

MIXED USE PROPERTY FOR SALE

6175 W 38TH AVE

6175 WEST 38TH AVENUE, WHEAT RIDGE, CO 80033



FOR SALE

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

PRESENTED BY:

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtyadvisors.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

6175 WEST 38TH AVENUE



OFFERING SUMMARY

PRICE:	\$950,000
BUILDING SF:	2,920
OCCUPANCY:	Owner/User
LOT SIZE:	0.35 Acres
FRONTAGE:	89'
PARKING:	24
PARKING RATIO:	8.21
YEAR BUILT:	1928
RENOVATED:	2014
ZONING:	MU-N (Mixed Use Neighborhood)

PROPERTY OVERVIEW

Located in the heart of Wheat Ridge, Colorado, on the bustling 38th Avenue corridor, this 2,920 square foot building presents an exceptional opportunity for a thriving business or a dynamic redevelopment project. Currently serving as a well-established children's care center, this property offers abundant parking both in the front and rear, providing convenient access for clients and staff. Its prime location, just steps away from the vibrant hotspots along 38th Avenue, ensures high visibility and easy accessibility.

The freestanding building features multiple versatile rooms on the ground floor, along with a partially finished basement area that currently functions as an office for the existing business. A fully fenced playground area at the rear of the property adds to its appeal, providing a safe and enjoyable outdoor space for children.

The property's current MU-N (mixed use neighborhood) zoning offers a wide range of possibilities for future owners who may choose to redevelop the site. This flexibility allows for a variety of potential uses, such as the possible Development of a mixed-use project. The MU-N zoning permits a combination of residential and commercial uses, offering opportunities for innovative and creative development.

With its prime location, versatile space, and redevelopment potential, this property represents a unique and exciting opportunity for businesses and investors seeking to establish a presence in the thriving Wheat Ridge community.



KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

RYAN DEVIN

Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI

O: 303.999.1586
dan@totalrealtyadvisors.com

LOCATION & HIGHLIGHTS

6175 WEST 38TH AVENUE



LOCATION INFORMATION

Street Address: 6175 West 38th Avenue
City, State, Zip: Wheat Ridge, CO 80033
County: Jefferson County - CO
Market: Denver-Aurora-Lakewood, CO
Sub-market: West Denver
Cross Streets: 38th Ave. & Harlan St.

LOCATION OVERVIEW

Its prime location provides easy access to major highways, nearby amenities, and excellent schools. Wheat Ridge is known for its safe and friendly community, making it a desirable place to live and operate a business.



PROPERTY HIGHLIGHTS

- Freestanding Building
- Incredible location along 38th Ave.
- Currently set up for a small business
- Redevelopment opportunity



KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtyadvisors.com



Assemblage Opportunity

.77 Acres

Rare development opportunity on 38th Avenue in Wheat Ridge! The combined sale of 6175 W 38th Ave (MLS #3482406) and 6145 W 38th Ave (MLS #7901392) offers 0.77 acres in a prime location. Zoned MU-N (Mixed Use-Neighborhood), this assemblage has the potential for up to 15 residential units (to be verified with the City of Wheat Ridge). With high visibility and flexible zoning, this property is ideal for residential, commercial, or live-work development.

6145 W 38th Avenue
6175 W 38th Avenue

*Estimated Boundaries for Visual Purposes Only

Zoning: MU-N

33,426 SF / .77 Acres

303-579-9428
303-999-1586

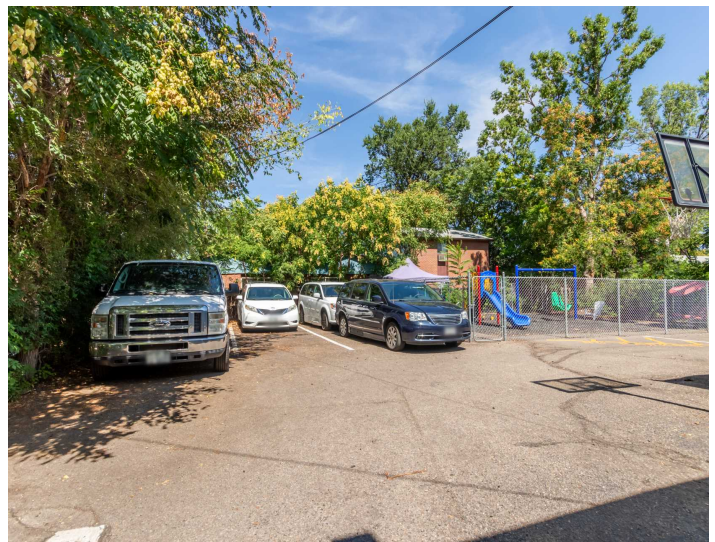


ryandevin@kwcommercial.com
dan@totalrealtyadvisors.com



PROPERTY PHOTOS

6175 WEST 38TH AVENUE



KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtyadvisors.com

LOCATION MAPS

6175 WEST 38TH AVENUE



KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



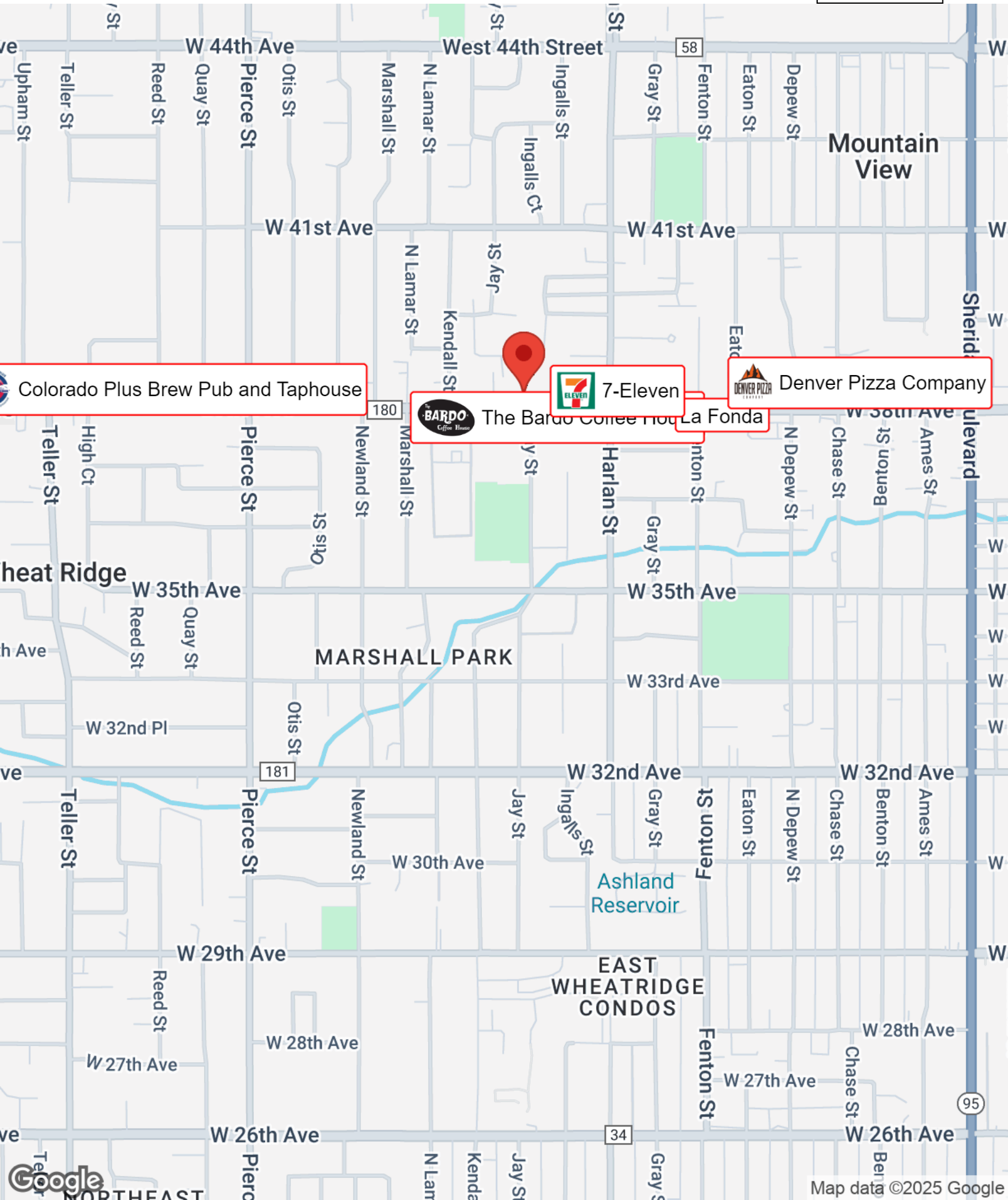
Each Office Independently Owned and Operated

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtyadvisors.com

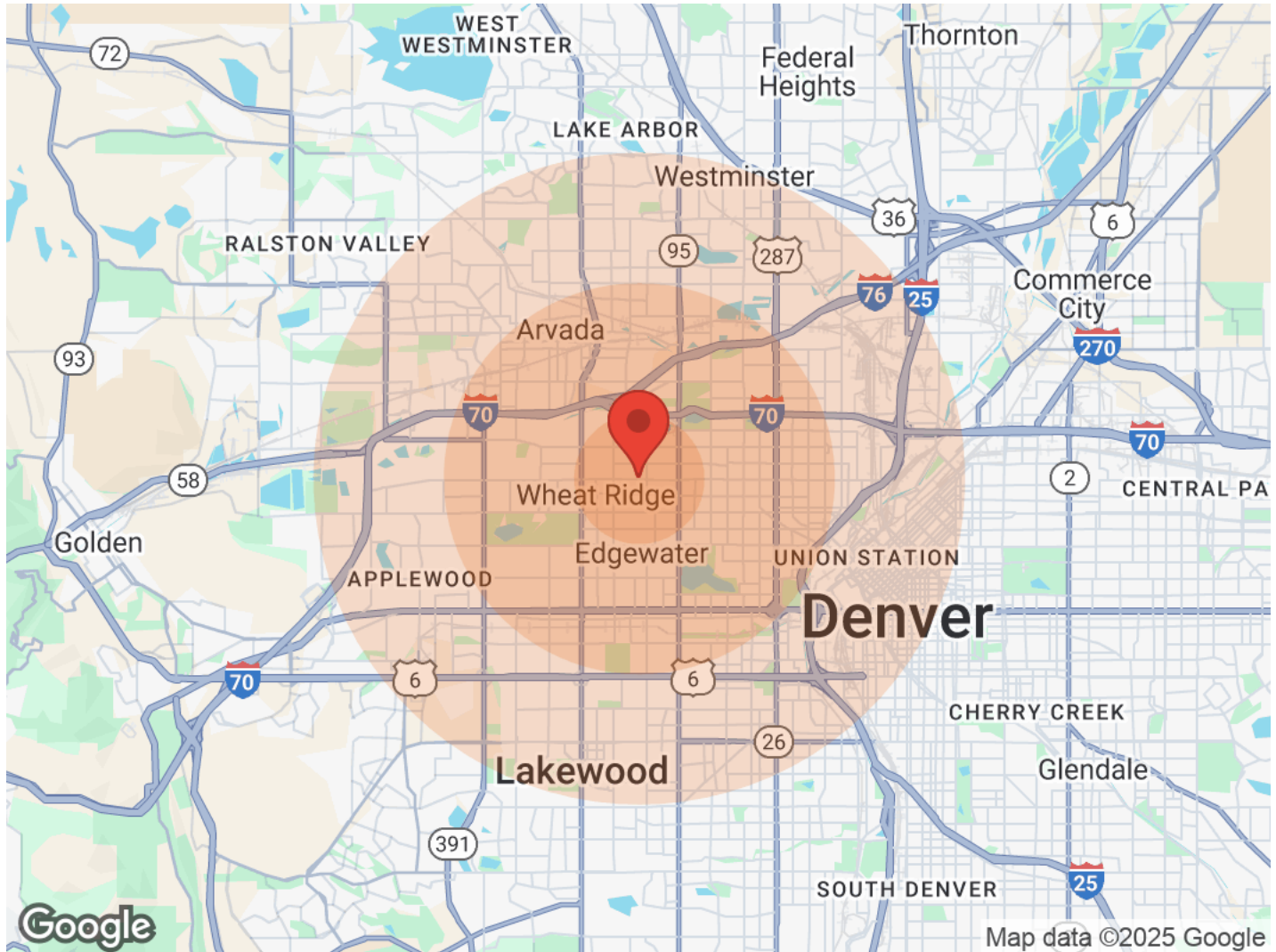
BUSINESS MAP

6175 WEST 38TH AVENUE



DEMOGRAPHICS

6175 WEST 38TH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	8,065	67,866	177,789
Female	8,874	68,931	175,266
Total Population	16,939	136,797	353,055

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,735	25,895	67,927
Ages 15-24	1,699	14,848	39,642
Ages 25-54	6,965	58,101	147,173
Ages 55-64	2,327	17,185	43,303
Ages 65+	3,213	20,768	55,010

Race	1 Mile	3 Miles	5 Miles
White	14,513	110,857	278,890
Black	73	1,195	6,479
Am In/AK Nat	13	862	1,895
Hawaiian	N/A	1	9
Hispanic	4,769	49,901	132,700
Multi-Racial	4,572	46,086	123,708

Income	1 Mile	3 Miles	5 Miles
Median	\$44,128	\$44,883	\$44,661
< \$15,000	1,019	9,786	24,260
\$15,000-\$24,999	1,232	8,429	19,730
\$25,000-\$34,999	1,059	7,619	17,480
\$35,000-\$49,999	1,233	8,901	22,102
\$50,000-\$74,999	1,595	10,954	27,647
\$75,000-\$99,999	848	6,095	16,169
\$100,000-\$149,999	898	6,010	15,359
\$150,000-\$199,999	206	1,785	4,873
> \$200,000	30	893	2,848

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,810	67,601	167,636
Occupied	8,214	62,763	155,048
Owner Occupied	4,305	31,458	78,026
Renter Occupied	3,909	31,305	77,022
Vacant	596	4,838	12,588

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtadvisors.com

Disclaimer

6175 WEST 38TH AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

PRESENTED BY:

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DAN LUCCHESI
O: 303.999.1586
dan@totalrealtyadvisors.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-8-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

[6175 W 38th Ave., Wheat Ridge, CO](#)

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- ☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- ☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On 09/05/2024, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm: Keller Williams Advantage Realty

Ryan Devin

09/05/2024

Broker Keller Williams Advantage Realty
By Ryan Devin

BUYER'S BROKER'S COMPENSATION AGREEMENT

Compensation charged by brokerage firms is not set by law and is fully negotiable.

In consideration of the services to be performed by Buyer's Broker as Buyer's transaction-broker, Buyer's Broker's brokerage firm (Brokerage Firm) will be paid a fee equal to ____% of the purchase price or \$_____ (Success Fee) with no discount or allowance for any efforts made by Buyer or any other person. Unless approved by Buyer, in writing, Brokerage Firm is not entitled to receive additional compensation, bonuses, and incentives paid by listing brokerage firm or seller.

The Success Fee is earned by Brokerage Firm upon Buyer's Broker performing services that result in Buyer entering into a contract to purchase property acceptable to Buyer and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success Fee will not be waived; such fee is due and payable upon Buyer's default, but not later than the date that the closing of the transaction was to have occurred.

Broker is authorized and instructed to request payment of the Success Fee from one or both of the following: (1) the seller's brokerage firm; (2) seller. Buyer is obligated to pay any portion of the Success Fee which is not paid by the seller's brokerage firm or seller, but only if Broker discloses to Buyer the amount Buyer must pay, in writing and prior to Buyer entering into a contract with the seller.

Buyer:

Buyer's Brokerage Firm:

Buyer's Signature _____ Date _____

Broker's Signature	Date
--------------------	------

Street Address

Brokerage Firm Street Address

City, State, Zip

Brokerage Firm City, State, Zip

Phone No. _____

Broker Phone No. _____

Fax No. _____

Broker Fax No. _____

Email Address _____

Broker Email Address

Buyer's Signature _____ Date _____

Street Address

City, State, Zip

Phone No. _____

Fax No. _____

Email Address