

5712

W 38TH AVE

WHEAT RIDGE, CO 80212

\$12-14/SF ~~\$15.00/SF~~ (NNN)

LEASE RATE



RETAIL / OFFICE / FLEX

RENOVATED IN 2025

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES



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400 S. Broadway | Denver, CO 80209

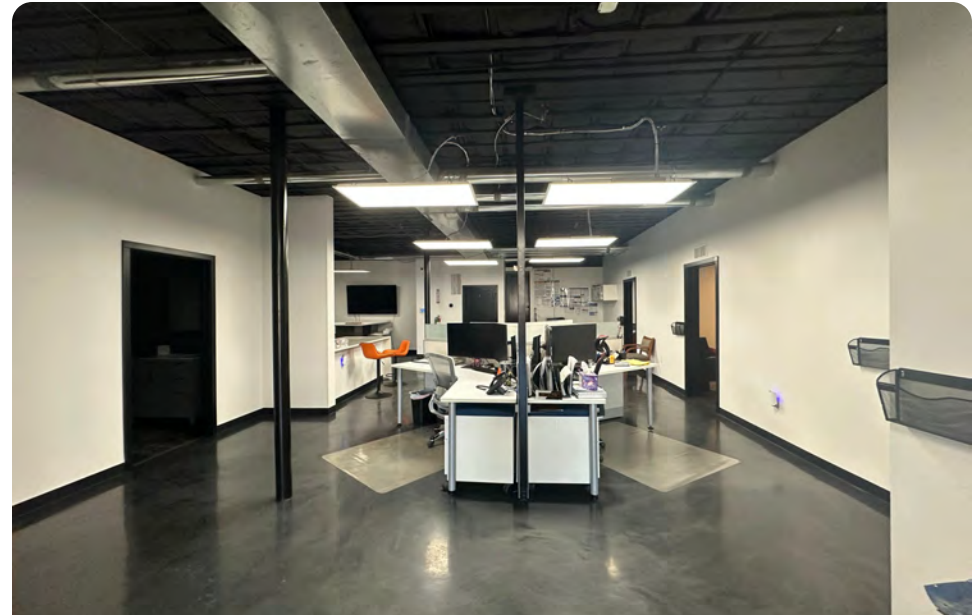
PROPERTY HIGHLIGHTS

Address	5712 W 38th Ave Wheat Ridge, CO 80212
Lease Rate	\$12.00 - \$14.00/SF NNN
Estimated NNN's	~\$7.78/SF
Building Size	3,969 SF
Lot Size	7,500 SF
Parking	14 Spaces
Zoning	MU-N
Year Renovated	2025

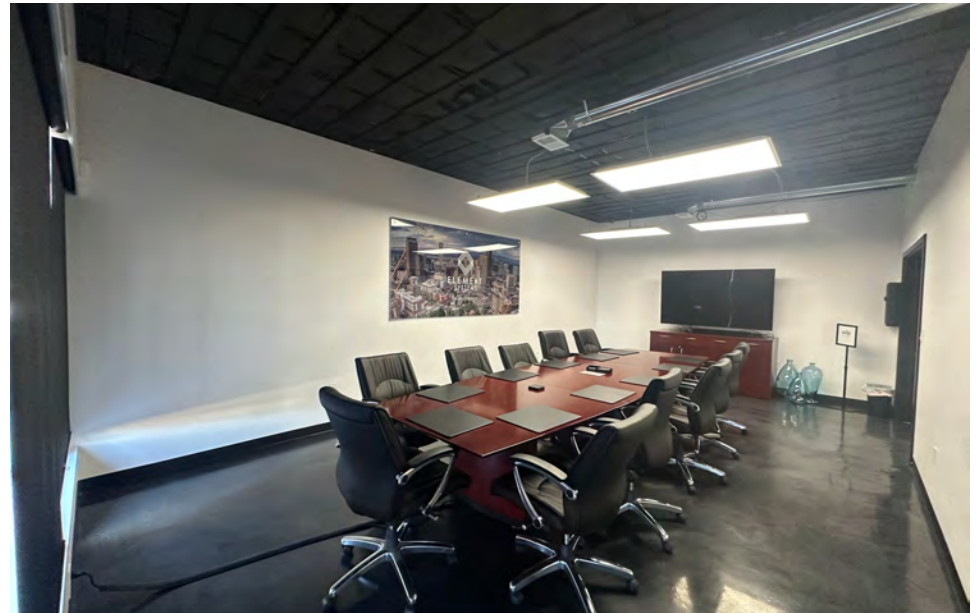
PROPERTY DESCRIPTION

5712 W 38th Ave offers a 3,969 SF Retail / Office / Flex lease opportunity in the heart of Wheat Ridge. The recently renovated, move-in ready space provides a clean and functional layout suitable for a variety of commercial users. Located along W 38th Ave with convenient access to surrounding neighborhoods and central Denver, the property benefits from strong visibility, neighborhood connectivity, and a flexible configuration ideal for retail, showroom, office, fitness, or service-oriented tenants.

- Recently renovated space with updated finishes
- 14 dedicated parking spaces
- Prominent frontage along W 38th Ave
- Functional layout for a variety of commercial users
- Convenient access to Denver and surrounding neighborhoods
- Walkable Wheat Ridge location near area amenities



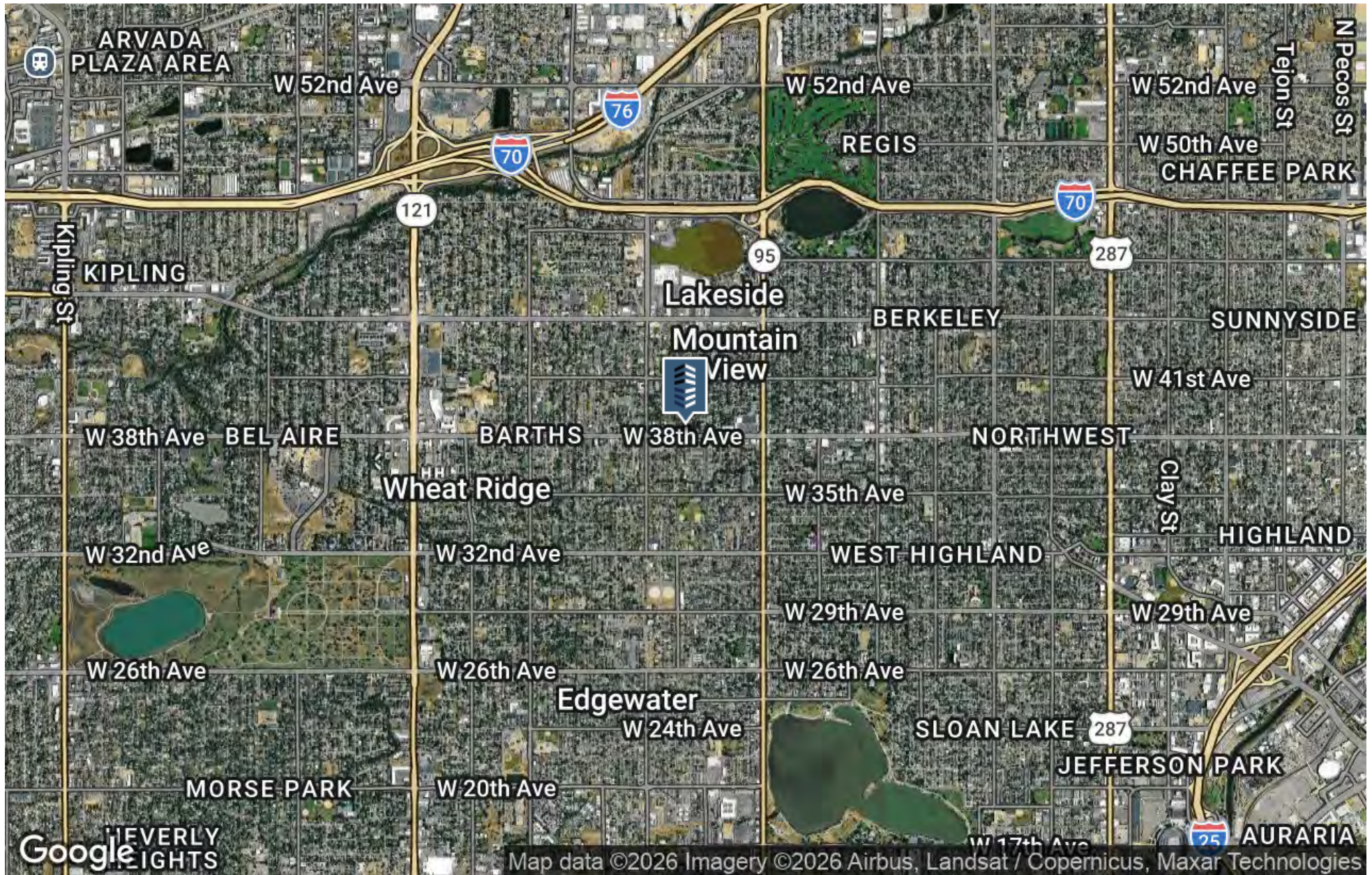
ADDITIONAL PHOTOS



SITE AERIAL



LOCATION MAP





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