



Church or Redevelopment Lot

FOR SALE

6475 W 29th Avenue
Wheat Ridge, CO 80214

Property Summary

Building Size	26,722 SF
Lot Size	138,884 SF
Building	Stand Alone
Year Built	1982
Roof	Composite & Membrane
Zoning	R-1
Parking	130+

Church or Redevelopment Lot in Wheat Ridge. This church offer much potential for a congregation that has outgrown their current location and is looking to expand in a vibrant growing Wheat Ridge Community. This church features

- 300 seat sanctuary
- New stage
- New sanctuary carpet
- 19 rooms on main level
- 7 rooms on second level
- Open space on second level
- Kitchen
- 3 restrooms
- Redevelopment potential



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Disclaimer. The information contained herein, while from sources deemed reliable, is not guaranteed and is subject to change. It is your responsibility to independently confirm its accuracy and completeness. KW Commercial is agent of the Seller.

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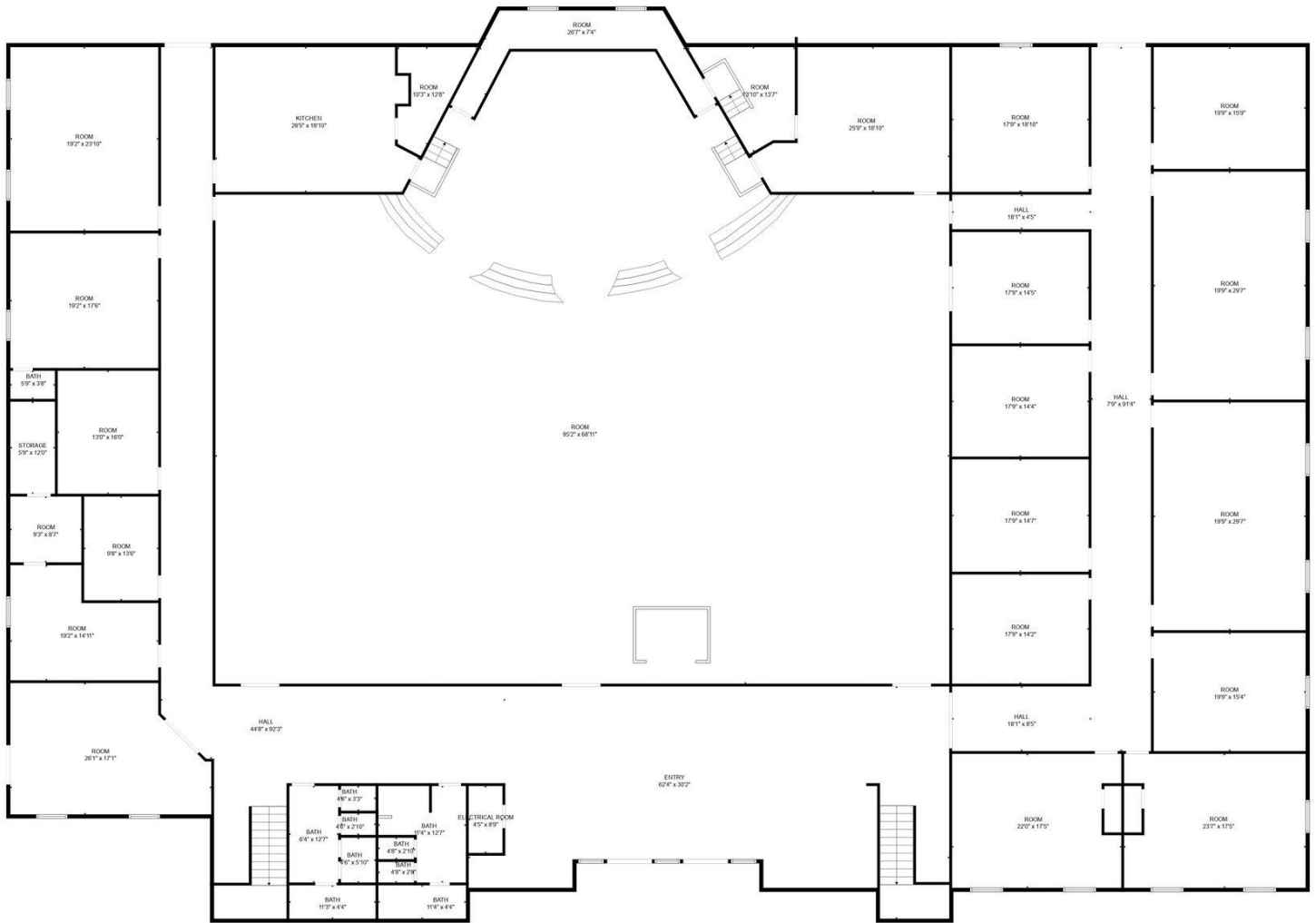
Property Photos



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Floor Plan – main level

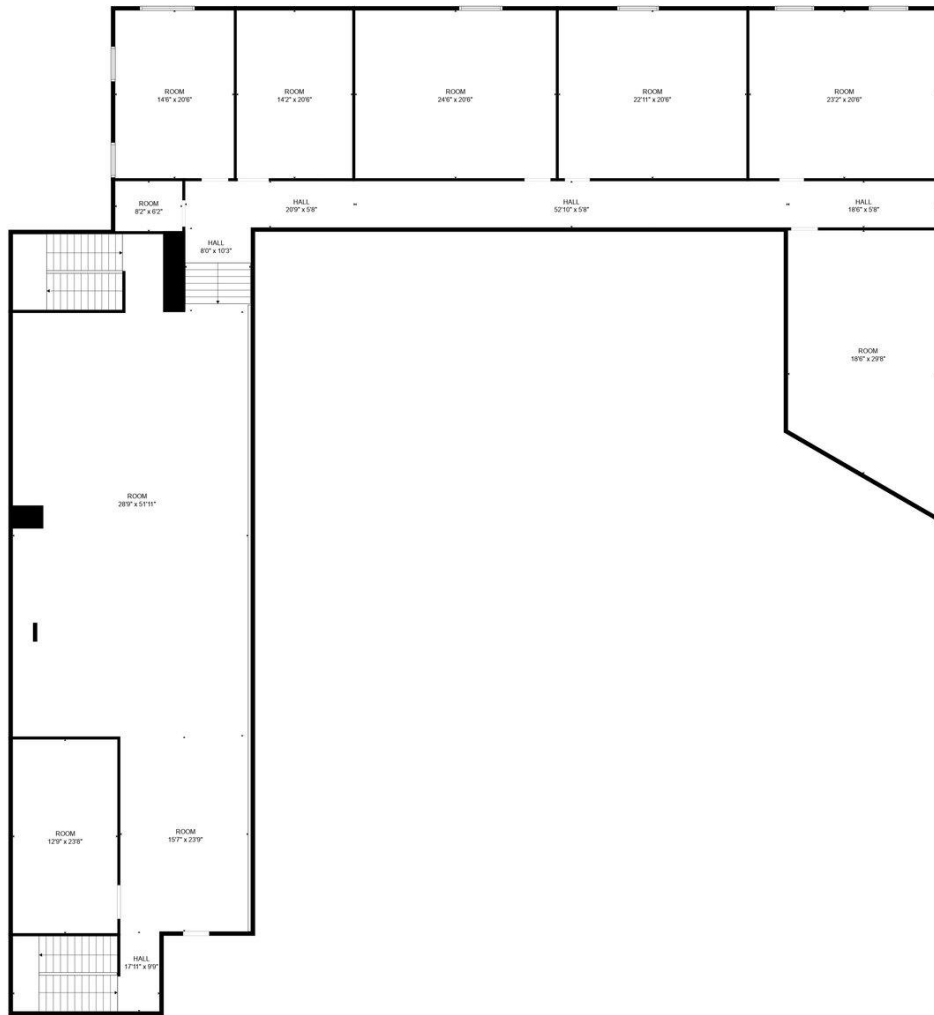


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Floor Plan – second level;

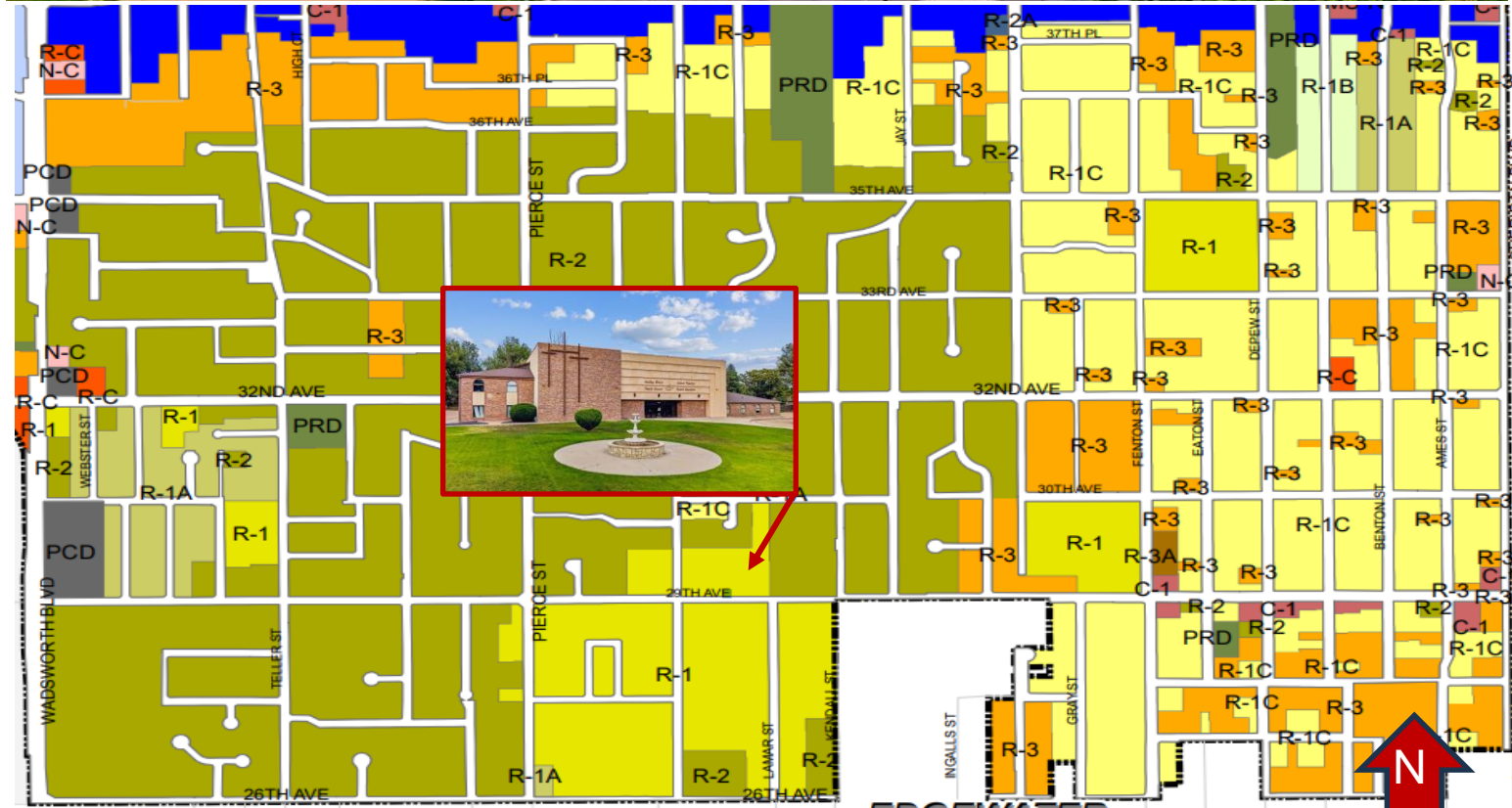


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Aerial & Zoning



Zoning:

	R-1		R-1C
	R-1A		R-2
	R-1B		R-2A



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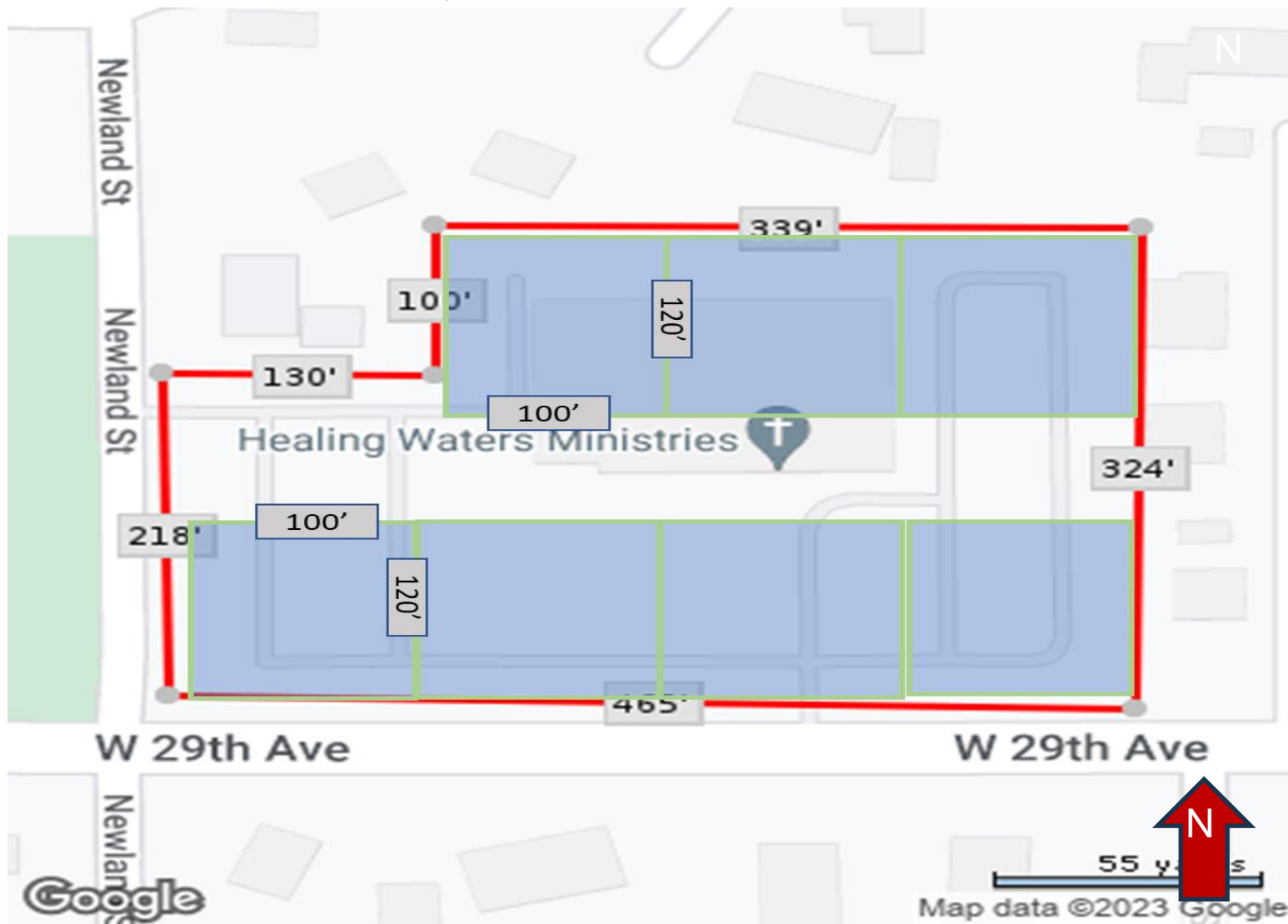
Zoning Excerpt

Sec. 26-205. Residential-One District (R-1).

- A. *Intent and purpose:* This district is established to provide high quality, safe, quiet and stable low-density residential neighborhoods, and to prohibit activities of any nature which are incompatible with the low-density residential character.
- B. *Development standards:*

		Maximum Height ^(f)	Maximum Building Coverage	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback ^(a)	Minimum Side Yard Setback ^(b)	Minimum Rear Yard Setback ^(b)
Principal Buildings	Single detached dwelling	35'	25%	12,500 sf	100'	30' ^(c)	15'	15'

Potential Residential Layout – Estimate of 7 Residents



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Demographics

Income

	5-mile	10-mile	15-mile
Median Household Income (18'-22')	\$82,436	\$85,216	\$85,390

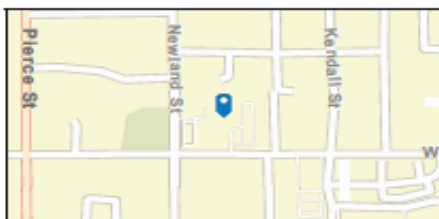
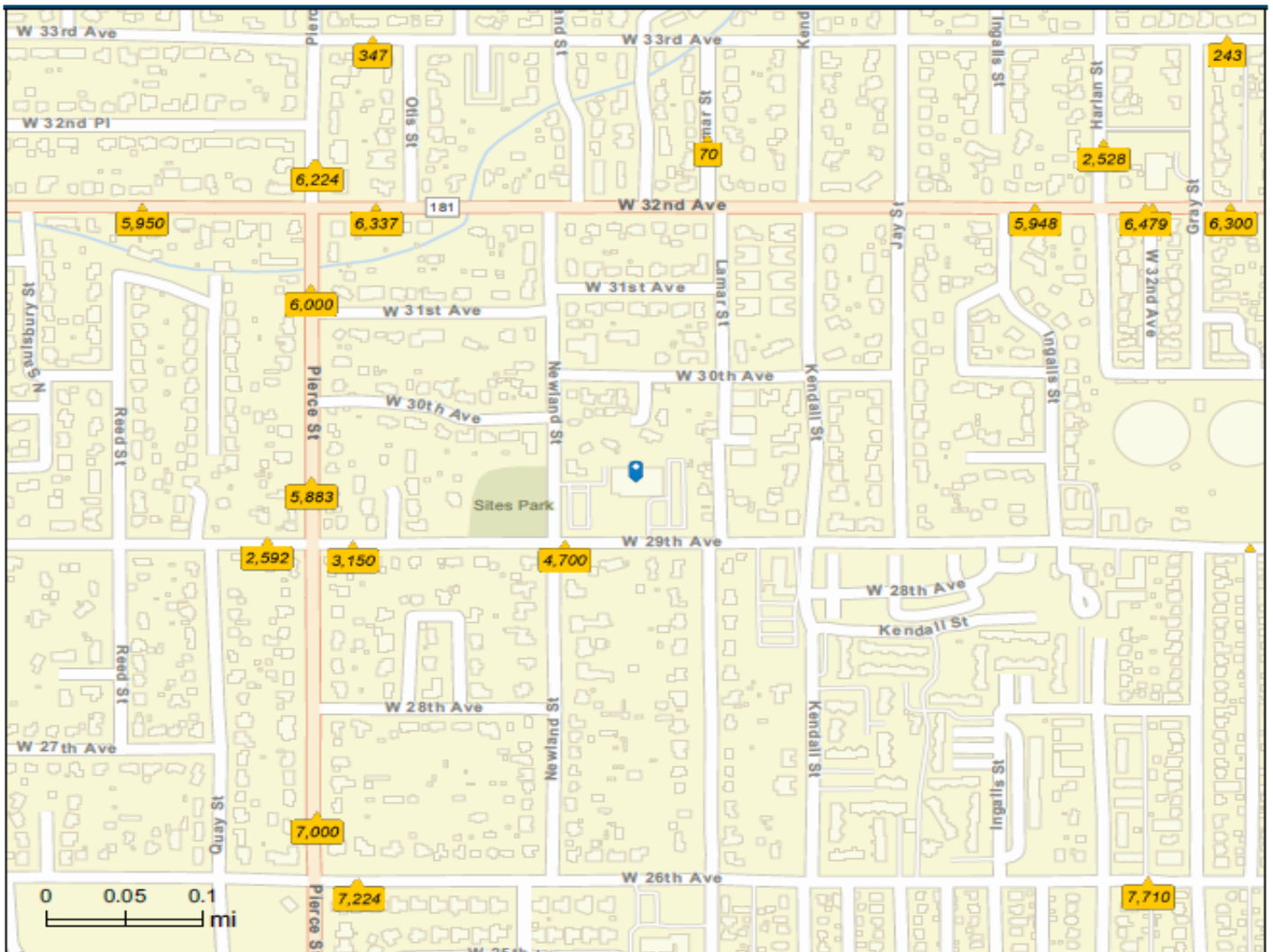
Source: U.S. Census Bureau, 2018-2022 American Community Survey

Population

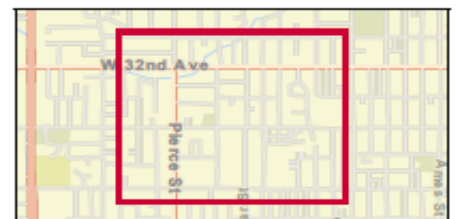
	5-mile	10-mile	15-mile
2020 Household Population	262,650	946,827	1,739,970
2024 Household Population	273,733	964,447	1,763,152

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).