

PAD SITE ADJACENT TO KOHL'S

8444 SOUTH KIPLING PARKWAY | LITTLETON, CO 80127

AREA ANCHORS:



PROPERTY HIGHLIGHTS

- Join Kohl's, Safeway, and PetSmart in great submarket southwest of Denver
- Approximately 1 acre pad site available with fantastic visibility
- Several national groups are already in the submarket
- Good demographics and easy access to proposed site

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	64,883	135,784	259,079
Avg HH Income	\$110,927	\$114,331	\$106,647
Employees	25,948	48,760	99,948
Businesses	2,249	4,575	9,891

TRAFFIC COUNTS

Source: CDOT 2016

On C-470 west of Kipling Parkway	56,000 cars/day
On Kipling Parkway north of C-470	24,732 cars/day

1301 CANYON BLVD, SUITE 228 | BOULDER, CO 80302 | 303.534.0900 | WWW.SULLIVANHAYES.COM

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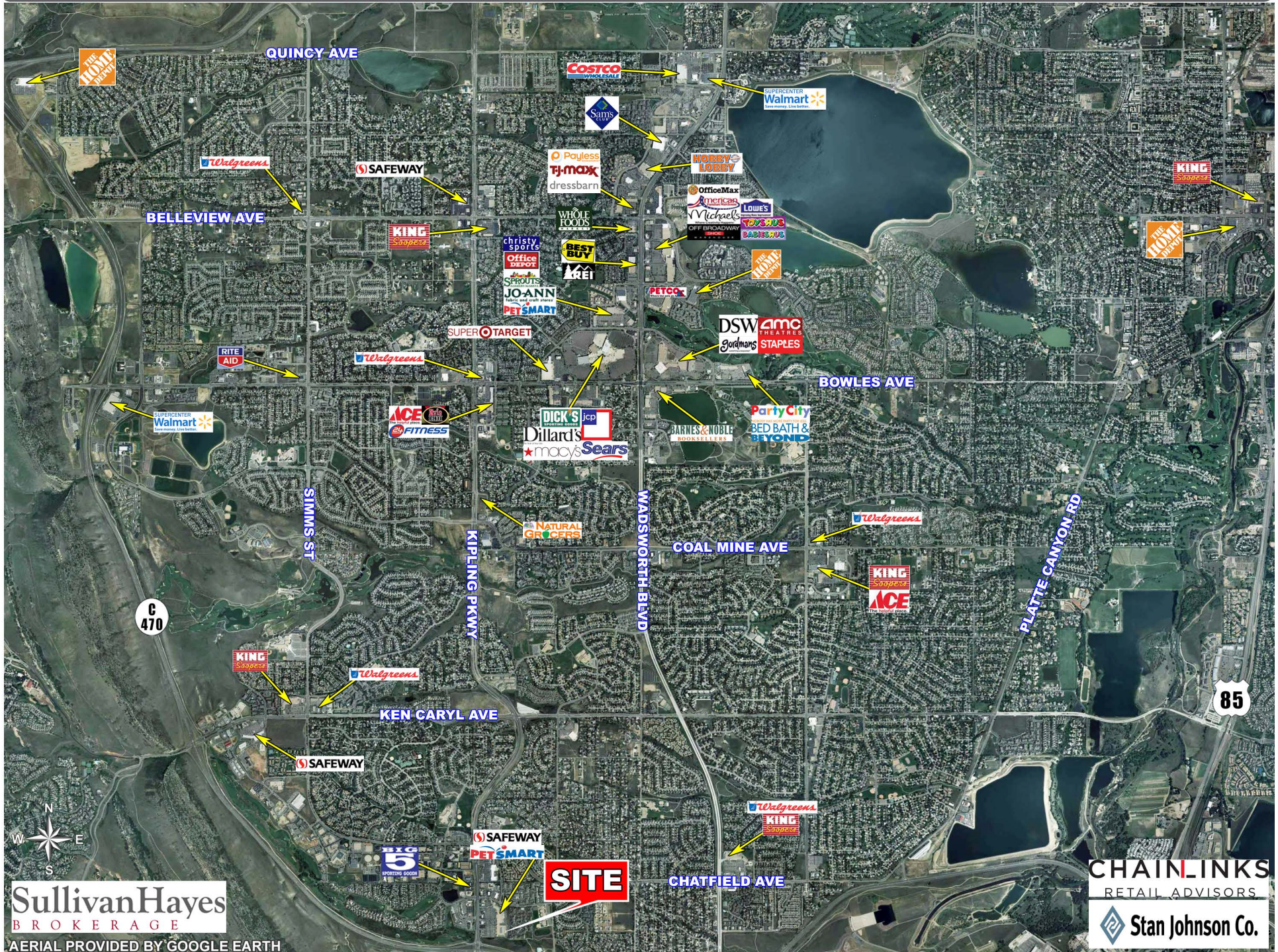
we are
RETAIL
CHAINLINKS
RETAIL ADVISORS

**AGENCY
DISCLOSURE**

Michael DePalma
720.382.7597 | mdepalma@sullivanhayes.com

David Dobek
720.382.7598 | ddobek@sullivanhayes.com

Sean Kulzer
720.382.7596 | skulzer@sullivanhayes.com



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BROKERAGE

AERIAL PROVIDED BY GOOGLE EARTH

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION.
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