

5712

W 38TH AVENUE
WHEAT RIDGE, CO 80212

\$8/SF NNN
FOR LEASE

**RETAIL /
STORAGE**



**SHORT TERM LEASE
AVAILABLE**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8/SF + NNN
Retail Building Size:	1,200 SF to 3,969 SF
Total Lot Size:	7,500 SF
Estimated NNN's	~\$6.00 per SF + Utilities
Zoning:	MU-N
Property Tax (2022):	\$18,057
Year Built:	1973
Building Size:	12,152

PROPERTY OVERVIEW

Unique Properties, Inc. is pleased to present the outstanding opportunity to lease 5712 W 38th Ave. The property offers a 3,696 SF of Flex/Retail in the heart of Wheat Ridge within walking distance of Bardo Coffee, multiple brewpubs, and grocery. The building is less than a mile from the bustling Tennyson Street and 3.5 miles from downtown Denver and West 38th frontage. Multiple developments have been completed along 38th Ave including the West 38 apartment complex and the townhome development immediately east of 5700 W 38th Ave.

PROPERTY HIGHLIGHTS

- Zoning permits a wide range of retail/office uses
- Building is divisible
- Existing curb cut
- Walkable neighborhood in the heart of Wheat Ridge
- Growing submarket in Denver
- 14 dedicated parking spaces



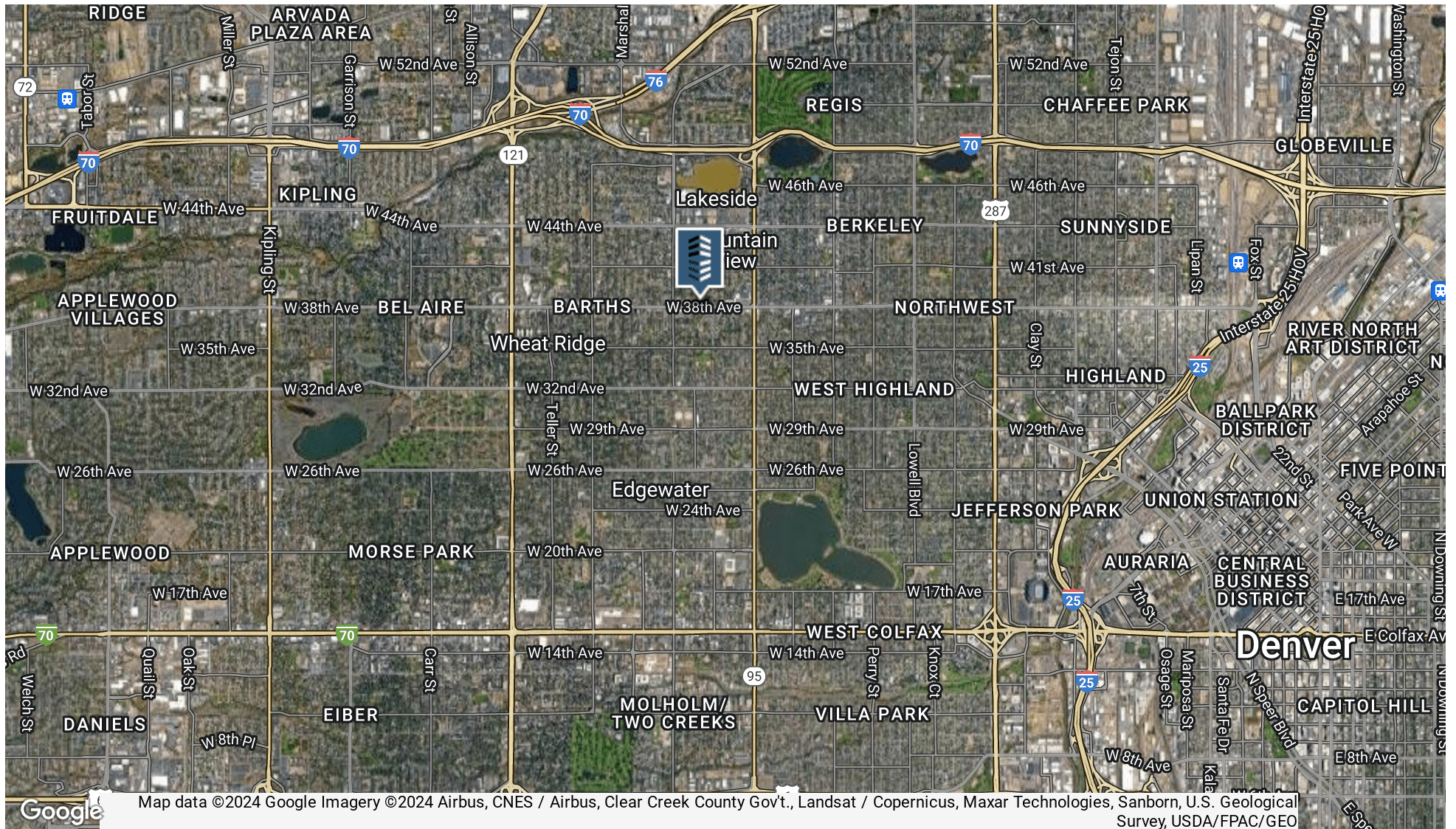
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ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,342	149,568	397,425
Average Age	39.7	36.4	36.5
Average Age (Male)	39.1	35.8	36.0
Average Age (Female)	41.7	37.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,838	68,760	176,999
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$96,278	\$90,734	\$87,853
Average House Value	\$473,811	\$441,928	\$395,723

* Demographic data derived from 2020 ACS - US Census

