

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, massage, Renegade Sports and the very popular, 49th, an Alaska themed Pub and Grill and new Alpha Cabinetry.

ASKING RENT

\$14.00 NNN psf

Suite 12 - 1,127 SF

\$1,995.73/Month

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	25,508	SITE SIZE	2.92 acres
YOC	1978	PARKING	Surface
UPDATED	2007	ZONING	M-C
NNN	\$7.25/sf	TAXES	\$72,661

FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303-692-1816

John@johnproppcommercial.com

6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com

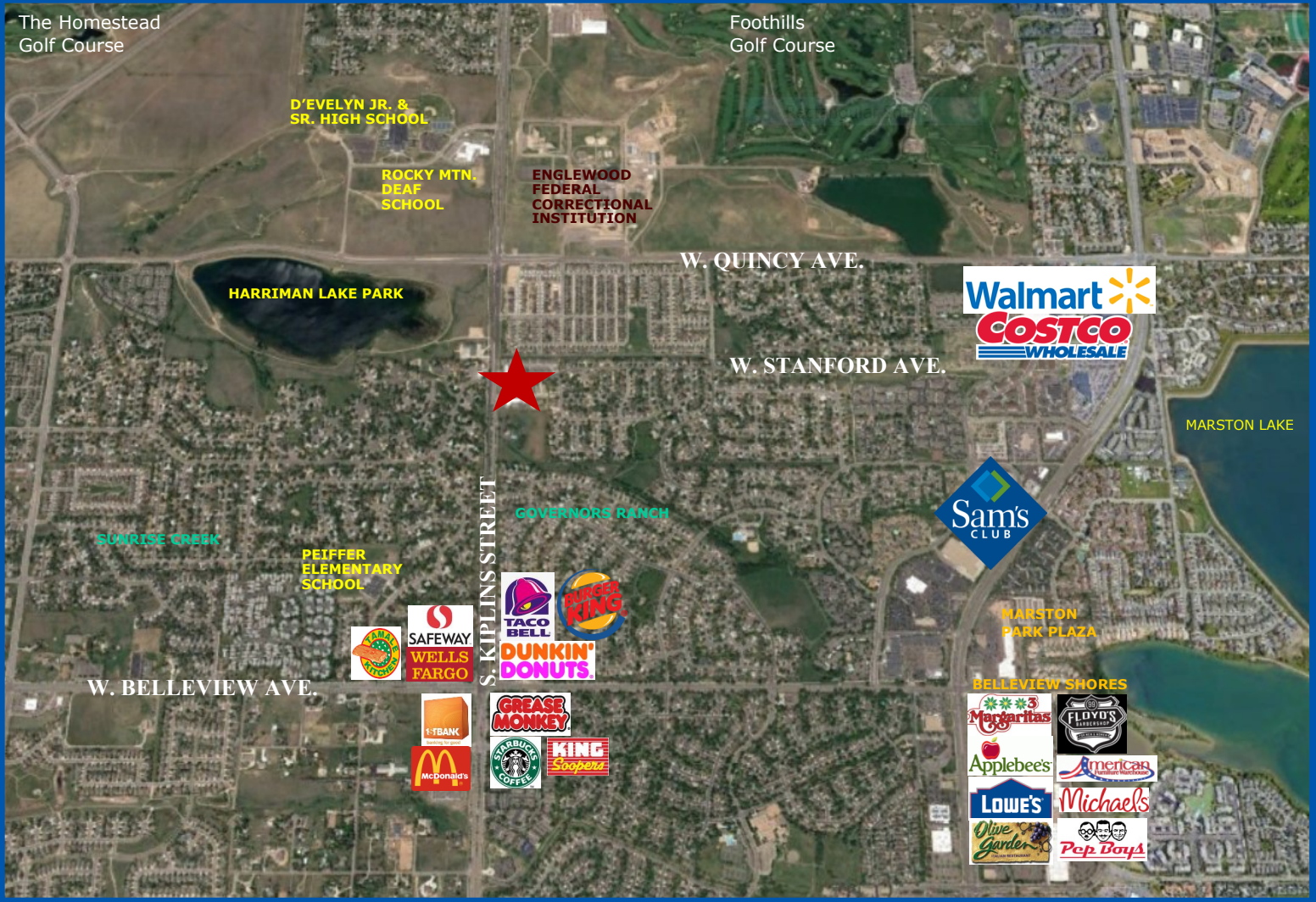


John Propp
COMMERCIAL GROUP



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DENVER, COLORADO 80127**

AERIAL



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2019 Total	15,253	96,242	259,847
2024 Population	16,010	100,175	271,203
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median	\$ 82,633	\$ 81,318	\$ 83,686

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2019	5,721	38,907	102,432

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.