



## SIZE

90,124 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
14,567	93,402	234,319
<b>Households</b>		
5,528	37,663	93,574
<b>Median HH Income (\$)</b>		
100,288	92,369	95,338

## MAJOR TENANT(S)

Safeway  
Comfort Dental  
Earthwise Pet



## LOCATION

5005 S. Kipling Parkway | Littleton, CO 80127

## PROPERTY HIGHLIGHTS

- Anchored by Safeway and includes a fuel station; Safeway is the number two grocer by market share in the Denver area
- Additional national tenants include H & R Block, Dairy Queen, Earthwise Pet and Comfort Dental
- Located in Littleton, a suburb of Denver, with a population exceeding 93,400 in a three-mile radius with an average household income greater than \$112,700
- The center is located at the intersection of Kipling Parkway and Belleview Avenue which benefits from over 52,300 vehicles per day

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# KIPLING MARKETPLACE

5005 S. Kipling Parkway | Littleton, CO 80127

SPACE	TENANT	SQ. FT.			
A1	H&R Block	1,086 SF	C1	Koko Fitclub	2,400 SF
A11	Dairy Queen	1,800 SF	C10	Saucy's Pizza	1,970 SF
A2	COMING AVAILABLE	2,050 SF	C11	Comfort Dental	4,065 SF
A4	Panorama Orthopedics & Spine Center	2,050 SF	C3	Canton Chinese	1,366 SF
A6	Cost Cutters	1,100 SF	C4	T&A Nails and Spa	1,038 SF
A7	Strange Clouds Tobacco	1,040 SF	C5	Mile High Aesthetics	1,000 SF
A8	Colorado Boba Zone	1,040 SF	C6	Kipling Plaza Liquors	2,800 SF
A9	Chelsea Cleaners	1,100 SF	C7	Supplement Giant	2,500 SF
B1	CJ Massage	840 SF	C9	Tamale Kitchen	1,800 SF
B1A	Ground Up Coffee	1,285 SF	FUEL	Safeway Fuel	
B2	Flack Family Dentistry	1,200 SF	SHADI	Wells Fargo	
B3	Earthwise Pet	2,770 SF	207	Safeway	50,794 SF
B5	Littleton Paws Animal Hospital	3,030 SF	<b>TOTAL SQ. FT.</b>		<b>90,124</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	

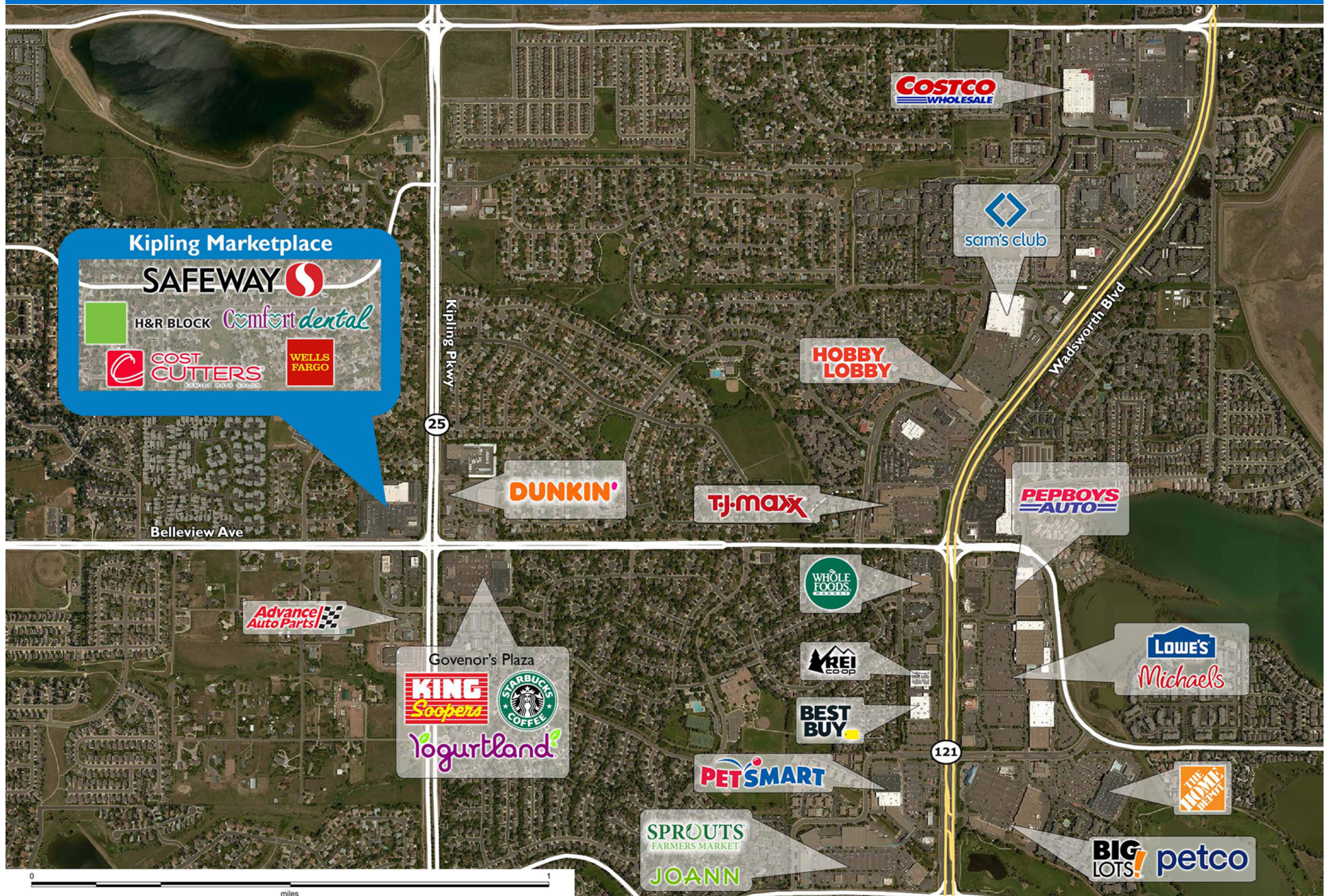


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# KIPLING MARKETPLACE

5005 S. Kipling Parkway | Littleton, CO 80127





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Kipling Marketplace Littleton, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	14,567	93,402	234,319
	2027 Projected Population	14,453	94,074	235,002
	2010 Census Population	13,935	88,964	223,895
	2000 Census Population	12,692	83,206	216,052
	1990 Census Population	10,212	57,904	172,024
	Historical Annual Growth 1990 to 2000	2.20%	3.69%	2.30%
	Historical Annual Growth 2000 to 2010	0.94%	0.67%	0.36%
	Estimated Annual Growth 2010 to 2022	0.35%	0.38%	0.36%
	Projected Annual Growth 2022 to 2027	-0.16%	0.14%	0.06%
	Median Age	42.3	40.8	42.3
Households	Q2 2022 Estimated Households	5,528	37,663	93,574
	2027 Projected Households	5,470	37,912	93,840
	2010 Census Households	5,305	35,937	89,503
	2000 Census Households	4,647	32,021	82,531
	1990 Census Households	3,454	20,564	62,664
	Historical Annual Growth 1990 to 2000	3.01%	4.53%	2.79%
	Historical Annual Growth 2000 to 2010	1.33%	1.16%	0.81%
	Estimated Annual Growth 2010 to 2022	0.32%	0.37%	0.35%
	Projected Annual Growth 2022 to 2027	-0.21%	0.13%	0.06%
	Population per Household	2.53	2.44	2.48
Population by Race	White	76.9%	77.4%	75.6%
	Black or African American	1.0%	1.2%	1.2%
	Asian & Pacific Islander	4.5%	4.1%	3.6%
	Other Races	3.3%	3.4%	3.0%
	Hispanic Population	14.4%	13.9%	16.8%
Income	Average Household Income	\$115,530	\$112,781	\$119,924
	Median Household Income	\$100,288	\$92,369	\$95,338
	Per Capita Income	\$44,036	\$45,629	\$48,069
Education (Age 25+)	Elementary	2.1%	1.1%	1.8%
	Some High School	3.9%	2.9%	3.4%
	High School Graduate	20.1%	19.0%	18.5%
	Some College	21.8%	21.1%	20.0%
	Associates Degree Only	8.9%	8.9%	8.2%
	Bachelors Degree Only	28.4%	30.8%	31.3%
	Graduate Degree	14.8%	16.2%	16.7%
Business	Number of Businesses	353	2,377	5,896
	Total Number of Employees	3,805	27,519	63,509
	Employees per Business	10.79	11.58	10.77
	Residential Population per Business	41.29	39.30	39.74

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.