ARVADA RIDGE

5091 Kipling Street, Arvada, Colorado 80033



GART PROPERTIES

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 220
1,206 SF

JOIN THESE TENANTS

TARGET
AT&T
EINSTEIN BROS BAGELS
F45 Training
Hallmark
SafeSplash Swim School
Kid Focus Dentistry

CONTACT US

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GARTPROPERTIES.COM

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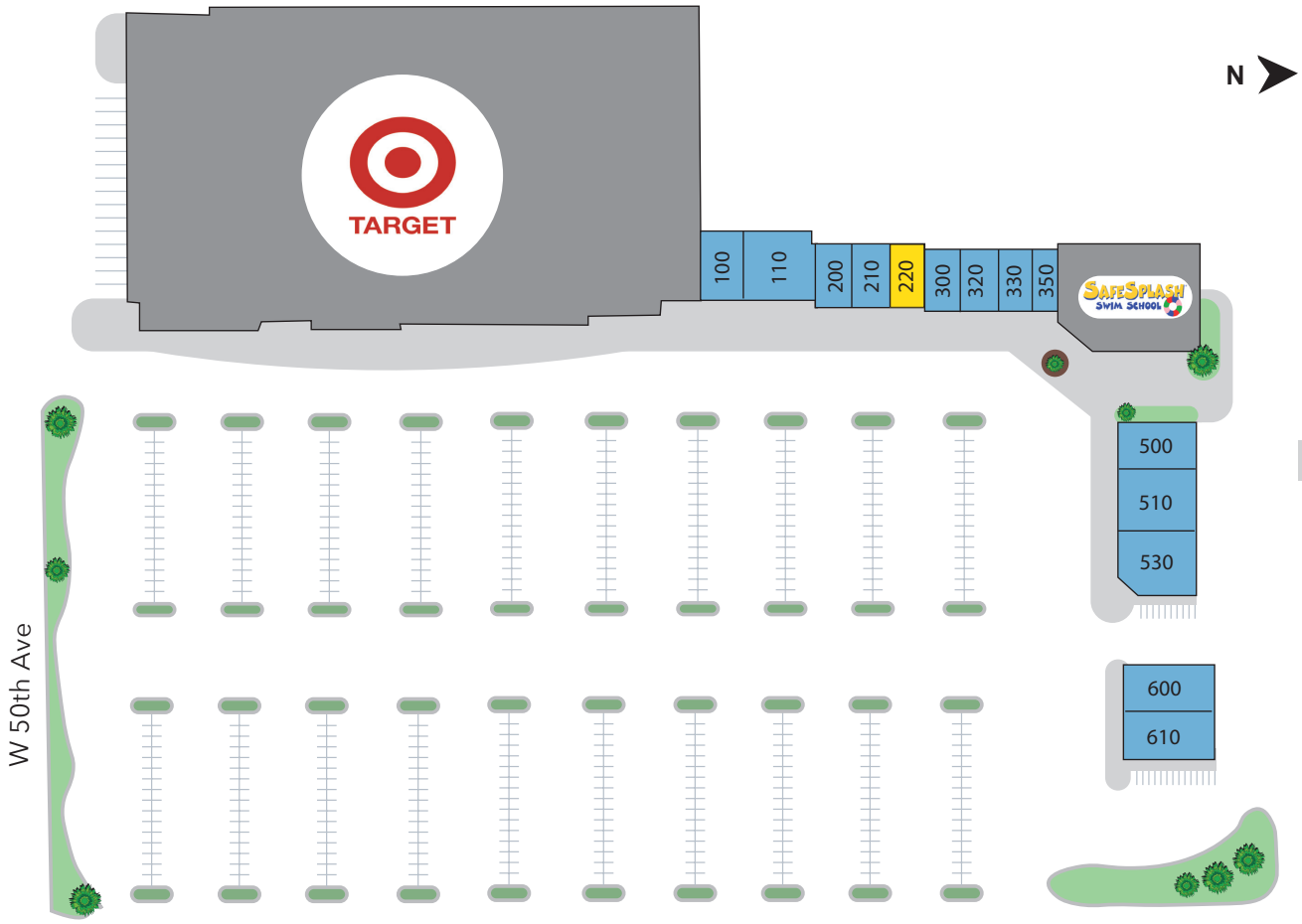

100	Visionworks	2,923 SF
110	Bellco Credit Union	3,602 SF
200	Sally Beauty	1,501 SF
210	Milan Laser	2,076 SF
220	AVAILABLE	1,206 SF
300	F-45 Training	2,403 SF
320	Great Clips	1,200 SF
330	Cabinet IQ - Coming Soon!	2,414 SF
350	EZ Nails	1,200 SF
500	Hallmark	4,029 SF
510	Kids Focus Dental	3,420 SF
530	Better Mattress	3,600 SF
600	AT&T	2,967 SF
610	Einstein Bagels	3,041 SF

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2026 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

Starbucks, Taco Bell, Target, Comfort Inn, Santiago's, Jiffy Lube, Panda Express Chinese Kitchen, KW, 6, King Soopers, Natural Grocers, Popeyes Louisiana Kitchen, Denny's, Walmart, 3 Margaritas, Ace Hardware, Auto Zone, arc Thrift Stores, Fat Shack, SafeSplash Swim School, Boulder, Corvus, Hopper's Sports Grill, Jack in the box, Echter's, Holiday Inn Express, Goodtimes Burgers & Frozen Custard, verizon, GuarantyBank

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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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