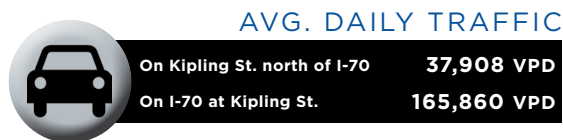


RETAIL SPACE FOR LEASE

5095 Kipling Street, Wheat Ridge, CO



DEMOGRAPHICS



Rich Otterstetter

303 883 1003

richo@creginc.com

Adam Deutsch

720 309 1278

adamd@creginc.com

OVERVIEW:

- **Available:**
1,500 SF
- **Lease Price:**
\$30.00 PSF NNN
- **NNN Expense:**
\$20 PSF

HIGHLIGHTS:

- Space available January 1, 2025 *(Do Not Disturb Tenant)*
- Super Target anchored center
- Adjacent tenants include Qdoba, Jersey Mike's & Verizon
- Excellent building signage
- Ample parking
- Close proximity to I-70

JOIN:



and more!



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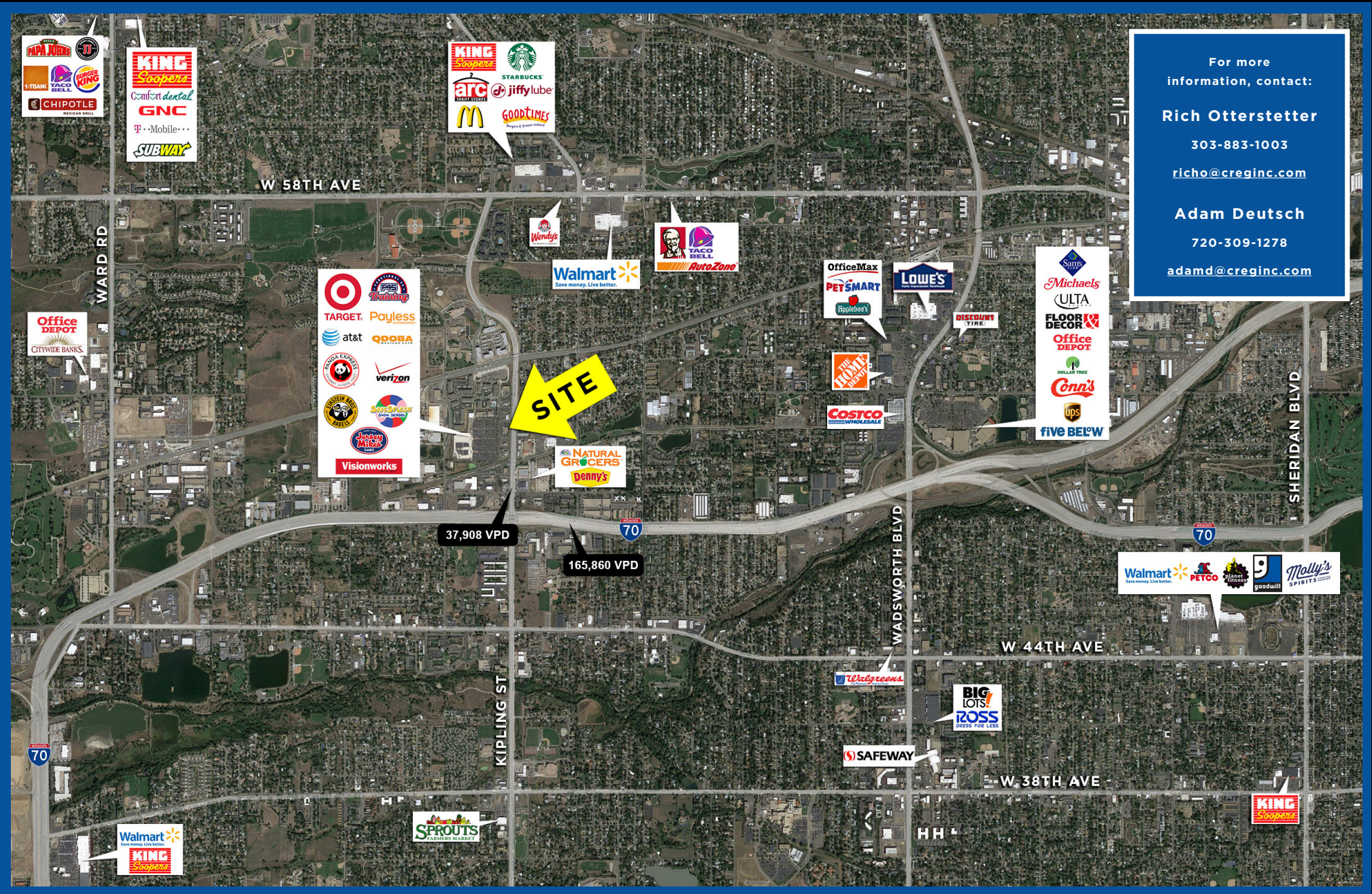


SITE



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SITE

37,908 VPD

165,860 VPD

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