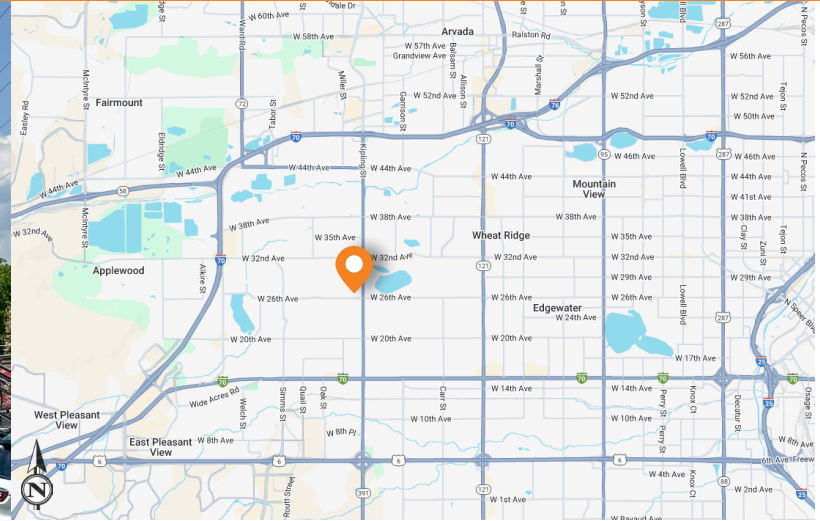


Gold's Marketplace

2625 KIPLING STREET | WHEAT RIDGE, CO



AVAILABLE

Suite 10040 - 3,790 SF
Suite 10151-B - 4,400 SF

PROPERTY HIGHLIGHTS

- Gold's Marketplace is located at the northwest corner of 26th and Kipling, representing the revitalization of an iconic neighborhood center into a vibrant, walkable, and diverse community-focused asset that provides the City of Wheat Ridge with an exciting destination in its own backyard.
- The property is located at a high-traffic corner with more than 31,287 cpd on Kipling and 5,819 cpd on 26th Avenue.
- The project offers excellent signage opportunities along Kipling St and 26th Ave.
- Come and join Illegal Petes, Ester's Neighborhood Pub, The Werks, Dogtopia, Cosmo's Dog Bakery & Pet Supplies, Em's Ice Cream, Station Dental and many more.

NEARBY RETAILERS



TRAFFIC COUNTS

On Kipling St north of W 26th Ave	31,287 CPD
On Kipling St south of W 26th Ave	30,904 CPD
On W 26th Ave west of Kipling St	5,819 CPD
On W 26th Ave east of Kipling St	5,778 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,140	101,105	315,019
AVERAGE HH INCOME	\$132,067	\$123,645	\$131,588
BUSINESSES	578	7,571	20,492
EMPLOYEES	3,150	66,742	177,546

Source: Applied Geographic Solutions, 2025 Estimates

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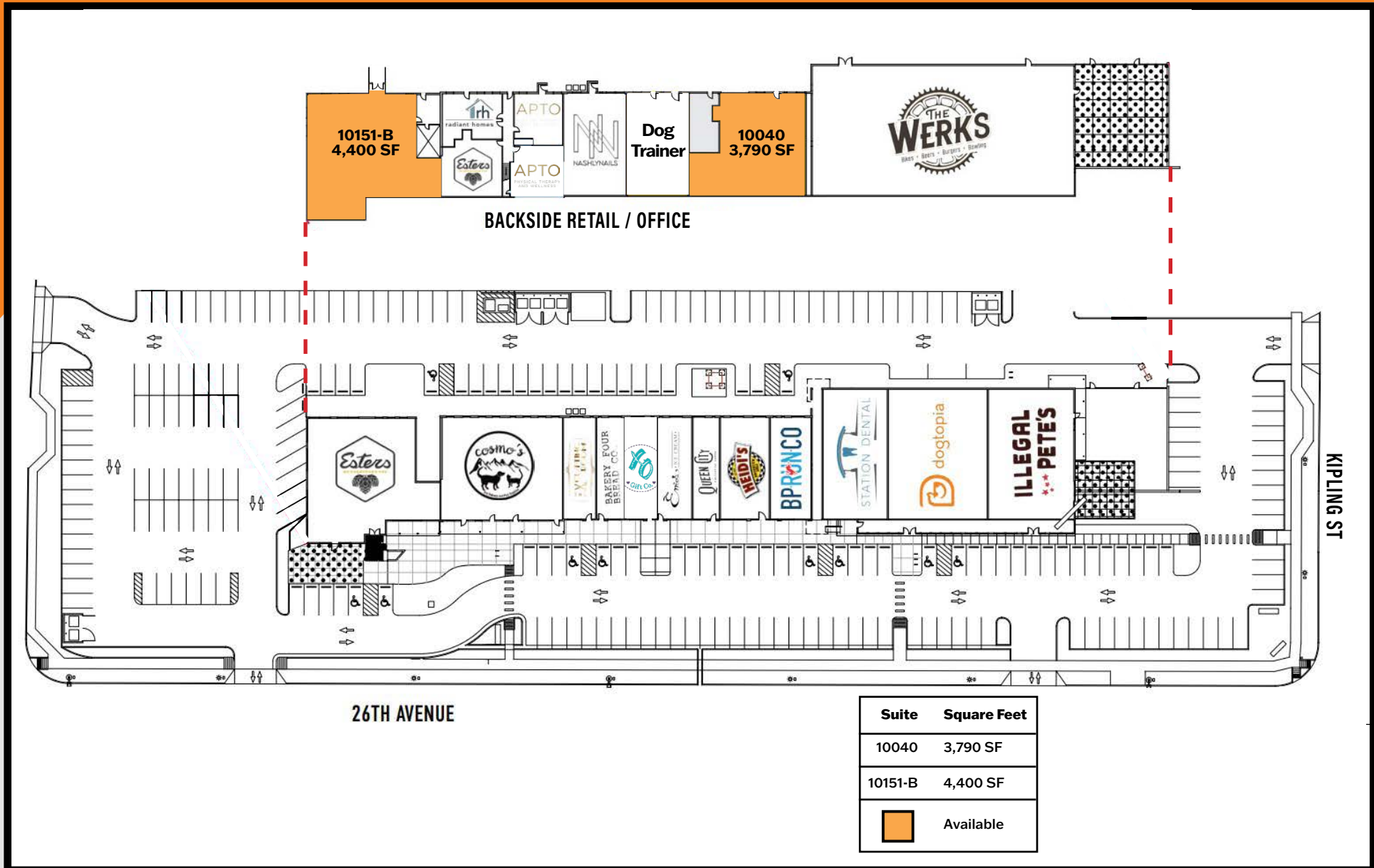
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