TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,280	65,942	135,985
Average HH Income	$156,670	$166,093	$169,331
Businesses	749	3,124	6,092
Employees	5,312	18,710	36,734

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On S. Kipling Pkwy north of Chatfield Ave	14,471 Cars/day
On S. Kipling Pkwy south of Chatfield Ave	21,167 Cars/day
On C-470 east of S Kipling Parkway	66,549 Cars/day
On C-470 west of S Kipling Parkway	54,288 Cars/day

Source: CDOT 2025

FOR MORE INFORMATION, PLEASE CONTACT

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SMALL SHOP SPACES FOR LEASE

JEFFERSON MARKETPLACE

SEQ OF S. KIPLING PARKWAY & CHATFIELD AVENUE

8134-8234 S. KIPLING PARKWAY - LITTLETON, CO 80127

- Available spaces 1,120 SF (Unit B-170), and 3,938 SF (Unit A-140) second generation restaurant space.
- Jefferson Marketplace is a 113,840 sf community center located along the Kipling Parkway retail corridor which services the SW Metro Denver trade area with 135,985 residents with an average household income of $169,331 and 36,734 day time employees within a 5-mile radius of the site.
- Existing tenants within the shopping center include Ace Hardware, O'Reilly Auto Parts, Core Power Yoga, Phenix Salon Suites, and Planet Fitness.
- Additional retailers located along the Kipling Pkwy retail corridor include Kohl's, Safeway, PetSmart, Texas Roadhouse, Chili's, and Chick-fil-A.

CLICK HERE FOR BROKER DISCLOSURE

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SMALL SHOP SPACES FOR LEASE

JEFFERSON MARKETPLACE

8134-8234 S. KIPLING PARKWAY - LITTLETON, CO 80127

SUITE	TENANTS	SQ. FT.
A-110	D1 Sports Training	6,375 SF
A-130	Z Ultimate Studio of Self Defense	1,320 SF
A-140	AVAILABLE	3,938 SF
ANCHOR A	Planet Fitness	27,600 SF

SUITE	TENANTS	SQ. FT.
B-110	Nanu's Kitchen	3,293 SF
B-130	Yampa Sandwich Co.	2,119 SF
B-150	Modefi Salon	1,294 SF
B-160	Nail City	1,344 SF
B-170	AVAILABLE	1,120 SF
B-180	Phenix Salon	1,344 SF
B-190	Phenix Salon	4,149 SF

SUITE	TENANTS	SQ. FT.
C-110/120	At The Beach	2,719 SF
C-130	Chiropractor	1,406 SF
C-140/150	Corepower Yoga	2,535 SF
C-160	Page Dental Arts	1,268 SF
C-170	X-treme Dance Force	4,239 SF
8134	ACE Hardware	20,430 SF

SUITE	TENANTS	SQ. FT.
Pad A	O'Reilly Auto Parts	13,813 SF
Pad B	Arby's	3,439 SF
Pad C	KFC/Taco Bell	3,563 SF
Pad D	Bank of the West	2,888 SF
Pad E	Freddy's	3,494 SF

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.