

NEW RETAIL SHOPS AVAILABLE AT SPROUTS ANCHORED SHOPPING CENTER IN WHEAT RIDGE

SWC 38TH & KIPLING | WHEAT RIDGE, COLORADO



INFORMATION

•NON-FOOD USES ONLY

- 4,500 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	9,676	40,646	102,726	311,522
Avg Household Inc	\$86,939	\$88,186	\$84,400	\$91,630
Employees	4,206	21,362	58,915	150,312
Businesses	430	2,262	5,609	13,362

Demographics Source: ESRI 2020

TRAFFIC COUNTS

Source: DRCOG 2011, ¹2013, ²CDOT 2019

On 38th Ave east of Kipling St	12,740 cars/day
On 38th Ave west of Kipling St	10,703 cars/day ¹
On Kipling St north of 38th Ave	43,000 cars/day ²
On Kipling St north of 32nd Ave	39,000 cars/day ²

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