13 can be combined for 1,927 SF**

### PROPERTY STATISTICS

BUILDING		SITE	
SIZE	25,508	SITE SIZE	2.92 acres
YOC	1978	PARKING	Surface
UPDATED	2007	ZONING	M-C
NNN	\$5.65/sf	TAXES	\$72,661

FOR MORE INFORMATION, PLEASE CALL:

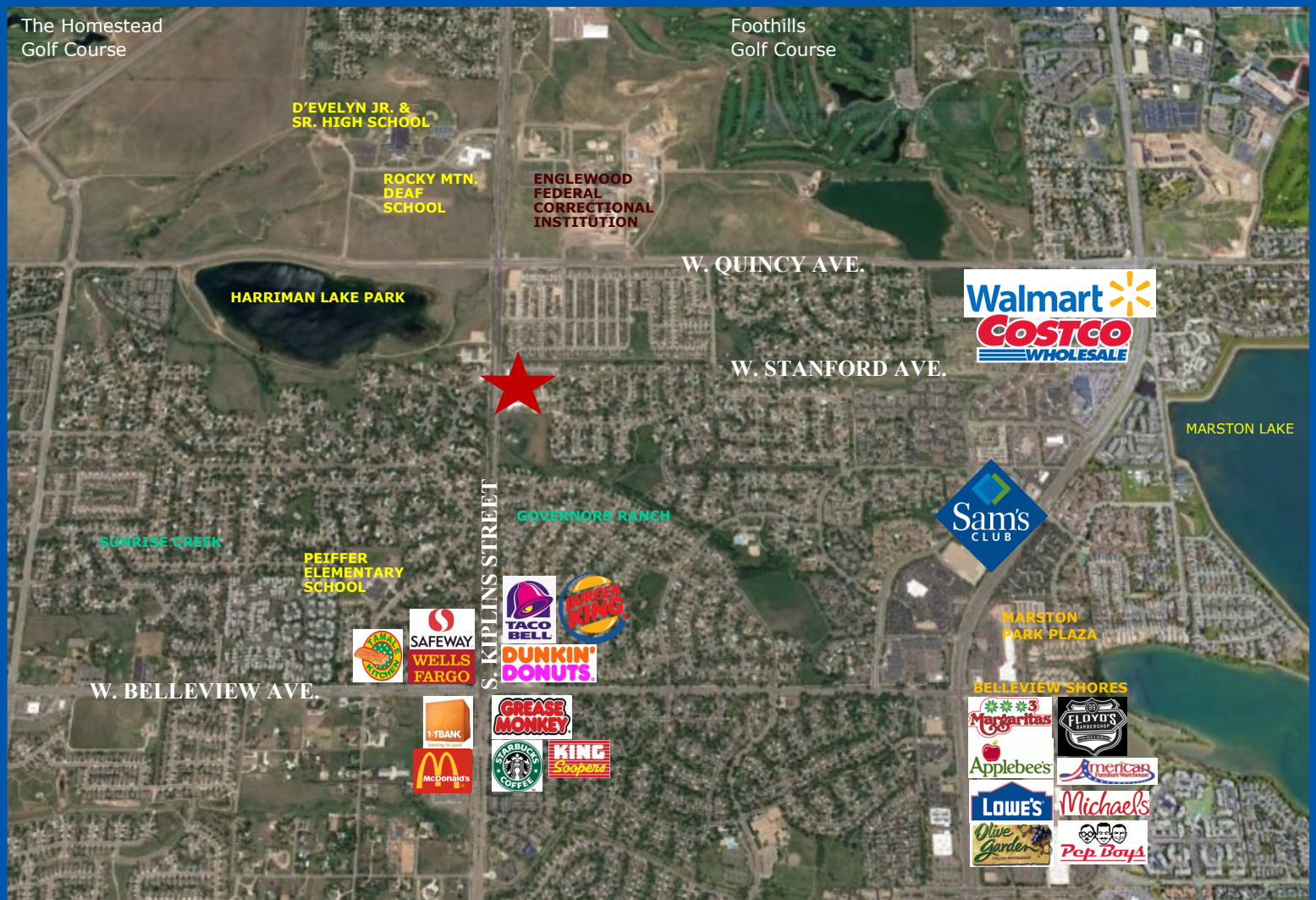
**Joshua Cohen—303-867-2603**  
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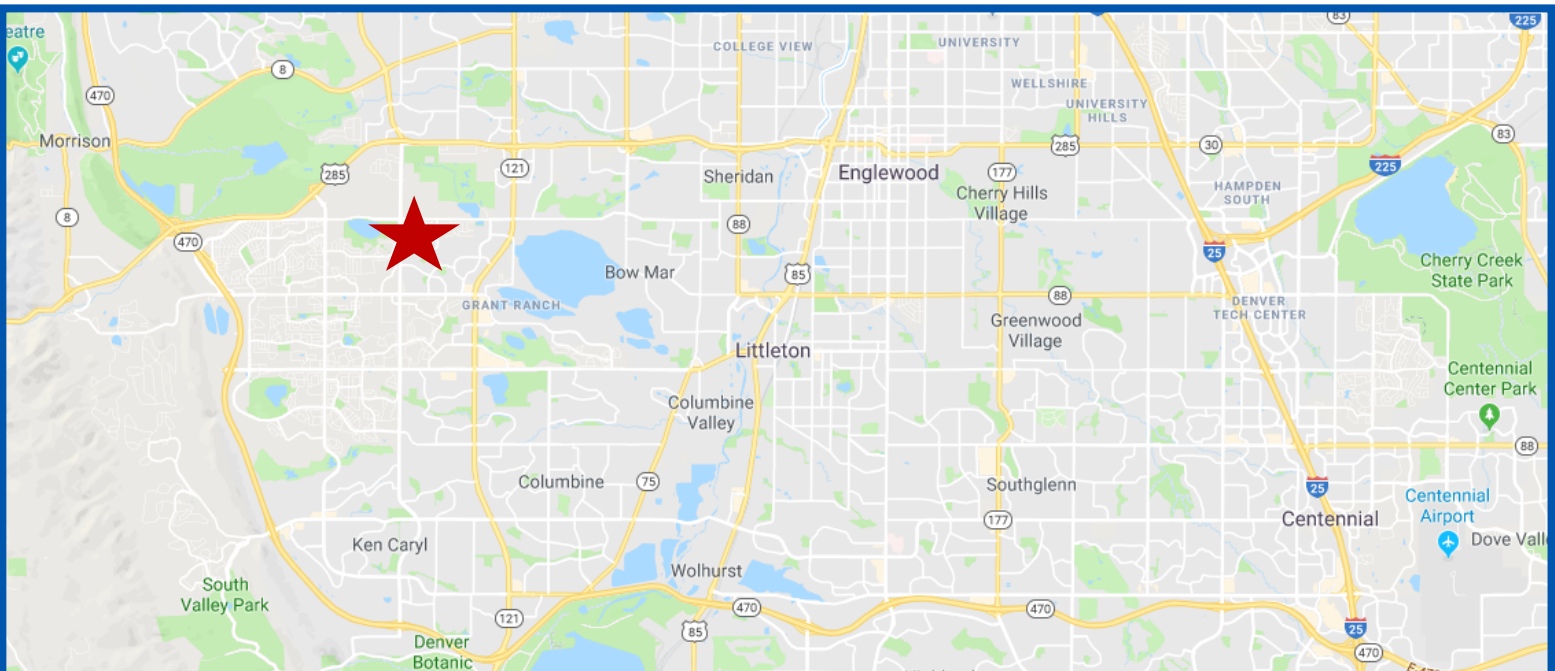


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## AERIAL

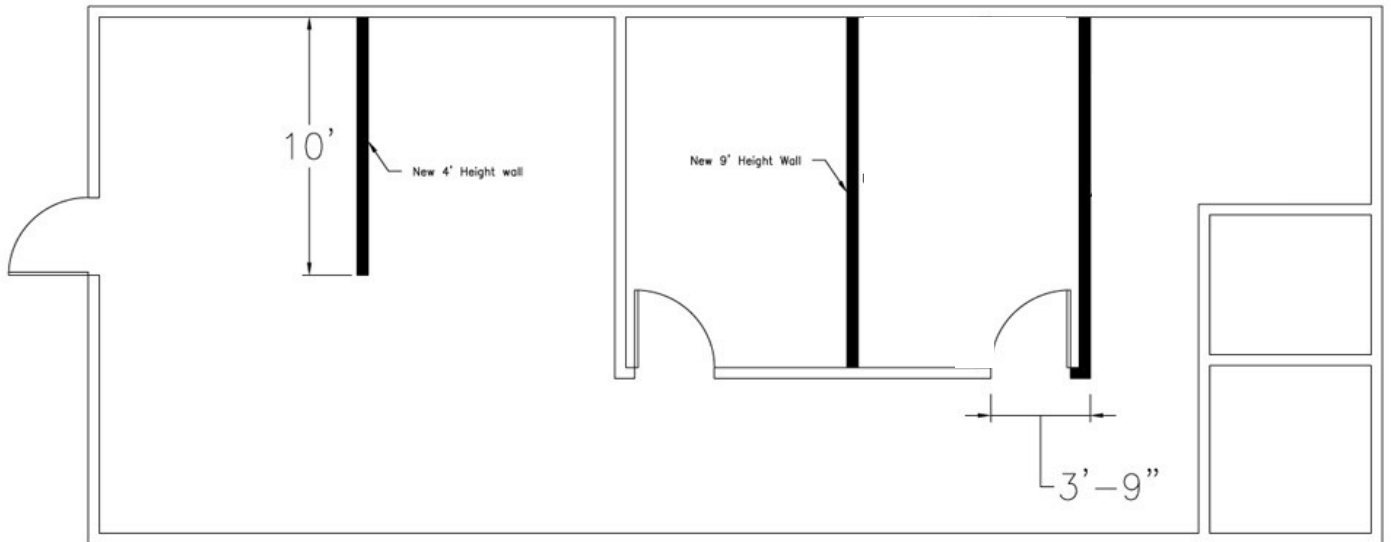


## MAP



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**FLOOR PLAN - Suite 15**



**DEMOGRAPHICS**

POPULATION	1 Mile	3 Mile	5 Mile
2017 Total	15,134	94,822	258,677
2022 Population	16,223	99,821	273,130
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median	\$ 72,404	\$ 74,787	\$ 76,499

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2017	5,782	38,480	102,247
TRAFFIC COUNTS - Vehicles Per Day			
S. KIPLING	35,703		



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

