

4550 SOUTH
KIPLING
STREET

LITTLETON, CO 80127

RETAIL SPACE FOR LEASE



LEASE RATE: \$15.00/SF NNN

- Great Visibility, Easy Access and Ample Parking
- Traffic Count of Approximately 35,600 Vehicles Per Day on South Kipling Street.
- 3 Minutes from Highway 285

Brent Ham
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Mike Quinlan
303.726.4730
mike.quinlan@navpointre.com

navpoint
REAL ESTATE GROUP

4550 SOUTH
KIPLING
STREET

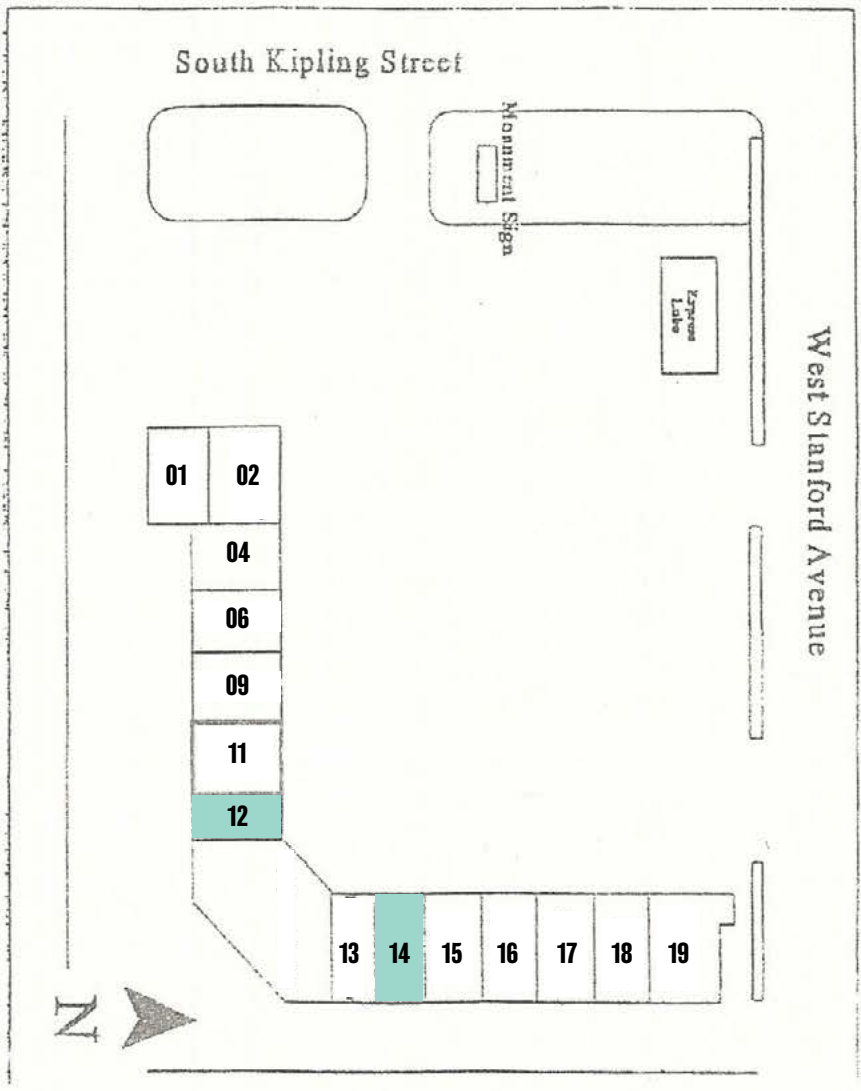
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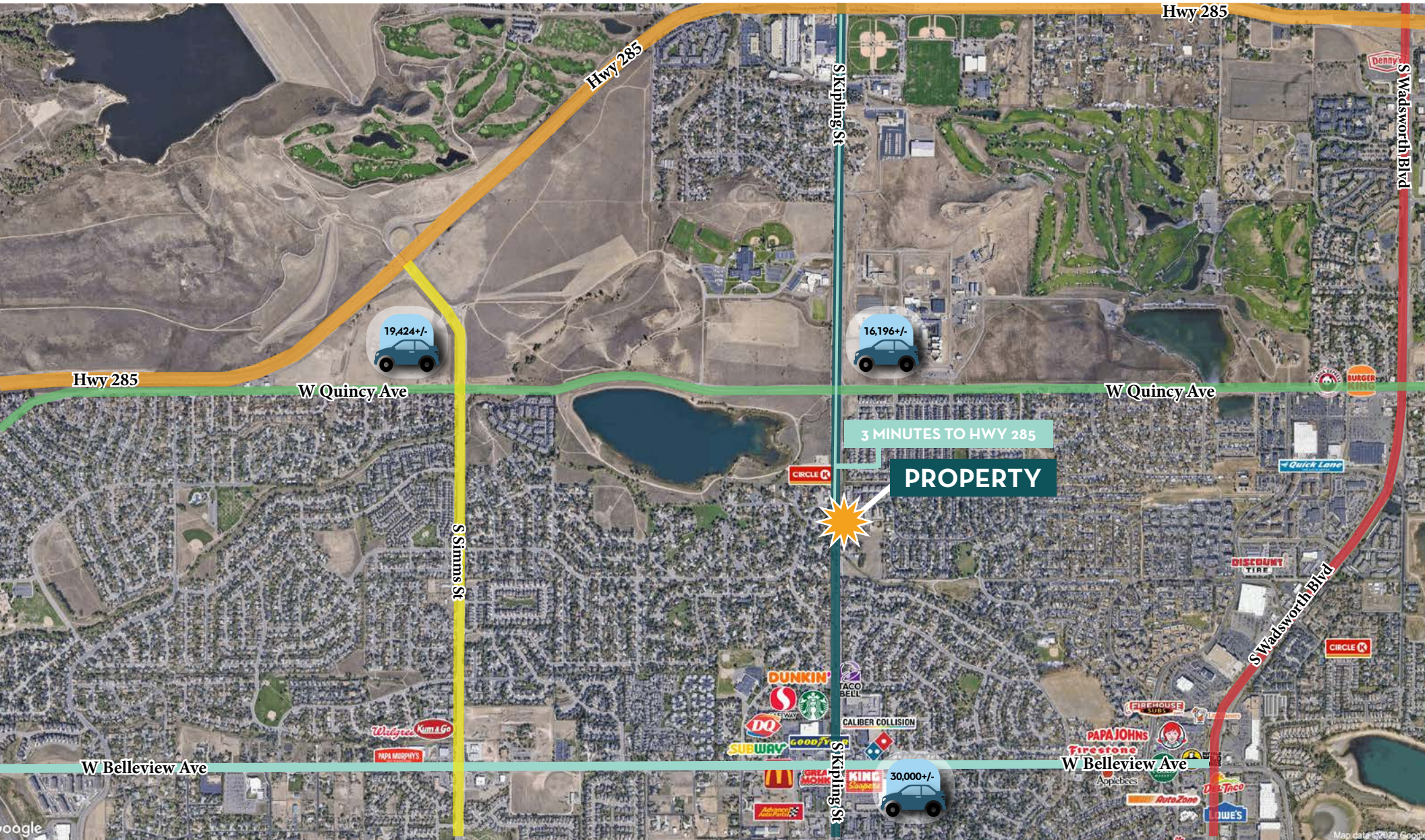
TENANT ROSTER

UNIT	UNIT SQFT	TENANT NAME
01	1,250	IK IK C. SHIN & MI JUNG SHIN
02	3,356	SAKER Z. SAKER SUS
04	2,200	JOE TRONCALLI
06	2,600	JOSHUA SCHERER
09	2,750	ARBOR LIQUORS, INC.
11	2,650	MARTY MONTGOMERY
12	1,127	VACANT
13	800	ALPHA CABINETRY, INC.
14	660	VACANT
15	965	GO SPA MASSAGE
16	1,200	DEANNA DEANNA GOSSETT
17	1,150	SHANGREN LI & MANQING HUANG
18	2,400	LUIS ACEVES
19	2,400	URBAN AUTOCARE



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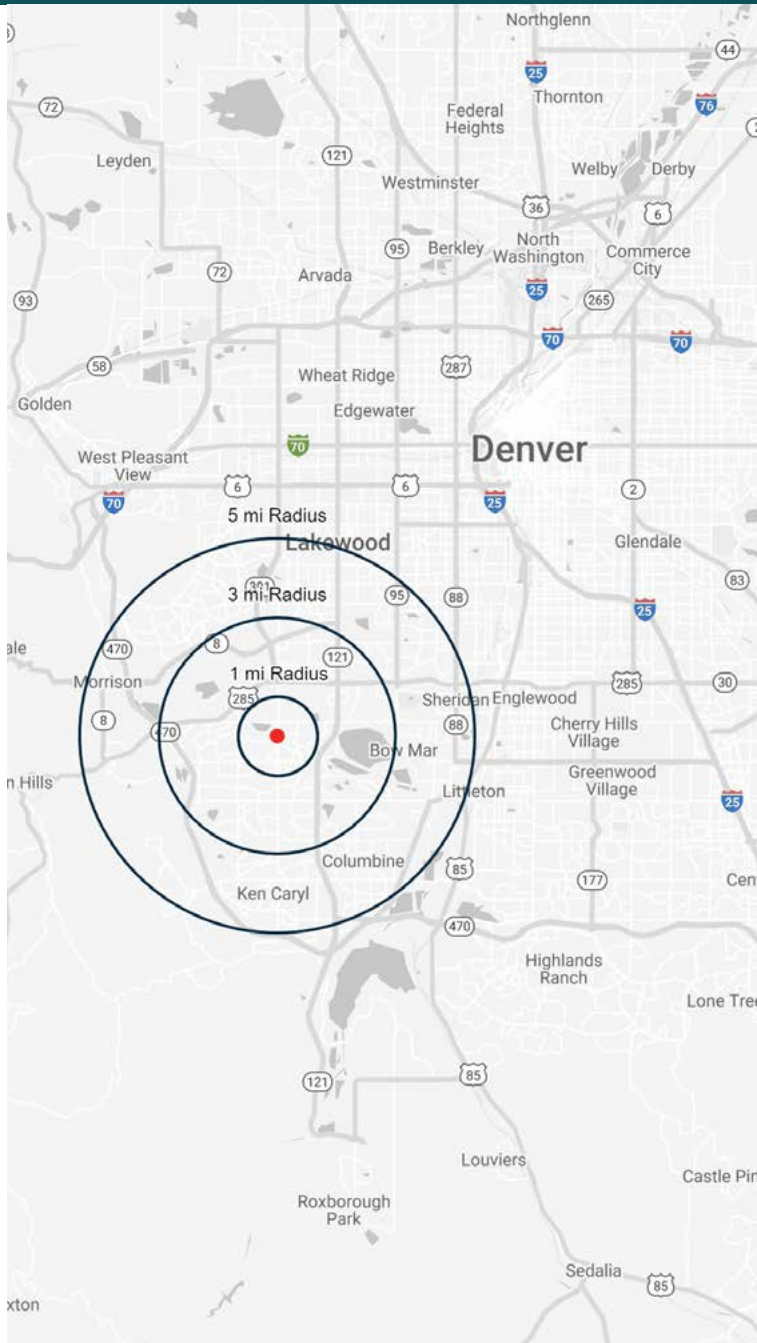
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2027 Projection	15,589	98,256	262,365
2022 Population	14,745	94,874	253,884
Growth 2022-2027	1.1%	0.7%	0.7%
Growth 2010-2022	1.4%	0.6%	0.5%
Average Household Size	2.3	2.4	2.5
Median Age	39.7	39	39.7
2022 Average Household Income	\$101,691	\$110,248	\$114,289
Median Home Value	\$383,288	\$426,044	\$435,591
Owner Occupied	4,409	27,070	75,914
Median Year Built	1988	1987	1980