

9180

W 38TH AVENUE
WHEAT RIDGE, COLORADO



Kentwood
Commercial

12,462 SF Religious Facility on
2.04 AC in Wheat Ridge, CO

FOR SALE - \$1,900,000





REQUEST A PROPERTY TOUR

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

PRESENTED BY:

Todd Snyder

Kentwood Commercial
Senior Commercial Advisor
303-704-6322

ToddS@kentwoodcommercial.com



Karen Landers

Kentwood Commercial
Senior Commercial Advisor
303-947-3665

Karen@kentwoodcommercial.com



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Commercial



EXECUTIVE SUMMARY



318-PERSON CAPACITY SANCTUARY IN WHEAT RIDGE, COLORADO

SALES PRICE	\$1,900,000
LAND SIZE	2.04 AC
BUILDING SIZE	12,462 SF
PARKING	111 SPACES
PROPERTY TYPE	RELIGIOUS FACILITY (318 PERSON CAPACITY)
SUBMARKET	WHEAT RIDGE
ZONING	R-2
PARCEL NUMBER	39-271-00-007
LEGAL	SECTION 27 TOWNSHIP 03 RANGE 69 QTR NE SIZE: 88760 VALUE: 2.038 KEY=124

PROPERTY HIGHLIGHTS

- > HIGHLY ADAPTABLE BUILDING CONFIGURATION WITH DEDICATED SPACES FOR WORSHIP, EDUCATION, ADMINISTRATION, AND ASSEMBLY
 - > NORTH WING: UPPER-LEVEL FELLOWSHIP HALL WITH KITCHEN; LOWER-LEVEL OFFICES, LIBRARY, AND RESTROOMS
 - > CENTRAL BREEZEWAY CONNECTOR: UPPER-LEVEL OFFICES AND EXPANSIVE LOWER-LEVEL OPEN SPACE CURRENTLY USED AS A CHOIR ROOM
 - > SOUTH WING: UPPER-LEVEL SANCTUARY WITH RESTROOMS; LOWER-LEVEL CLASSROOMS AND NURSERY WITH DIRECT ACCESS TO OUTDOOR PLAY AREA
- > DEDICATED OUTDOOR WORSHIP AREA ENHANCING FLEXIBILITY FOR EVENTS & GATHERINGS
- > IDEAL FOR MULTIPLE USES, INCLUDING RELIGIOUS FACILITY, DAYCARE, PRIVATE SCHOOL, OR COMMUNITY-ORIENTED REDEVELOPMENT
 - > EXPANSIVE SURFACE PARKING LOT PROVIDING AMPLE ON-SITE PARKING (111 SPACES)
 - > GORGEOUS MOUNTAIN VIEWS, OFFERING A SERENE AND INSPIRING SETTING
 - > LOCATED WITHIN AN ESTABLISHED NEIGHBORHOOD WITH STRONG DEMOGRAPHICS

AERIAL PHOTOS

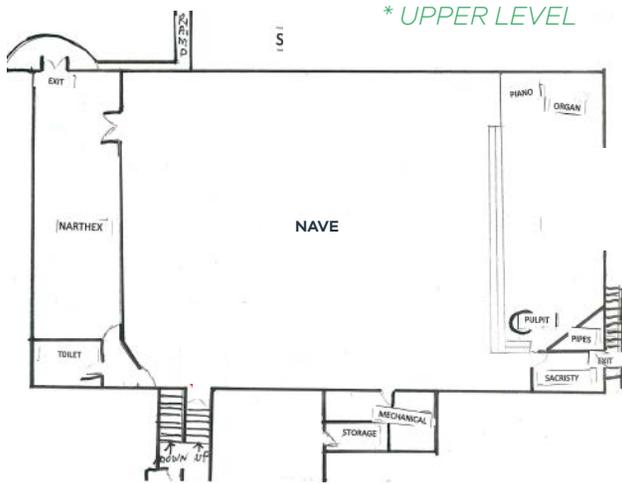


INTERIOR PHOTOS

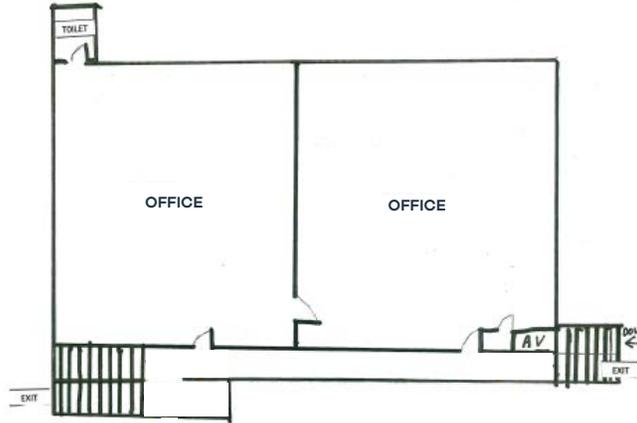


PROPERTY LAYOUT

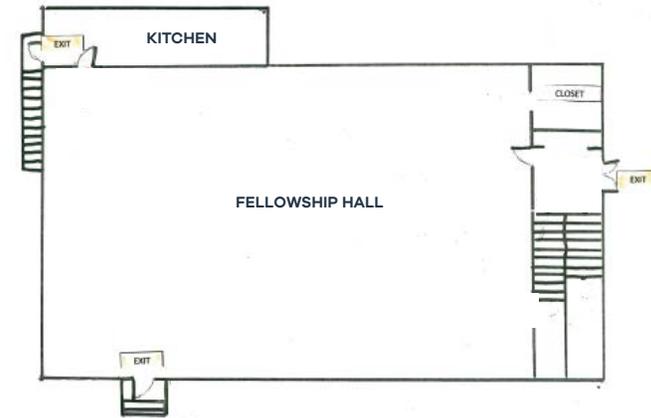
* UPPER LEVEL



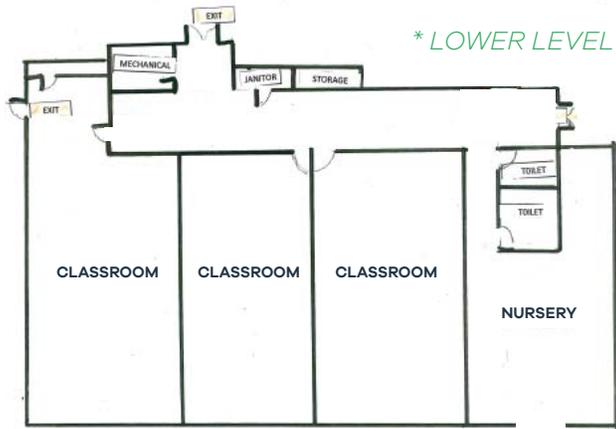
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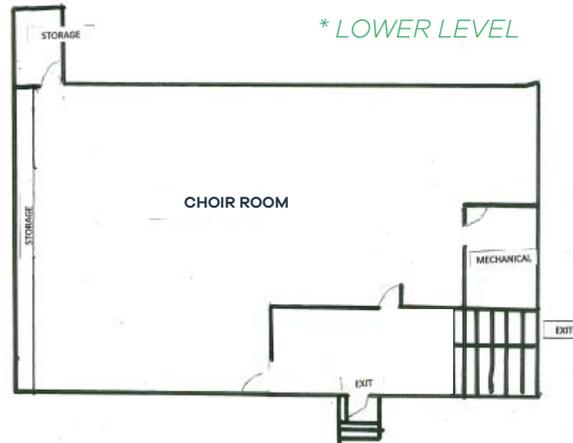
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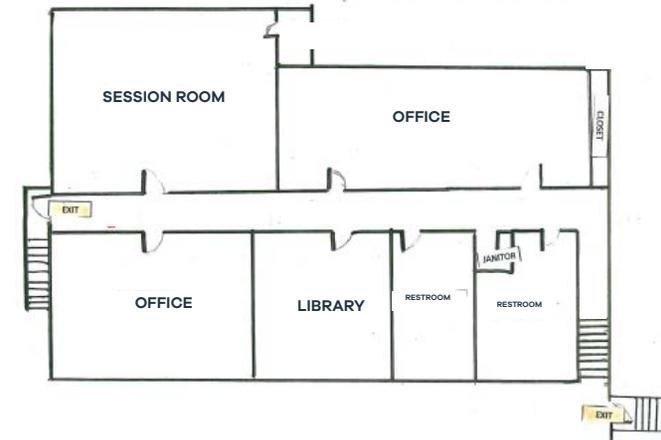
* LOWER LEVEL



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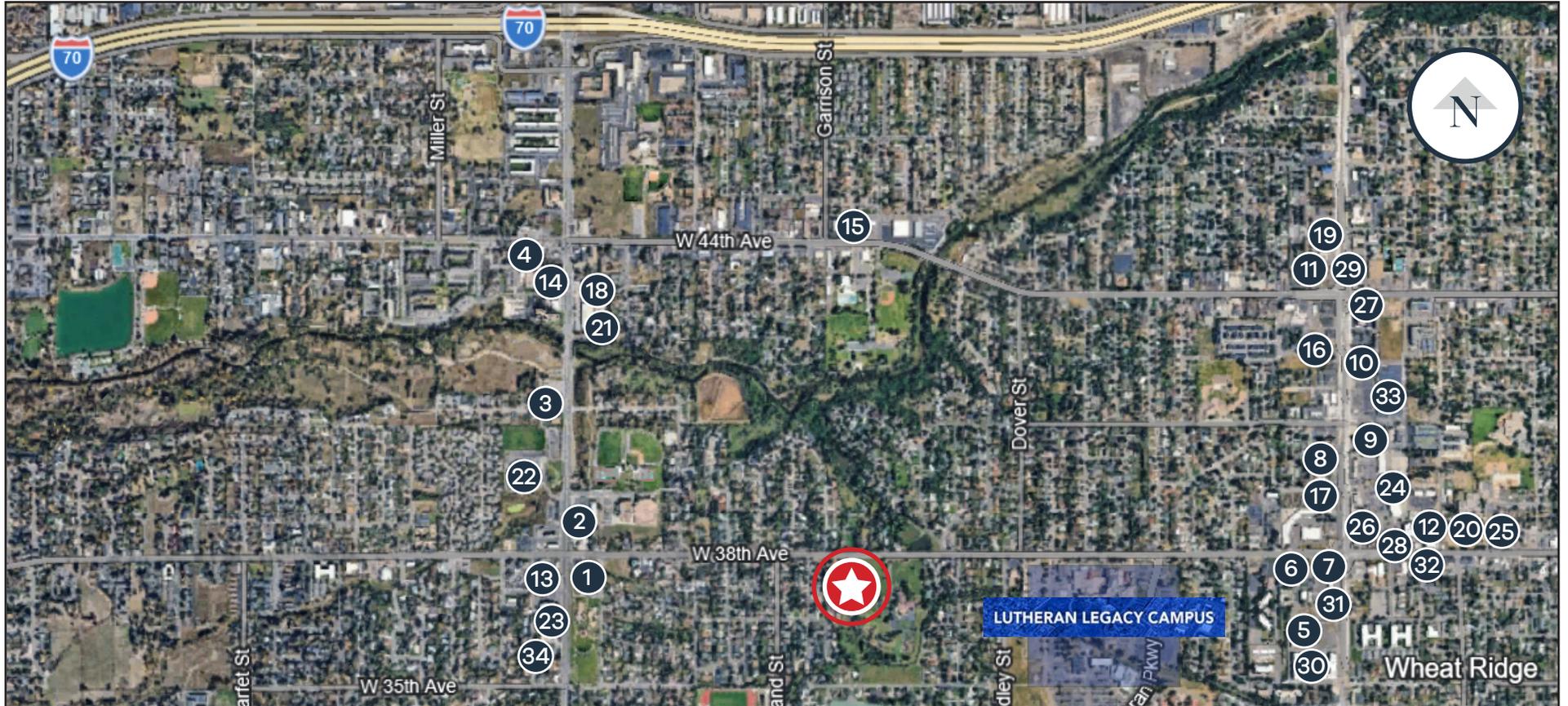


SOUTH WING

CENTRAL BREEZEWAY

NORTH WING

AREA HIGHLIGHTS



DINING/BARS

- 1 Apple Ridge Cafe
- 2 Jin Asian Fusion
- 3 Yak & Yeti
- 4 Rambling Rose
- 5 Raising Cane's Chicken Fingers
- 6 Vinnola's Italian Market
- 7 Pierogies Factory
- 8 Mac & Cheezary
- 9 Raliberto's Mexican
- 10 Amici's Pizzeria & Italian
- 11 Curry Kingdom
- 12 Wolf & Wildflower Wine Bar/Bistro

COFFEE/CONFECTIONS

- 13 Starbucks
- 14 Winchell's Donut House
- 15 Early Dog Coffee
- 16 The Sugar Cube
- 17 Dutch Bros Coffee

HEALTH & FITNESS

- 18 Armbrust Pro Gym
- 19 Vitruvian Fitness
- 20 Elixir Pilates & Wellness
- 21 All Around Health
- 22 Wheat Ridge Recreation Center

RETAIL/SERVICES

- 23 Sprouts Farmer's Market
- 24 Safeway
- 25 GetRight's Bakery
- 26 Chase Bank
- 27 FirstBank
- 28 7-Eleven
- 29 Walgreens
- 30 3rd Shot Pickleball
- 31 Verizon
- 32 The Meat Shop
- 33 United States Post Office
- 34 AutoZone

PROPERTY LOCATION





WHEAT RIDGE, COLORADO

Wheat Ridge, Colorado is a vibrant and well-established community located just west of downtown Denver, offering a unique blend of suburban charm and urban accessibility. Known for its tree-lined streets, strong sense of community, and abundant open space, Wheat Ridge provides residents with convenient access to parks, trails, and outdoor recreation, including the Clear Creek Trail, Crown Hill Park, and Prospect Park. The city has experienced thoughtful revitalization in recent years, particularly along the 38th Avenue corridor, which features a growing collection of locally owned restaurants, breweries, coffee shops, and boutique retail. Wheat Ridge also benefits from strong public schools, community-focused events, and a diverse housing stock ranging from classic mid-century homes to newer townhomes and mixed-use developments. With easy access to major transportation routes including I-70, I-76, Wadsworth Boulevard, and Kipling Street, residents enjoy seamless connectivity to downtown Denver, the greater metro area, and Colorado’s mountain recreation, making Wheat Ridge an increasingly sought-after destination for both homeowners and businesses alike.

WALK SCORE	87 (<i>‘Very Walkable’</i>)
BIKE SCORE	75 (<i>‘Very Bikeable’</i>)
TRANSIT SCORE	37 (<i>‘Some Transit’</i>)

DEMOGRAPHICS

Population 2024	1 mi	9,889	Average Household Income	1 mi	\$108,403	Daytime Businesses	1 mi	1,140
	2 mi	45,960		2 mi	\$107,897		2 mi	4,043
	3 mi	115,372		3 mi	\$113,296		3 mi	9,141
Median Age	1 mi	43.2	Daytime Employees	1 mi	7,696	Consumer Spending	1 mi	\$150,907,686
	2 mi	42.3		2 mi	24,821		2 mi	\$690,712,063
	3 mi	40.5		3 mi	67,615		3 mi	\$1,747,620,750



TODD SNYDER
SENIOR COMMERCIAL ADVISOR
303.704.6322
ToddS@KentwoodCommercial.com

KAREN LANDERS
SENIOR COMMERCIAL ADVISOR
303.947.3665
Karen@KentwoodCommercial.com

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