

FOR LEASE

City: Wheat Ridge County: Jefferson

Space Available: 8,357 +/- SF

Minimum Divisible: 1,250 SF

Maximum Contiguous: 2,510 SF

Lease Rate: \$12.00-\$18.00 SF NNN

NNN Expense (2014 Est): \$6.00/SF

Independence Square

4980 & 4990 Kipling Street

Wheat Ridge CO



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REAL ESTATE GROUP



Retail Space for Lease

Independence Square

4980 & 4990 Kipling Street | Wheat Ridge CO

Property Description:

- Located just north of I-70 and the Kipling Interchange
- Adjacent to Natural Grocers, across the street from Super Target center
- Excellent visibility with monument signage available
- Strong traffic counts

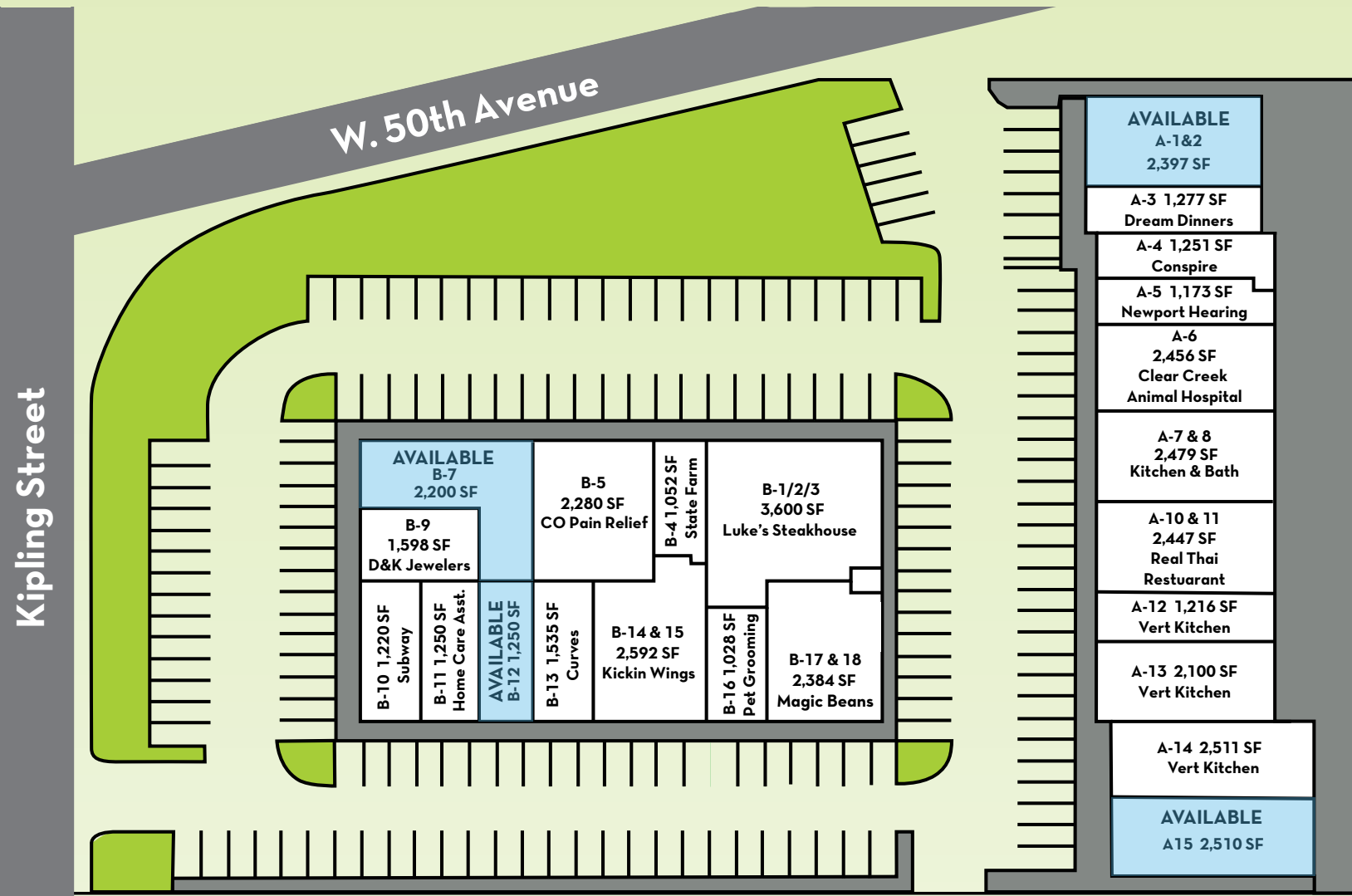




Retail Space for Lease

Independence Square

4980 & 4990 Kipling Street | Wheat Ridge CO



Kipling Street

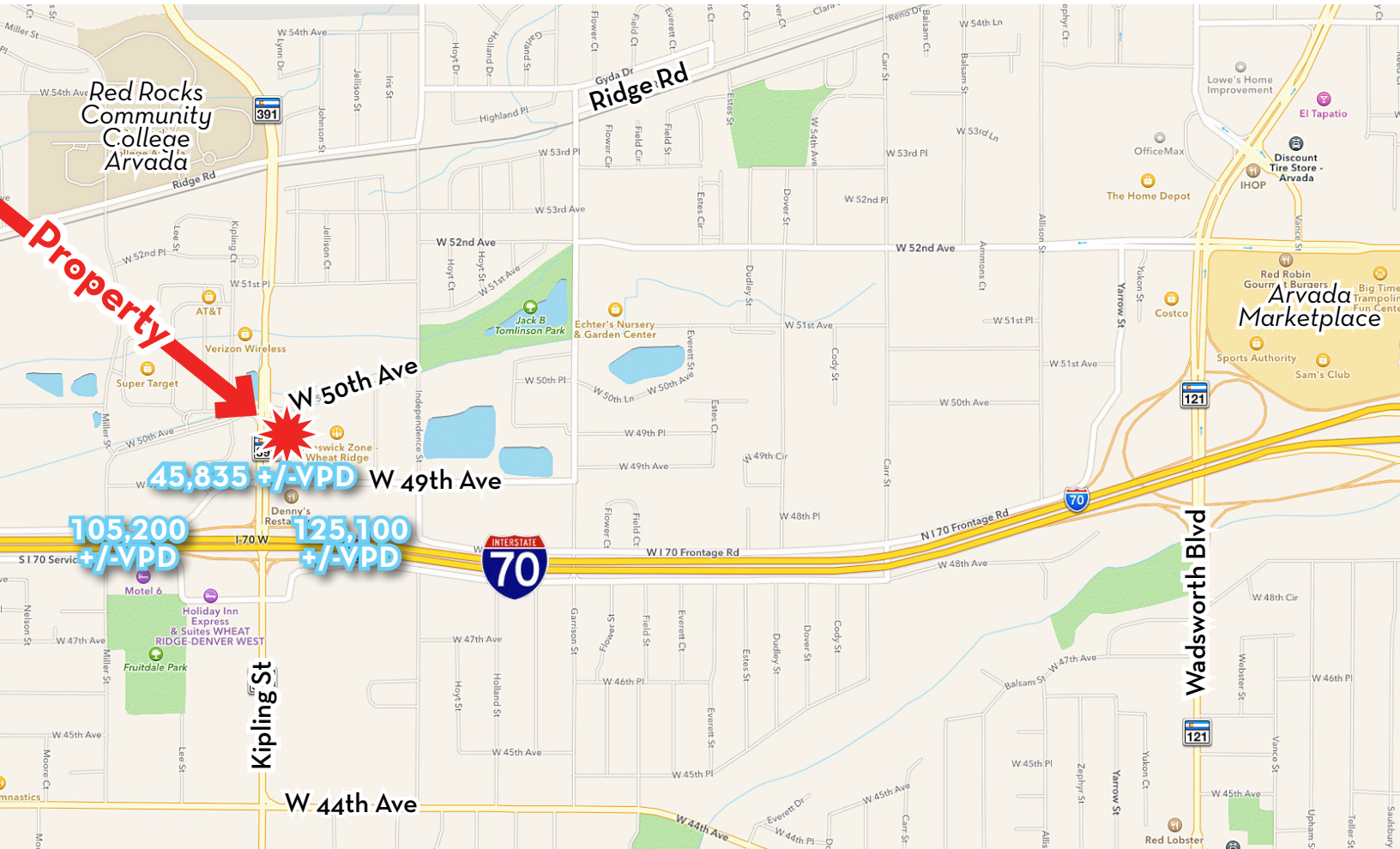
W. 50th Avenue

Available Space:	
A-1 & 2:	2,397 SF
A-15:	2,510 SF
B-7:	2,200 SF
B-12:	1,250 SF



Independence Square

4980 & 4990 Kipling Street | Wheat Ridge CO



Population	1 Mile	3 Miles	5 Miles
2015 Estimate	13,510	100,884	284,613
2020 Projection	14,360	105,877	302,117
Median Age	38.8	42.1	39.9
Households	1 Mile	3 Miles	5 Miles
2015 Estimate	5,987	43,816	121,085
2020 Projection	6,335	45,981	128,618
Average Household Size	2.2	2.3	2.3
Household Income	1 Mile	3 Miles	5 Miles
2015 Median Income	\$47,487	\$56,305	\$57,527
2015 Average Income	\$60,213	\$73,301	\$75,754

Source: CoStar

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