



Call Broker for Pricing

Property Features:

- Location:** SEC of W Quincy Ave & S. Kipling St
- Size:** Approximately 9,500 SF of retail space proposed 1.32 acres
- Zoning:** Proposed/permitted uses include: Fast Food, Day Care, Restaurant, Retail, and Medical/Dental

Property Highlights:

- Land is surrounded by single family and multi-family homes, multiple schools, West Metro Fire Training Rescue Facility, Schaeffer Athletic Complex - 50 acres, #1 ranked Develyn HS, several Golf Courses, lakes, and recreational destinations.
- Located 1.5 miles South of Hampden (CO 285) and 2.5 miles to C-470
- Affluent residential neighborhood in Southwest Metro Denver
- Kipling and Quincy are both major commuter arterials
- Going to work side of the street
- Intersection is under-served by retail/food/services

For more information, please contact:

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WEST METRO FIRE
RESCUE TRAINING
CENTER
31,400 SF

DANIEL L. SCHAEFER
ATHLETIC COMPLEX
(50 ACRES)

FOOTHILLS PARK
& REC DISTRICT

D'EVELYN JR-SR
HIGH SCHOOL
625 Students

ROCKY
MOUNTAIN
DEAF SCHOOL



ENGLEWOOD FEDERAL
CORRECTIONAL INSTITUTION
239 Employees

W QUINCY AVE

SITE

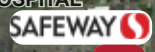


MY MART



ARBOR LIQUORS
KIPLING SQUARE
CLEANERS

LITTLETON
PAWS ANIMAL
HOSPITAL



LITTLETON
FAMILY
DENTIST

W BELLEVUE AVE



TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,895	97,632	252,841
Households	5,793	40,218	100,310
Average HH Income	\$89,527	\$93,871	\$99,024

TRAFFIC COUNTS

On S Kipling St at
W Radcliffe Dr 31,770 Cars/day

On W Quincy Ave
at S Kipling St 9,955 Cars/day

Source: TrafficMetrix® 2019



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