

25908 GENESEE TRAIL RD

2625 KIPLING STREET | WHEAT RIDGE, CO



FOR SALE

AVAILABLE

8,420 SF

Iconic restaurant building available for sale.

KEN HIMEL

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SHAWN PEEL

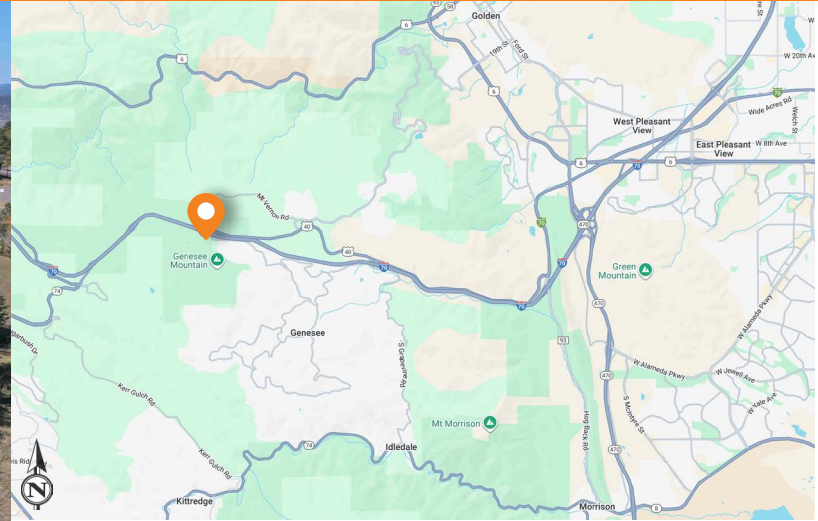
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PROPERTY HIGHLIGHTS

- **DO NOT DISTURB TENANT!**
The tenant is still operating.
- The building is situated on 1.86 acres and has great mountain views!
- 80,790 CPD passing by the site on I-70.
- Iconic restaurant location on I-70 with its own exit. Offering stunning mountain and city views from just 30 minutes outside of Denver.
- The site boasts easy access and strong visibility from I-70.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-70 west of Genesee Trail Rd

77,662 CPD

On I-70 east of Genesee Trail Rd

80,790 CPD

Source: CDOT 2025

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	6,634	28,679	55,429
AVERAGE HH INCOME	\$252,254	\$204,862	\$197,466
BUSINESSES	631	2,155	4,421
EMPLOYEES	3,631	13,077	36,876

Source: Applied Geographic Solutions, 2025 Estimates

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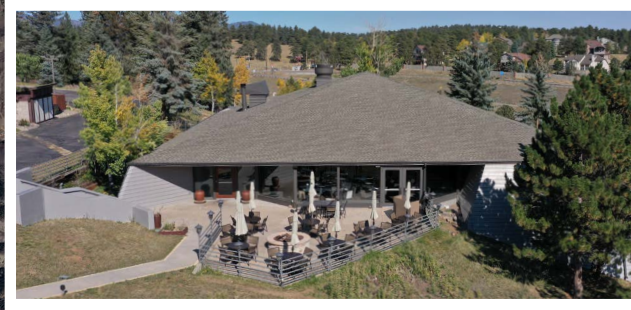
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RETAIL BROKERAGE



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