

3280 | WADSWORTH BLVD

WHEAT RIDGE, CO 80033

FOR SALE

\$1,475,000



INVESTMENT OPPORTUNITY! 7% CAP RATE

7,943 RSF

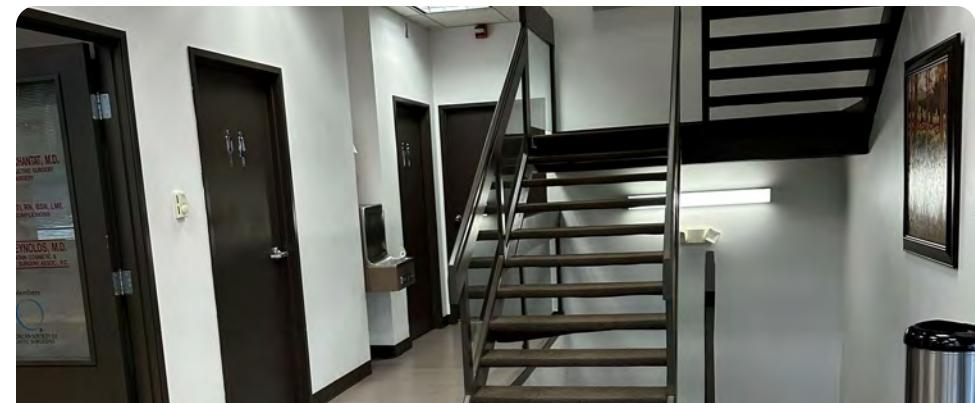


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 **UNIQUE**
PROPERTIES
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TCN
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Address	3280 Wadsworth Blvd
City, State, Zip	Wheat Ridge, CO 80033
Sale Price	\$1,475,000
Price/ SF	\$185.70 / SF
Gross Rents	\$162,976 / yr with 2.9% - 4.3% escalations
NOI	\$103,214
Cap Rate	7%
Expenses (Excluding Taxes)	\$3.92 / RSF
Building Size	7,943 RSF
Lot Size	16,596 SF
Parking Spaces	31 Spaces
Year Built	1984
Taxes (2025)	\$28,664

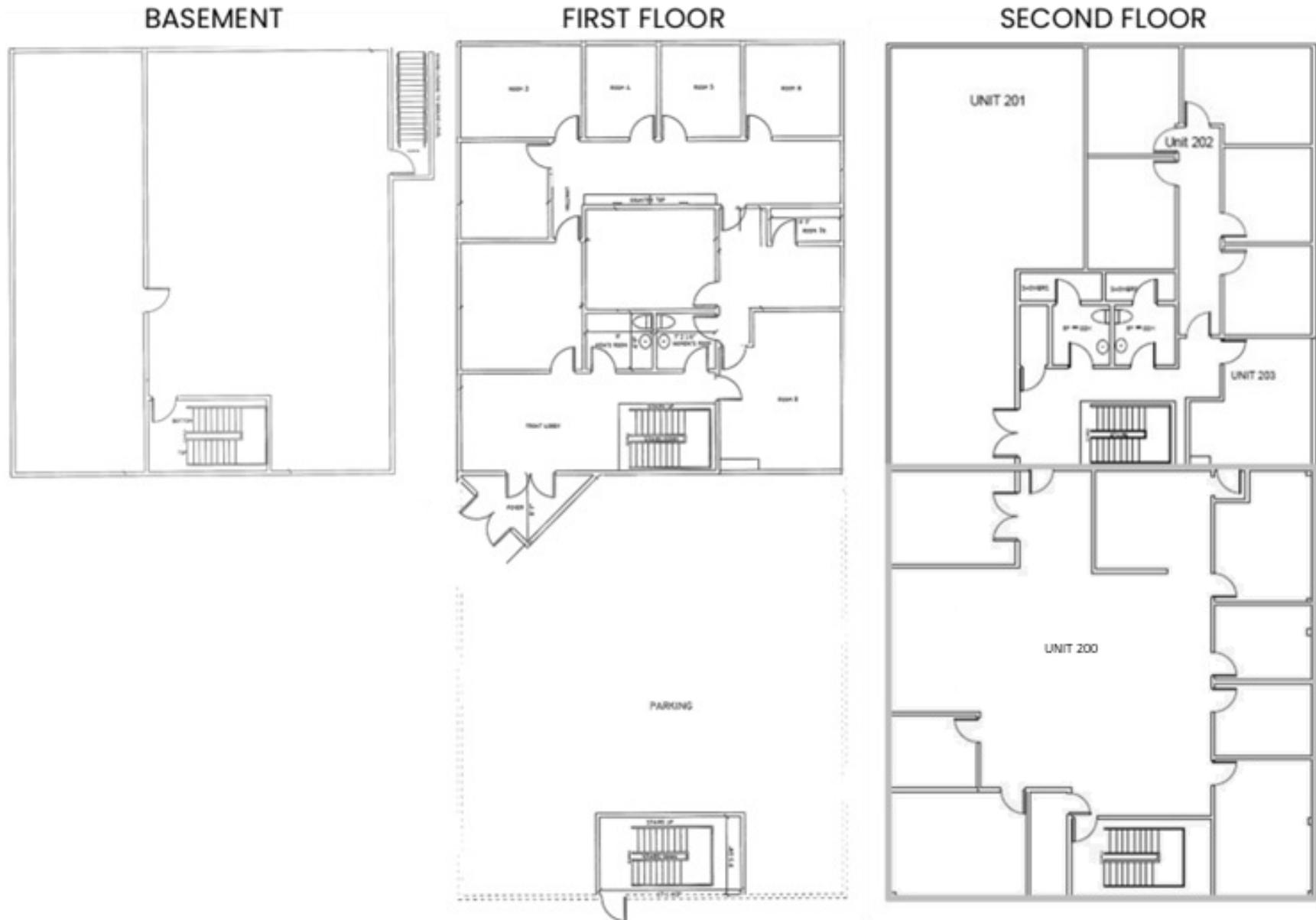


This 7,943 SF building on Wadsworth Blvd is available for purchase, offering a unique opportunity for both owner-users and investors. The building currently houses 5 tenants: a plastic surgeon, an accounting firm, a due diligence group, a salon, and Causal Designs, Inc., generating approximately \$103,214 in annual net income. Additional features include 31 parking spaces and approximately 2,300 SF of basement space, suitable for storage or potential office use.

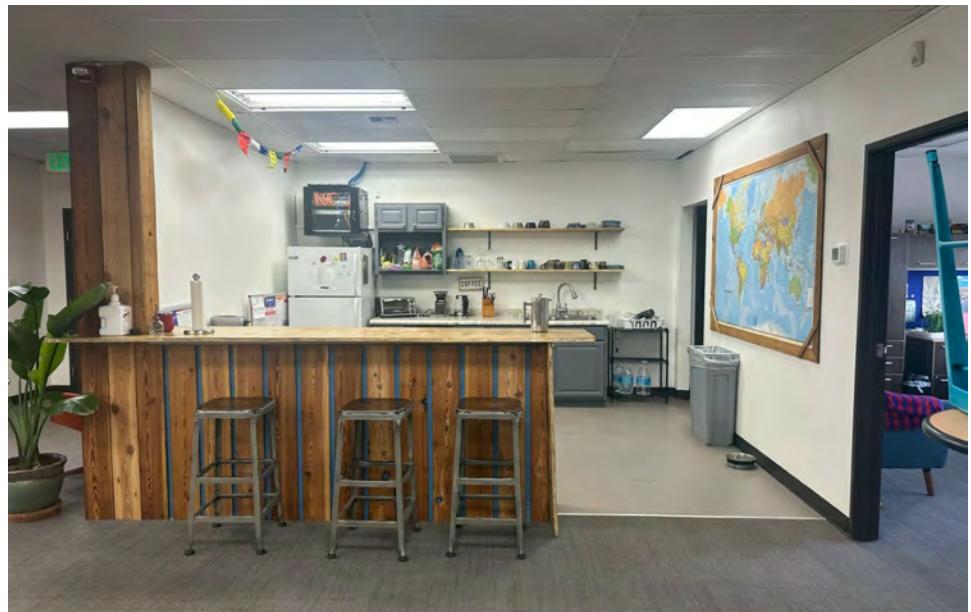
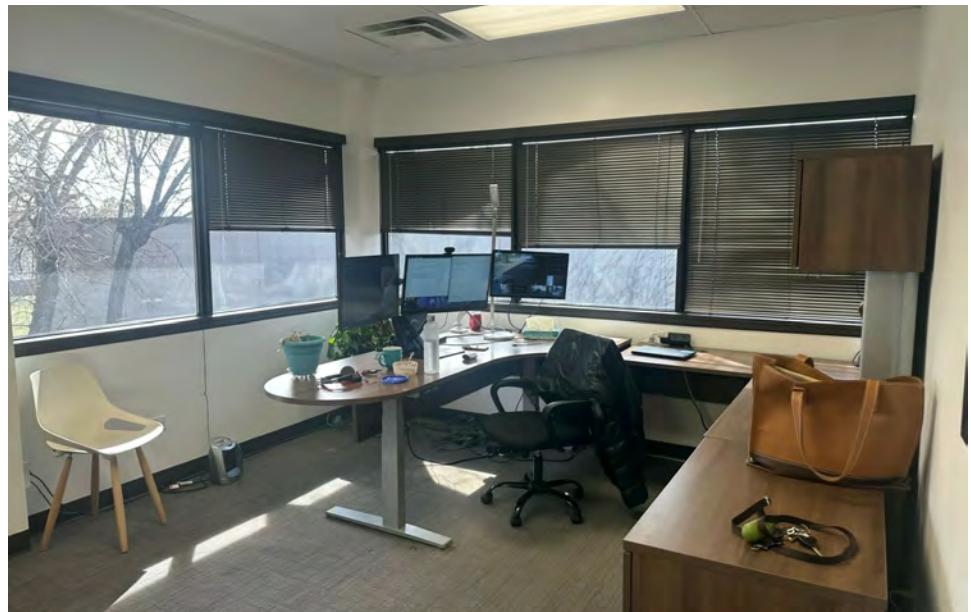
- Second Floor, Suite 200 (2,628 SF) could be made available for owner user.
- Signage on Building
- Internet included in the Leases – Century Link Fiber in Building
- Ample storage available in the building. 2,300 SF of Basement Space
- Bathrooms with showers



FLOOR PLANS



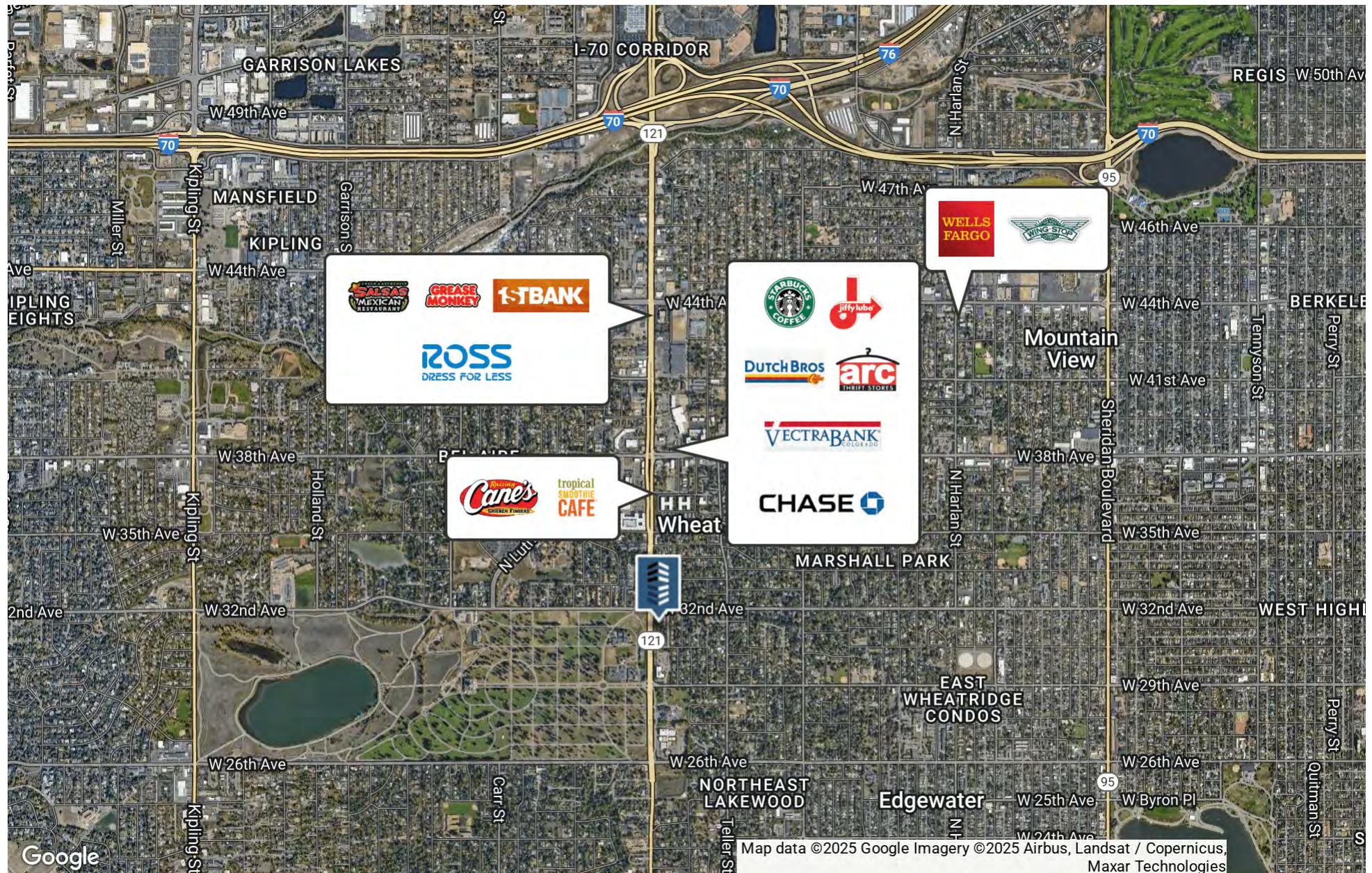
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAILER MAP

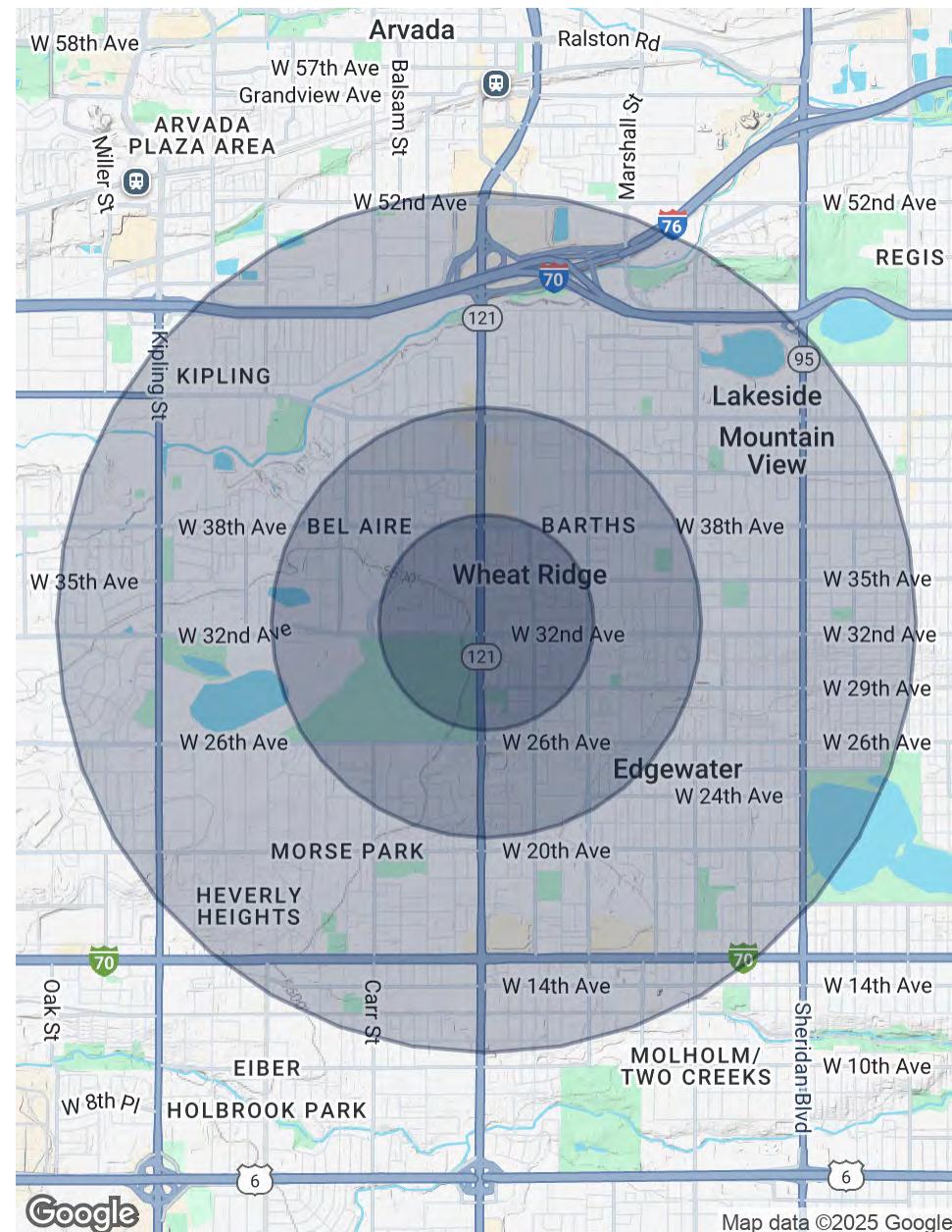


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,021	12,129	50,327
Average Age	46	45	42
Average Age (Male)	45	43	41
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,496	5,697	23,090
# of Persons per HH	2	2.1	2.2
Average HH Income	\$111,058	\$107,124	\$109,050
Average House Value	\$636,123	\$660,942	\$684,449

Demographics data derived from AlphaMap





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