



SIZE

90,124 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,709	93,956	239,813
Households		
5,826	38,128	95,689
Median HH Income (\$)		
105,528	100,451	105,784

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 93,900 in a three-mile radius with an average household income greater than \$122,600
- The center is located at the intersection of Kipling Parkway and Belleview Avenue which benefits from over 52,300 vehicles per day

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

MORE INFO

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	TOTAL SQ. FT.		90,124

SITE LEGEND

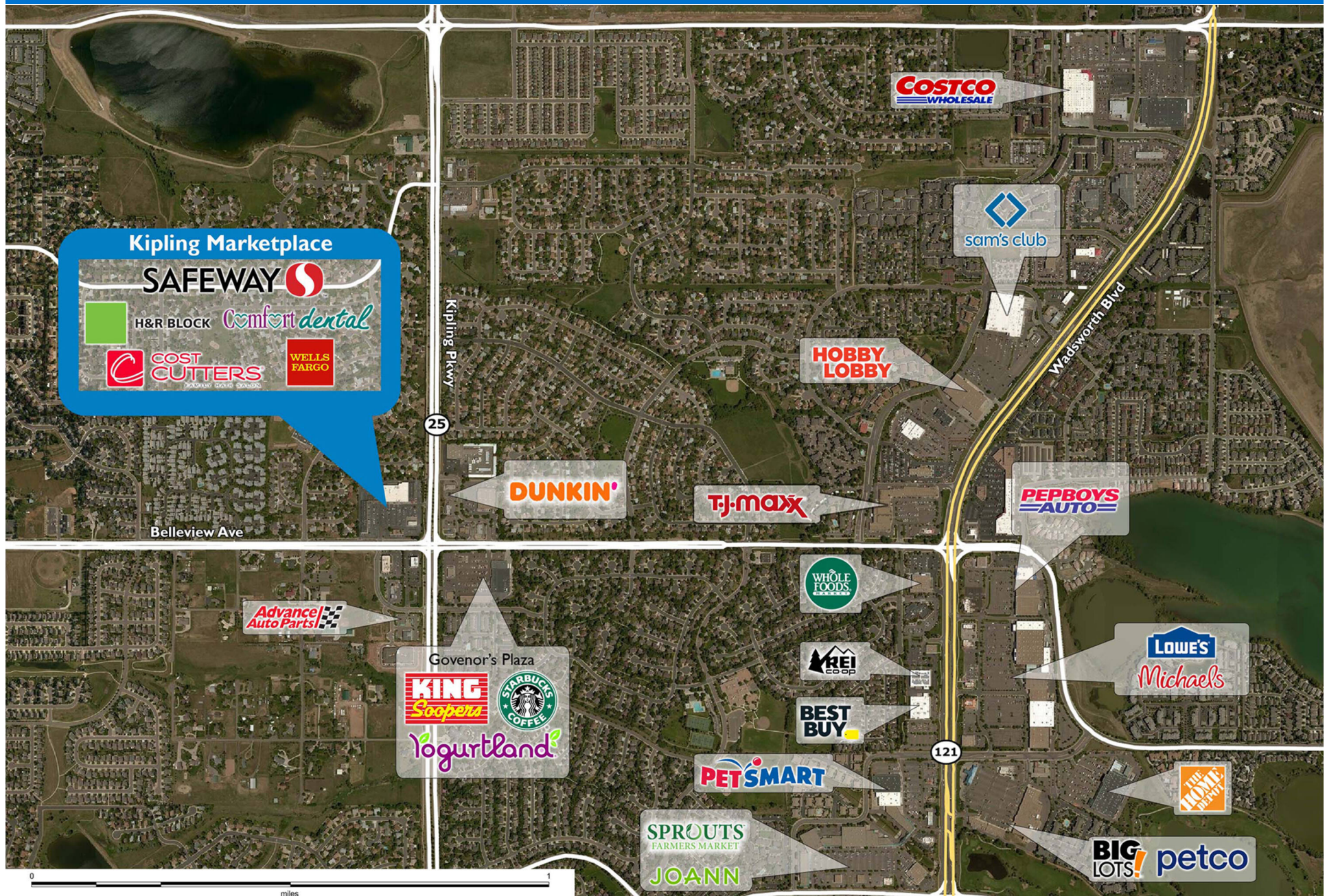
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.625576

Longitude: -105.111632

Kipling Marketplace Littleton, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,709	93,956	239,813
	2028 Projected Population	14,778	95,737	243,947
	2010 Census Population	14,400	88,828	223,369
	2000 Census Population	13,520	83,010	215,404
	1990 Census Population	10,491	57,657	170,402
	Historical Annual Growth 1990 to 2000	2.57%	3.71%	2.37%
	Historical Annual Growth 2000 to 2010	0.63%	0.68%	0.36%
	Estimated Annual Growth 2010 to 2023	0.15%	0.41%	0.52%
	Projected Annual Growth 2023 to 2028	0.09%	0.38%	0.34%
	Median Age	43.5	41.1	42.3
Households	Q4 2023 Estimated Households	5,826	38,128	95,689
	2028 Projected Households	5,851	38,835	97,375
	2010 Census Households	5,717	35,872	89,272
	2000 Census Households	4,938	31,812	82,313
	1990 Census Households	3,568	20,491	62,076
	Historical Annual Growth 1990 to 2000	3.30%	4.50%	2.86%
	Historical Annual Growth 2000 to 2010	1.48%	1.21%	0.81%
	Estimated Annual Growth 2010 to 2023	0.14%	0.44%	0.51%
	Projected Annual Growth 2023 to 2028	0.09%	0.37%	0.35%
	Population per Household	2.50	2.43	2.48
Population by Race	White	74.7%	74.3%	72.5%
	Black or African American	0.8%	1.2%	1.3%
	Asian & Pacific Islander	4.6%	4.4%	4.0%
	Other Races	5.0%	5.0%	4.6%
	Hispanic Population	14.9%	15.1%	17.7%
Income	Average Household Income	\$122,898	\$122,683	\$133,159
	Median Household Income	\$105,528	\$100,451	\$105,784
	Per Capita Income	\$48,894	\$49,969	\$53,368
Education (Age 25+)	Elementary	2.1%	1.1%	2.0%
	Some High School	3.0%	2.6%	3.3%
	High School Graduate	19.0%	18.9%	18.2%
	Some College	21.3%	20.6%	19.5%
	Associates Degree Only	9.8%	9.3%	8.1%
	Bachelors Degree Only	30.0%	31.4%	32.2%
	Graduate Degree	14.8%	16.2%	16.8%
Business	Number of Businesses	296	2,369	6,079
	Total Number of Employees	2,040	16,798	41,949
	Employees per Business	6.88	7.09	6.90
	Residential Population per Business	49.62	39.66	39.45

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