KIPLING MARKETPLACE

LITTLETON, CO



SIZE

90,124 square feet

DEMOGRAPHICS

I 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

LEASING CONTACT

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



Kipling Marketplace	s. Kping Poor
S. Miller St	W. Belleview Ave
70	Denver



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



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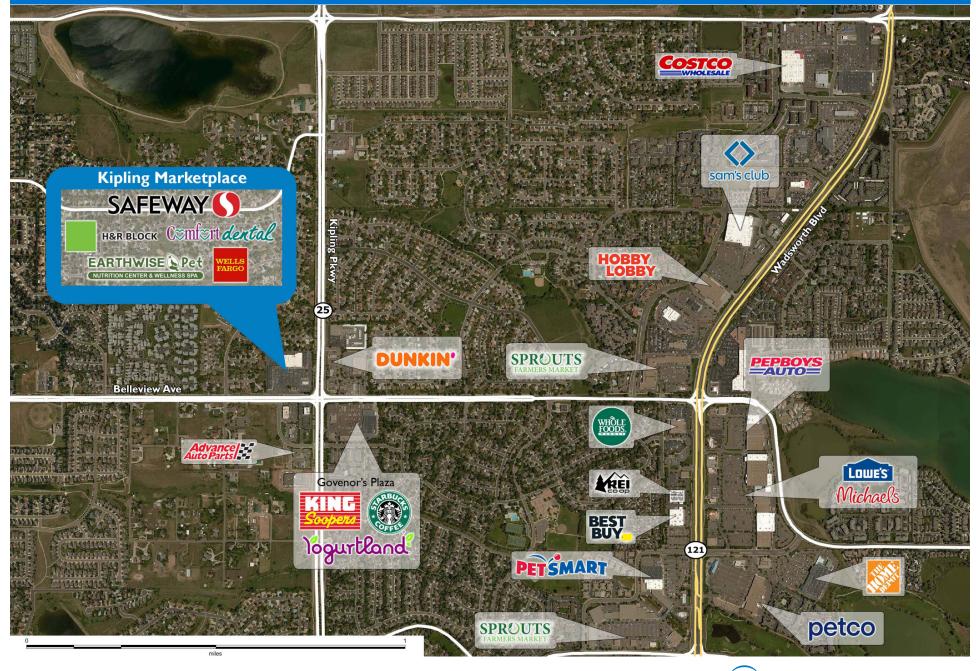
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AT Daily Queen 1,800 SF C11 Control Dentation 1,000 SF A2 AVAILABLE 2,050 SF C3 Canton Chinese 1,366 S A4 Panorama Orthopedics 2,050 SF C4 T&A Nails and Spa 1,038 S A6 Cost Cutters 1,100 SF C6 Kipling Plaza Liquors 2,800 S A6 Cost Cutters 1,040 SF C7 Supplement Giant 2,500 S A7 Strange Clouds 1,040 SF C7 Supplement Giant 2,500 S A8 Colorado Boba Zone 1,040 SF C7 Supplement Giant 2,500 S A9 Chelsea Cleaners 1,100 SF C9 Tamale Kitchen 1,800 S A10 Ground Up Coffee 1,285 SF 207 Safeway 50,794 S B3 Cj Massage 840 SF 207 Safeway 50,794 S B33 Earthwise Pet 2,770 SF S5 TOTAL SQ. FT. 90,12 B35 Littleton Paws Animal 3,030 SF Hospital S4 S4	۹I	H&R Block	1,086 SF	C10	Saucy's Pizza	1,970 S
A4Panorama Orthopedics 2,050 SF & Spine CenterC4T&A Nails and Spa1,038 S C5A6Cost Cutters1,100 SFC6Kipling Plaza Liquors2,800 SA7Strange Clouds1,040 SFC7Supplement Giant2,500 SA8Colorado Boba Zone1,040 SFC7Supplement Giant2,500 SA9Chelsea Cleaners1,100 SFC9Tamale Kitchen1,800 SB1CJ Massage840 SFSHAD1 Wells Fargo207Safeway50,794 SB2Flack Family Dentistry1,200 SFTOTAL SQ. FT.90,12B3Earthwise Pet2,770 SFFUELSafeway90,12	AH	Dairy Queen	1,800 SF	CII	Comfort Dental	4,065 S
ArFailor and Or utopedies 2,000 siControl FeederC5Mile High Aesthetics1,000 siA6Cost Cutters1,100 SFC6Kipling Plaza Liquors2,800 siA7Strange Clouds1,040 SFC7Supplement Giant2,500 siA8Colorado Boba Zone1,040 SFC9Tamale Kitchen1,800 siA9Chelsea Cleaners1,100 SFFUELSafeway FuelB1CJ Massage840 SFSHAD1 Wells FargoB2Flack Family Dentistry1,200 SFTOTAL SQ. FT.90,12B3Earthwise Pet2,770 SFFUELSafeway90,12	A2	AVAILABLE	2,050 SF	C3	Canton Chinese	1,366 S
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35 Littleton Paws Animal 3,030 SF Hospital	-	, ,		10174		70,12
Hospital	B3	Earthwise Pet	2,770 SF			
	B5		3,030 SF			
SITE LEGEND	SITE	LEGEND				
Available 🛛 🖾 Occupied		eased (not occup	oied)	_	ned by Others	





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5005 S. Kipling Parkway | Littleton, CO 80127



PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval





Latitude: 39.625576

Longitude: -105.111632

	ng Marketplace	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Little	ton, CO			
	Q4 2023 Estimated Population	14,709	93,956	239,813
	2028 Projected Population	14,778	95,737	243,947
ĺ	2010 Census Population	14,400	88,828	223,369
	2000 Census Population	13,520	83,010	215,404
tion	1990 Census Population	10,491	57,657	170,402
Population	Historical Annual Growth 1990 to 2000	2.57%	3.71%	2.37%
Pol	Historical Annual Growth 2000 to 2010	0.63%	0.68%	0.36%
	Estimated Annual Growth 2010 to2023	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
	Q4 2023 Estimated Households	5,826	38,128	95,689
	2028 Projected Households	5,820	38,835	95,689 97,375
	2010 Census Households	5,717	35,872	89,272
	2000 Census Households	4,938	31,812	82,313
lds	1990 Census Households	3,568	20,491	62,076
Households	Historical Annual Growth 1990 to 2000	3.30%	4.50%	2.86%
ino	Historical Annual Growth 2000 to 2000	1.48%	1.21%	0.81%
I	Estimated Annual Growth 2010 to 2023	0.14%	0.44%	0.51%
	Projected Annual Growth 2023 to 2028	0.09%	0.44 %	0.35%
	Population per Household	2.50	2.43	2.48
_	White	74.7%	74.3%	72.5%
opulatio by Race	Black or African American	0.8%	1.2%	1.3%
nla Ra	Asian & Pacific Islander	4.6%	4.4%	4.0%
Population by Race	Other Races	5.0%	5.0%	4.6%
	Hispanic Population	14.9%	15.1%	17.7%
ne	Average Household Income	\$122,898	\$122,683	\$133,159
om	Median Household Income	\$105,528	\$100,451	\$105,784
Incor	Per Capita Income	\$48,894	\$49,969	\$53,368
		- <i></i>		
	Elementary	2.1%	1.1%	2.0%
ξŢ	Some High School	3.0%	2.6%	3.3%
atic 254	High School Graduate	19.0%	18.9%	18.2%
Education (Age 25+)	Some College	21.3%	20.6%	19.5%
₽₹	Associates Degree Only	9.8%	9.3%	8.1%
	Bachelors Degree Only Graduate Degree	30.0% 14.8%	31.4% 16.2%	32.2% 16.8%
SSS	Number of Businesses	296	2,369	6,079
ine	Total Number of Employees	2,040	16,798	41,949
Business	Employees per Business	6.88	7.09	6.90
	Residential Population per Business	49.62	39.66	39.45