

# 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, <sup>1</sup>2013, <sup>2</sup>CDOT 2017

On 38th Ave. east of Kipling St.	12,740 cars/day
On 38th Ave. west of Kipling St.	10,703 cars/day <sup>1</sup>
On Kipling St. north of 38th Ave.	42,000 cars/day <sup>2</sup>
On Kipling St. north of 32nd Ave.	37,000 cars/day <sup>2</sup>

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