

FOR LEASE

# Shops on 50th

4975 Kipling St | Wheat Ridge, CO



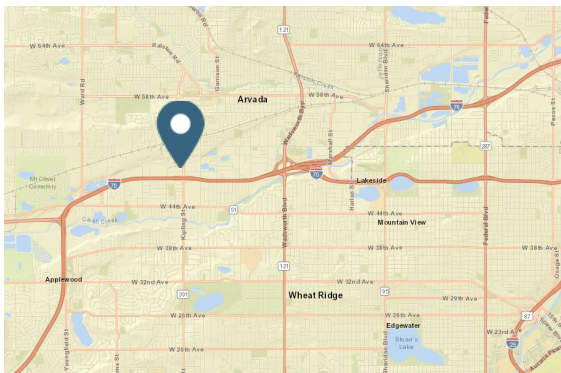
## Overview

<b>AVAILABILITY</b>	1,200 - 4,712 SF
<b>LEASE RATE</b>	Contact Broker for Pricing
<b>NNN</b>	\$25.00-\$29.00PSF
<b>CITY / COUNTY</b>	Wheat Ridge / Jefferson

## Description

- Endcap next to Starbucks available (demisable)
- Half a mile north of I-70 across from Target anchored center
- Located at hard corner on signalized intersection

## Nearby Retailers



## Demographics

	1 MILE	3 MILE	5 MILE
Current Population	13,578	100,234	290,564
Total Households	6,301	44,022	123,643
Average HH Income	\$71,891	\$91,497	\$95,606
Daytime Population	12,817	96,673	279,143

Year: 2020 | Source: Esri

## Contact

### JOE BECK

303.295.4835 | joe.beck@srsre.com

### JIM HOFFMAN

303.390.5238 | jim.hoffman@srsre.com

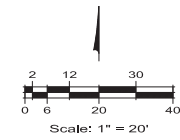
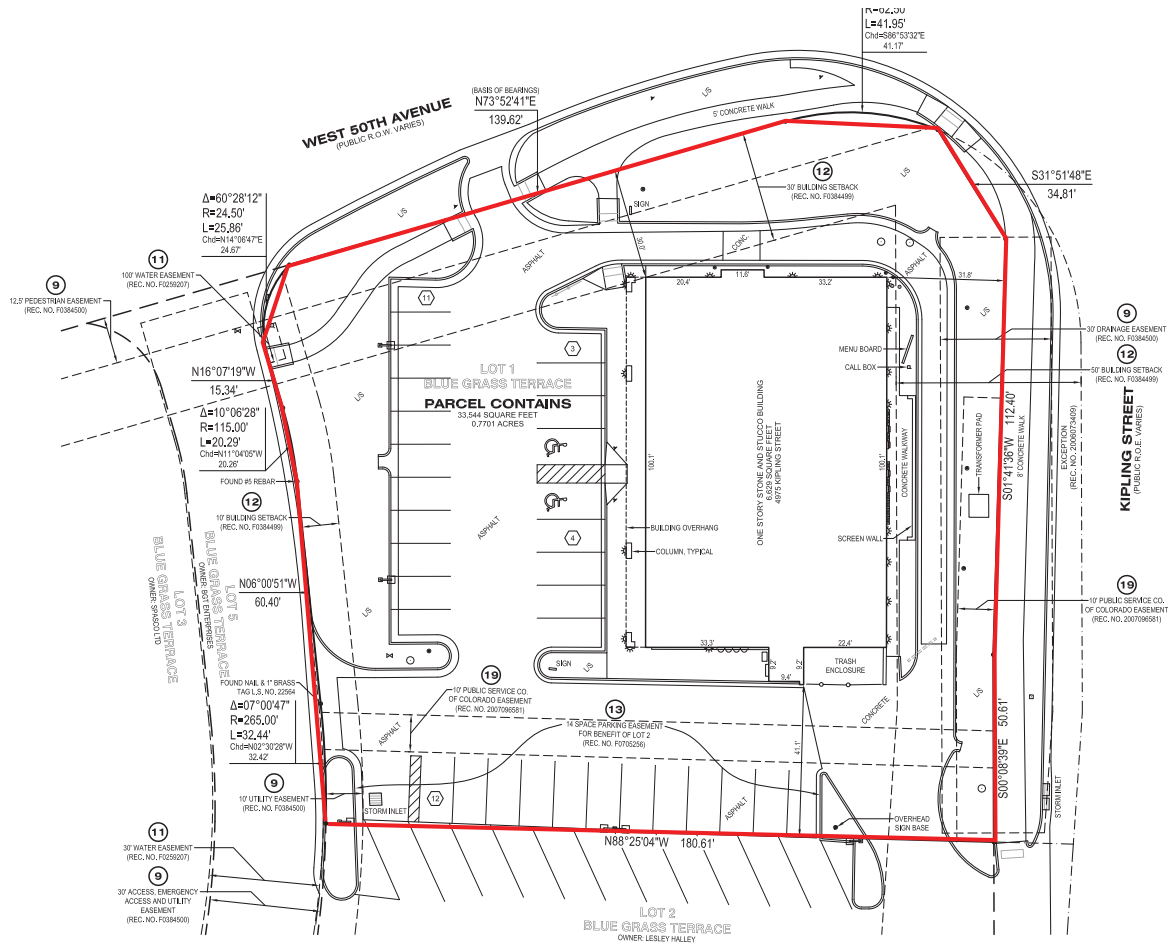
## Traffic Counts

Kipling St: n/o 49th Ave	37,908 VPD
Kipling Pkwy: n/o 50th Ave	29,645 VPD

Year: 2017, 2019 | Source: DRCOG

# Shops on 50th

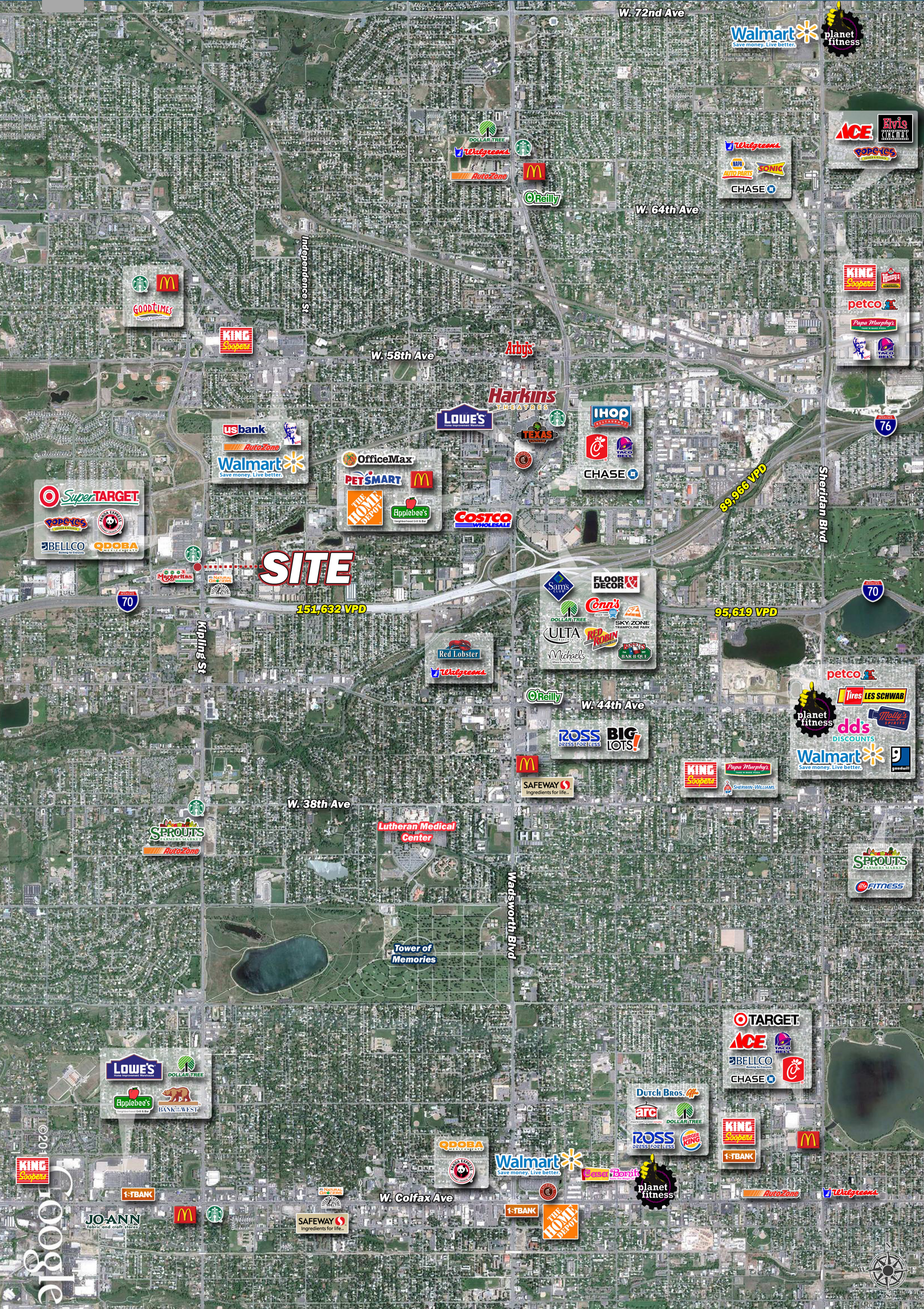
4975 Kipling St | Wheat Ridge, CO



LEGEND	
	GUARD RAIL
	ACCESS PLATE
	AC UNIT
	BOLLARD
	CLEANOUT
	ELECTRICAL BOX
	ELECTRICAL METER
	FIRE HYDRANT
	GAS METER
	IRRIGATION VALVE
	LIGHT POLE
	BUILDING MOUNTED LIGHT
	MANHOLE
	NUMBER OF PARKING STALLS
	SIGN
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	FOUND PIN & 1" YELLOW PLASTIC CAPS, NO. 22564 UNLESS NOTED OTHERWISE

- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT*
- 8 EXISTING LEASES AND TENANCIES, IF ANY, (NOT ADDRESSED.)
  - 9 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BLUE GRASS TERRACE RECORDED MARCH 14, 1997 UNDER RECEPTION NO. 39450, AFFIDAVIT OF PLAT CORRECTION RECORDED MARCH 9, 1999 UNDER RECEPTION NO. F081912 (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
  - 10 ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VALLEY WATER DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 29, 1996, IN BOOK 1026 AT PAGE 592, (MAY APPLY TO THE SUBJECT PROPERTY, LEGAL DESCRIPTIONS CONTAINED WITHIN DOCUMENT ARE ILLEGIBLE, NOT PLOTTED.)
  - 11 EASEMENT GRANTED TO VALLEY WATER DISTRICT, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 26, 1996, UNDER RECEPTION NO. 0292027, (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
  - 12 BLUE GRASS TERRACE OFFICIAL DEVELOPMENT PLAN RECORDED MARCH 14, 1997 UNDER RECEPTION NO. F038499, (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
  - 13 RESTRICTIVE COVENANTS, EASEMENTS AND ASSESSMENTS WHICH DO NOT CONTAIN A FURTHER OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 04, 1997 UNDER RECEPTION NO. 394791, AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 01, 1998 UNDER RECEPTION NO. 394791.

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



**SITE**

151,632 VPD

89,966 VPD

95,619 VPD

© 2014 Google



# Shops on 50th

4975 Kipling St | Wheat Ridge, CO



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,600	95,528	269,225
2010 Population	11,917	93,513	263,556
2020 Population	13,578	100,234	290,564
2025 Population	14,285	104,725	306,551
2000-2010 Annual Rate	0.27%	-0.21%	-0.21%
2010-2020 Annual Rate	1.28%	0.68%	0.96%
2020-2025 Annual Rate	1.02%	0.88%	1.08%
2020 Male Population	49.3%	48.5%	49.0%
2020 Female Population	50.7%	51.5%	51.0%
2020 Median Age	39.7	43.4	41.1
<b>Households</b>			
2000 Households	5,041	40,105	109,671
2010 Households	5,488	41,013	112,328
2020 Total Households	6,301	44,022	123,643
2025 Total Households	6,650	45,983	130,345
2000-2010 Annual Rate	0.85%	0.22%	0.24%
2010-2020 Annual Rate	1.36%	0.69%	0.94%
2020-2025 Annual Rate	1.08%	0.88%	1.06%
2020 Average Household Size	2.12	2.25	2.32
<b>Housing Units</b>			
2020 Total Housing Units	6,715	45,771	128,520
2020 Owner Occupied Housing Units	2,573	25,095	73,290
2020 Renter Occupied Housing Units	3,728	18,927	50,353
2020 Vacant Housing Units	414	1,749	4,877
<b>Race and Ethnicity</b>			
2020 White Alone	84.1%	87.4%	83.0%
2020 Black Alone	1.6%	1.3%	1.5%
2020 American Indian/Alaska Native Alone	1.4%	1.1%	1.3%
2020 Asian Alone	2.1%	1.7%	2.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	21.1%	17.7%	23.9%
<b>Income</b>			
2020 Median Household Income	\$55,152	\$70,779	\$72,293
2020 Average Household Income	\$71,891	\$91,497	\$95,606
2020 Per Capita Income	\$32,876	\$40,013	\$40,734
<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,666	73,329	209,708
High School Graduate	23.2%	20.3%	17.5%
GED/Alternative Credential	4.7%	4.5%	4.1%
Some College, No Degree	23.9%	22.1%	21.0%
Associate Degree	11.9%	8.3%	7.4%
Bachelor's Degree	19.8%	23.8%	25.8%
Graduate/Professional Degree	8.9%	13.7%	15.6%
<b>Daytime Population</b>			
2020 Total Daytime Population	12,817	96,673	279,143
Workers	6,887	51,092	146,633
Residents	5,930	45,581	132,510