

The Staubach Company Staubach Retail

Jefferson Marketplace SEC Kipling & Chatfield

Littleton, CO

Availability:

- 1,300 sf – 8,039 sf

Pricing:

- \$26.00 PSF
- Approx. NNN Expense - \$8.50 PSF

Anchors:

- Wild Oats, Staples

Features:

- Excellent visibility and access
- Adjacent to Jefferson Village (Kohl's, PetSmart, Albertson's)
- Close proximity to C-470
- Across from Jefferson Corporate Center & Ken Caryl Business Park
- Strong retail trade area

Traffic Counts (Jeffco) :

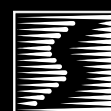
- 18,356 vpd on Kipling N of Chatfield (2004)
- 23,391 vpd on Kipling S of Chatfield (2005)
- 9,833 vpd on Chatfield E of Kipling (2005)
- 16,708 vpd on Chatfield W of Kipling (2005)



Demographics

Radius	Est. '06 Pop.	Median HH Inc.
1 Mile	12,354	\$78,746
3 Mile	67,156	\$83,111
5 Mile	133,383	\$83,932

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STAUBACH

