

ARVADA RIDGE

5091 Kipling Street, Wheat Ridge, Colorado 80033



PROPERTY HIGHLIGHTS

- Located 1/5 of a mile from the Kipling/I-70 exit.
- Tenant mix is comprised of over 90% national retailers which speaks to a regional draw.
- Located at the Arvada Ridge Station (G-Line light rail) which brings over 9,000 passengers to the property daily.
- All within a 1/2 mile of the property, the Arvada Station Apartments includes 378 units, Skyline Ridge 40 units, and the Gateway Arvada Ridge Apartments consists of 296 units all with 96% or higher occupancy levels with providing for immediate access to over 650 families.

FEATURED SPACES

Suite 330
2,414 SF

Suite 220
1,206 SF

CONTACT US

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2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Daytime population	15,342	102,873	294,297
 Population	13,595	99,821	289,496
 Median HH Income	\$69,955	\$92,158	\$96,138
 Education (Bachelors)	18.5%	23.1%	25.9%
 Traffic Counts (Two Way)	37,908 per day on Kipling St 165,680 per day on I-70 at Kipling St		

SUB-MARKET DATA

City/County: Arvada / Jefferson County

Zoning: Mixed-use Transit



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SURROUNDING





GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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