

JEFFERSON MARKETPLACE

8134-8234 S. KIPLING PARKWAY - LITTLETON, CO



PROPERTY HIGHLIGHTS

- 1,120 SF (Unit B-170) & 3,938 SF (Unit A-140) spaces available for lease.
- 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, Planet Fitness and Nanu's Kitchen.
- Additional retailers located along the Kipling Pkwy retail corridor include Kohl's, Safeway, PetSmart, Texas Roadhouse, Chili's, and Chick-fil-A.

TRAFFIC COUNTS

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

Source: CDOT 2025

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

SMALL SHOP SPACES FOR LEASE

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RETAIL BROKERAGE

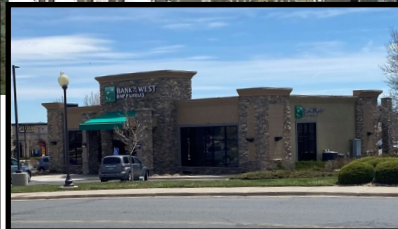
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SUITE	TENANTS	SQ. FT.
A-110	Redline Athletics	6,375 SF
A-130	Z Ultimate Studio of Self Defense	1,320 SF
A-140	AVAILABLE	3,938 SF
ANCHOR A	Planet Fitness	27,600 SF

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



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