

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	11,889	62,296	132,045
Average HH Income	\$156,578	\$166,784	\$169,349
Businesses	687	2,975	6,102
Employees	5,171	17,884	36,795

On S. Kipling Pkwy north of Chatfield Ave	22,453 Cars/day
On S. Kipling Pkwy south of Chatfield Ave	22,044 Cars/day
On C-470 east of S Kipling Parkway	76,156 Cars/day
On C-470 west of S Kipling Parkway	67,127 Cars/day

Source: CDOT 2025

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT

10,007 SF AVAILABLE AT DAKOTA VILLAGE

10027 W. REMINGTON AVENUE - LITTLETON, CO 80127



- 10,007 SF (Divisible) Available for Lease fronting Kipling St.
- Former Big 5 Sporting Goods.
- Quick access to C-470.

- Trade area features 132,045 residents with an average household income of \$169,349 and 36,795 day time employee's within a 5-mile radius of the site.

CLICK HERE

VIRTUAL TOUR

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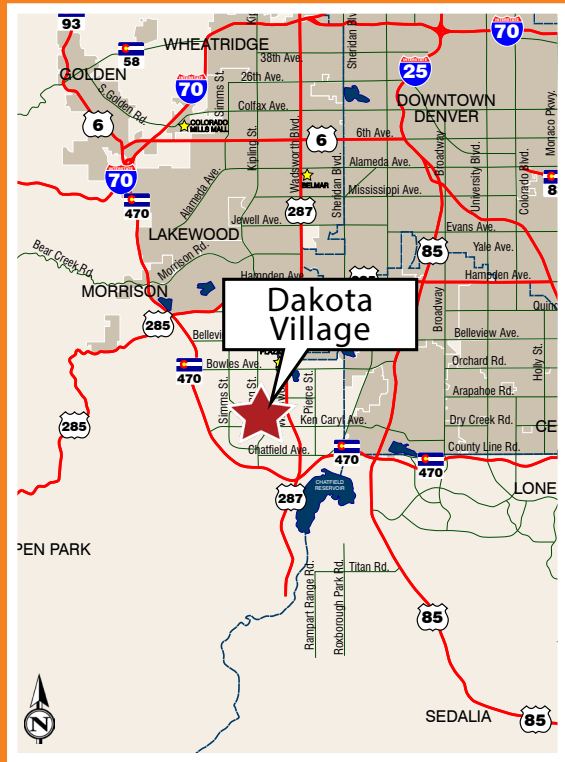
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