

FOR SALE

# 38TH AVENUE

7390 W. 38TH AVE., WHEAT RIDGE, CO 80033

RETAIL | 6,000 SQUARE FEET | \$1,600,000



**CONFIDENTIAL LISTING - DO NOT DISTURB TENANTS!**

## PROPERTY HIGHLIGHTS

- Freestanding Building on Large Lot with Ample Off Street Parking.
- High Density Area off 38th Ave. in Wheat Ridge.
- Renovated with 3,000 SF on Main Level and 3,000 SF in Insulated Basement.
- All New Flooring, Furnaces, HVAC, Lighting, Plumbing, & Electrical
- Monument Sign Facing Busy 38th Ave.

**TRAFFIC COUNTS:** 17,676 VPD - 38th Ave. & Vance St.  
43,329 VPD - 38th Ave. & Wadsworth Blvd.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
Est. Population	14,093	139,254	378,626
Avg. HH Income	\$105,880	\$110,733	\$114,877
Total Housing Units	6,985	69,248	182,619



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

**Brian Frank**  
303.592.7300  
bfrank@axiore.com

FOR SALE

# 38TH AVENUE

7390 W. 38TH AVE., WHEAT RIDGE, CO 80033



**Brian Frank**  
 303.592.7300  
 bfrank@axiore.com

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.