NEW RETAIL SHOPS AVAILABLE AT SPROUTS ANCHORED SHOPPING CENTER IN WHEAT RIDGE

SWC 38TH & KIPLING | WHEAT RIDGE, COLORADO



INFORMATION

- 4,000 SF of new retail shops planned in front of Sprouts available for lease
- Limited retail opportunities in the trade area
- Strong residential densities and high traffic
- Great visibility to Sprouts customers
- New 64-unit Morning Star Assisted Living Facility

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	9,690	40,506	102,261	305,408
Avg Household Inc	\$90,966	\$89,085	\$85,477	\$92,042
Employees	4,979	25,418	68,633	453,499
Businesses	558	3,126	7,112	16,024
Demographics Source: Applied Geographic Solutions 2018				

TRAFFIC COUNTS Source: DRCOG 2011, 12013, 2CDOT 2017

On 38th Ave. east of Kipling St.	12,740 cars/day
On 38th Ave. west of Kipling St.	10,703 cars/day¹
On Kipling St. north of 38th Ave.	42,000 cars/day²
On Kipling St. north of 32nd Ave.	37.000 cars/day²

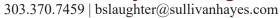
5570 DTC Parkway | Suite 100 | Greenwood Village, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com





AGENCY DISCLOSURE Courtney Dahlberg Key 720.382.7514 | ckey@sullivanhayes.com

Bryan Slaughter



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SWC 38TH & KIPLING | DENVER, COLORADO

