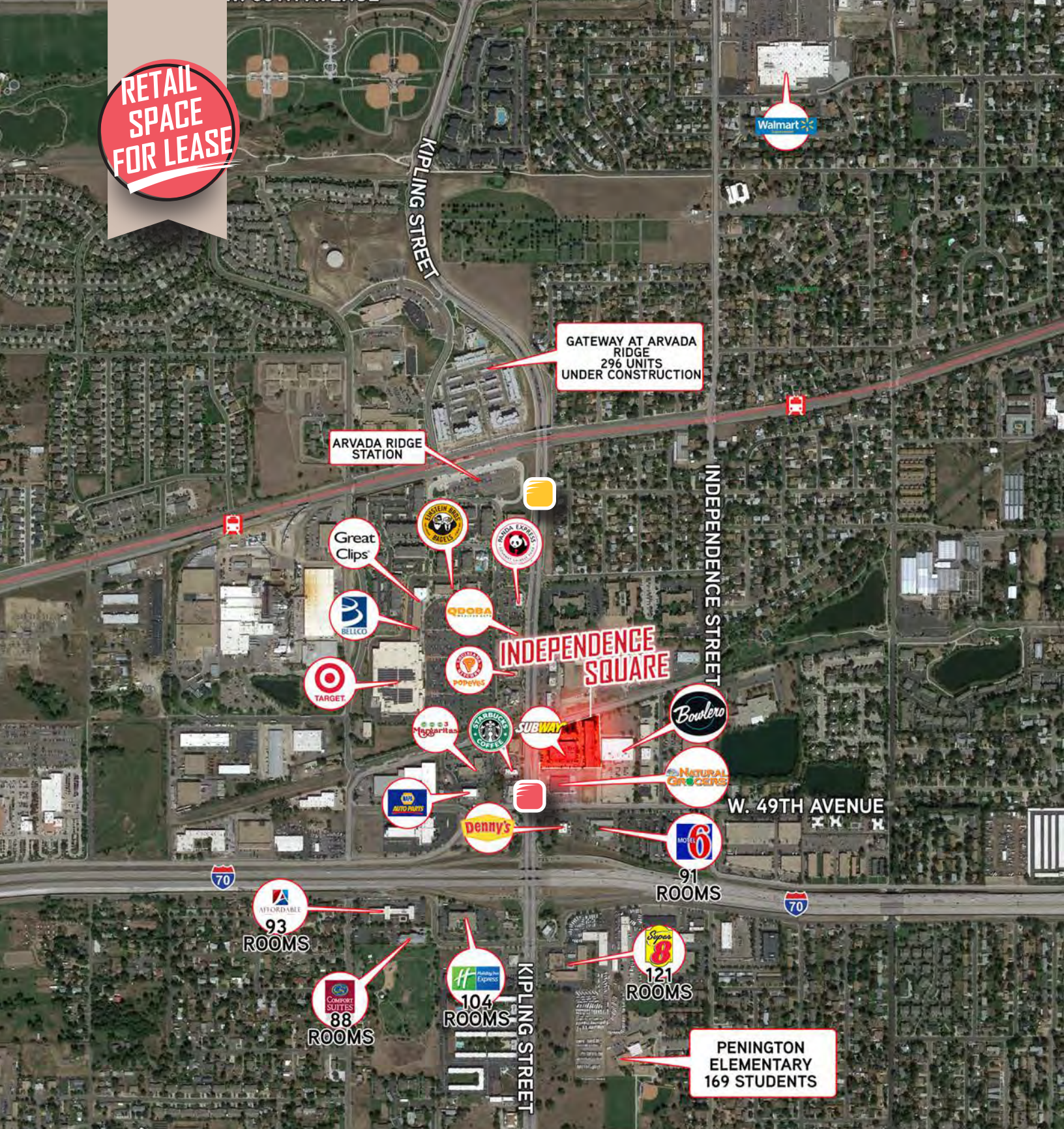


RETAIL SPACE FOR LEASE



★ ★ ★ ★
RETAIL SPACE FOR LEASE

INDEPENDENCE SQUARE
4980 KIPLING STREET
80033 WHEAT RIDGE



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TRAFFIC COUNTS

35,398 VPD
KIPLING ST. SOUTH OF W. 50TH AVE.
SOURCE: MPSI, 2018 ESTIMATES

35,001 VPD
KIPLING ST. NORTH OF W. 50TH AVE.

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INDEPENDENCE SQUARE

80033
WHEAT RIDGE



TENANT LIST

Building A

- A1-2 Little Scissors Hair Salon
- A3 AVAILABLE - 1,277 SF**
- A4 Mile High Conspire
- A5 AVAILABLE - 1,173 SF**
- A6-8 Clear Creek Animal Hospital
- A-9 Kitchen & Bath Design Center
- A10-11 Real Thai
- A12-14 VKGG Food Production
- A15 AVAILABLE - 2,557 SF**

Building B

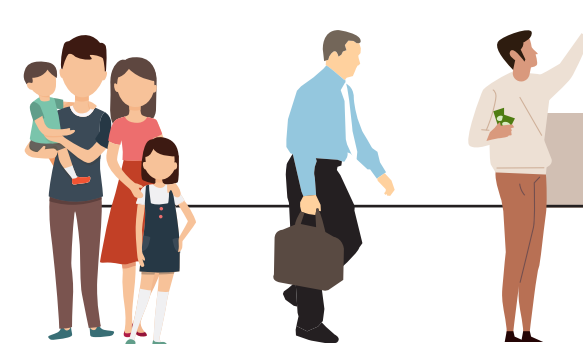
- B1-3 Luke's, A Steak Place
- B4 State Farm
- B5 Colorado Pain Relief
- B6-8 Discovery Tap House
- B9 D&K Jewelers
- B10 Subway
- B11 Homecare Assistance
- B12 Ruby Nails
- B13-14 Curves
- B15 Kickin Wings
- B16 Dog Groomer
- B17-18 Wheat Ridge Dental Group

PROPERTY INFORMATION

- Available 1,173-2,557 SF
- Rate Contact Broker For Pricing
- NNN Contact Broker for Pricing

PROPERTY HIGHLIGHTS

- END-CAP SPACE AVAILABLE
- EASY ACCESS TO LIGHT RAIL AND I-70
- DENSE RETAIL INTERSECTION
- MONUMENT SIGNAGE AVAILABLE



DEMOGRAPHICS

TOTAL POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	
12,975	12,486	\$68,904	1 MILE
100,934	96,524	\$87,137	3 MILES
291,191	266,298	\$90,559	5 MILES

SOURCE: ESRI, 2019 ESTIMATES



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