



★ Gold's ★ *Marketplace*

Now Leasing a Vibrant New Retail Destination
in the Community of Wheat Ridge

2625 Kipling Street | Wheat Ridge, Colorado 80215

goldsmarketplace.com



**VIBRANT
DIVERSE
LOCAL**

Gold's Marketplace
2625 Kipling Street
Wheat Ridge, CO 80215

Gold's Marketplace represents the revitalization of an iconic neighborhood center into a vibrant, walkable and diverse community focused asset that will provide the City of Wheat Ridge with an exciting destination in its own backyard.

Quality design, engaging streetscape improvements and thoughtful architectural enhancements will ensure the retention and expansion of existing tenants as well as the introduction of new retail and restaurant concepts that will transform this former destination into a place where people want to gather to shop, eat, drink, laugh and connect to their community.

The Vision

- Assemble a diverse and distinctive mix of strong local retailers: grocer, service, specialty, boutique, and entertainment that will provide the surrounding community with a one-of-a-kind destination to gather while also attracting visitors from neighboring communities
- Create vibrant landscaped gathering areas and comfortable pedestrian amenities that will invite visitors to stroll, relax and linger
- Create an architecturally striking place for community to thrive

The Property

- Gold's Marketplace is located at the NWC of 26th and Kipling, and will serve as the newly redesigned dining and entertainment destination for the neighborhood
- The project offers incredible signage visibility from all directions along Kipling and 26th Avenue
- Located at a high traffic corner with more than 41,000 cpd on Kipling and 6,515 cpd on 26th Avenue

TRANSFORMED RETAIL DESTINATION

Gold's Marketplace is a new take on a former destination in Wheat Ridge. We're a place for the active Coloradan and the curious shopper. From local art to planned events, a unique purchase or a new favorite beverage, we're a place to stop on the weekend, after work, running errands, or just a place to go be and to discover.

By focusing on a mantra of welcoming and inclusivity, we create a place where people make time to stay a while and to explore. The revitalization of Gold's Marketplace is created around community, discovery and opportunity. We are a dynamic and diverse collective of small business brands who support one another and who work together to create opportunities for everyone to grow collectively while offering unique and staple products, services and experiences. Gold's Marketplace is more than a shopping list, it's a place where you want to just go.



Gold's Marketplace Pillars

Community

Gold's Marketplace is the gateway to Wheat Ridge and an open place for all Coloradans. We are an interactive space centered around a feeling of welcoming and inclusivity to our tenants and visitors. It's a place where everyone says hello and our lives are better because we are in this together.

Discovery

Just outside of Denver, in the growing City of Wheat Ridge, something new waits around every corner at Gold's Marketplace. Created with the curious in mind and a hint of nostalgia for what our shopping center once was, we remain easy to access and simple to navigate. Exploration is encouraged, and community is curated.

Opportunity

We are a collective of small business brands, looking to grow within our community. We offer goods, services and experiences that are unique to Colorado and true to their craft. Residents within Gold's Marketplace are more than tenants, they are friends, and they work together to make this a place for everyone.

WHEAT RIDGE, CO



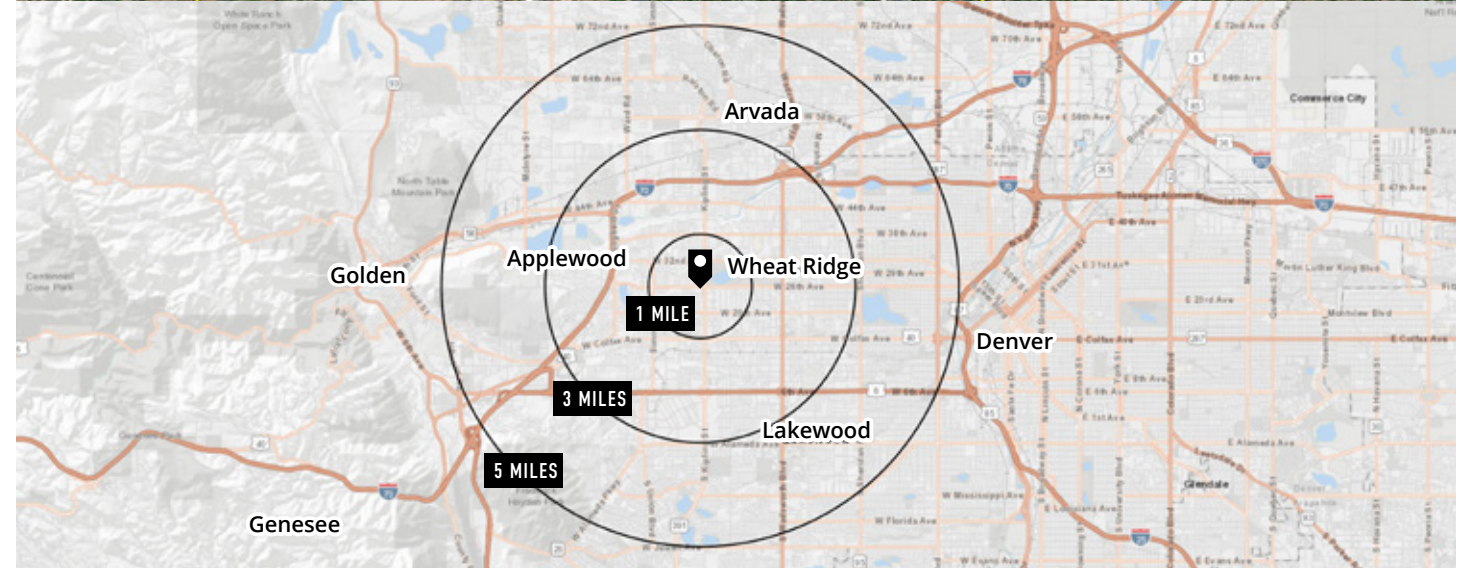
DRIVE TIME (minutes)

	5 minutes	10 minutes	20 minutes
Daytime population	18,063	98,687	527,690
Population	25,408	147,491	878,621
Households	11,384	65,177	367,616
Median age	46.5	41.1	37.0
Average household income	\$91,980	\$80,820	\$92,879
Average home value	\$470,216	\$433,548	\$451,395

RADIUS (miles)

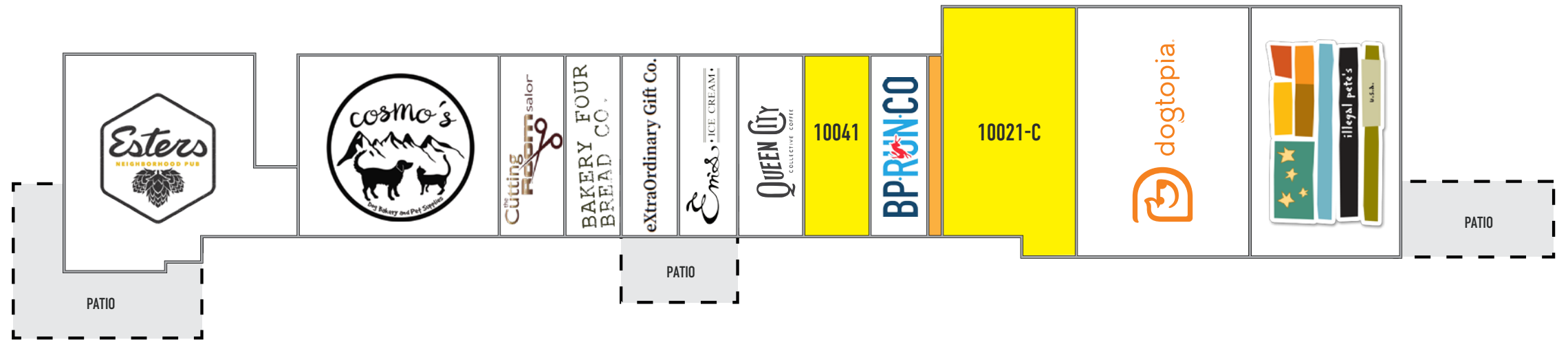
	1 mile	3 miles	5 miles
Daytime population	2,886	65,486	153,266
Population	10,777	96,913	318,739
Households	4,862	43,546	135,161
Median age	46.2	41.9	39.1
Average household income	\$95,723	\$79,357	\$85,163
Average home value	\$469,582	\$432,970	\$438,464

Source: Esri



26TH AVENUE

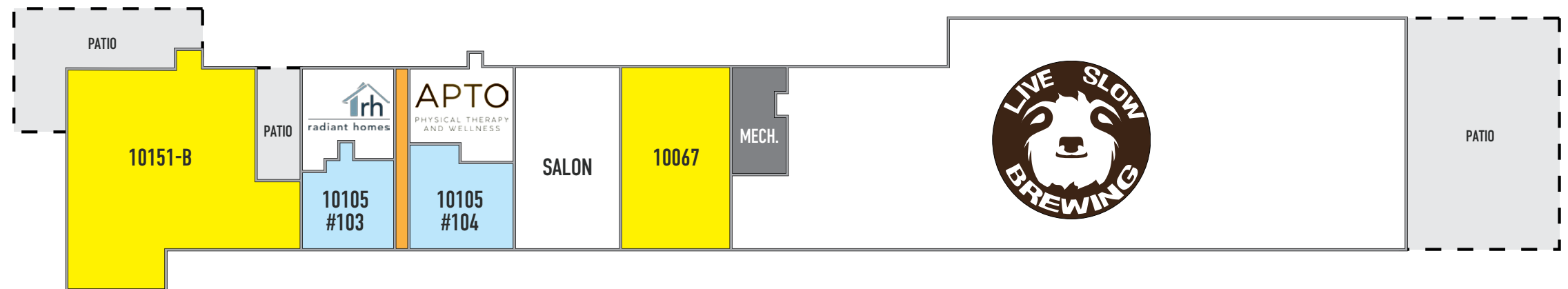
	Min Divisible	Max Contiguous	Outdoor Patio
10021-C	3,000 SF	3,000 SF	TBD
10041	1,550 SF	1,550 SF	TBD



26TH AVENUE

BACKSIDE

	Min Divisible	Max Contiguous	Outdoor Patio
10151-B	4,560 SF	4,560 SF	1,000 SF
10067	2,144 SF	2,144 SF	TBD
10105-103	1,170 SF	1,170 SF	TBD
10105-104	973 SF	1,821 SF	TBD



BACKSIDE RETAIL / WAREHOUSE

- Available Retail
- Available Office / Retail
- Under Lease Negotiations
- Leased Retail
- Optional Patio Space
- North / South Pedestrian Connection



Gold's Marketplace

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