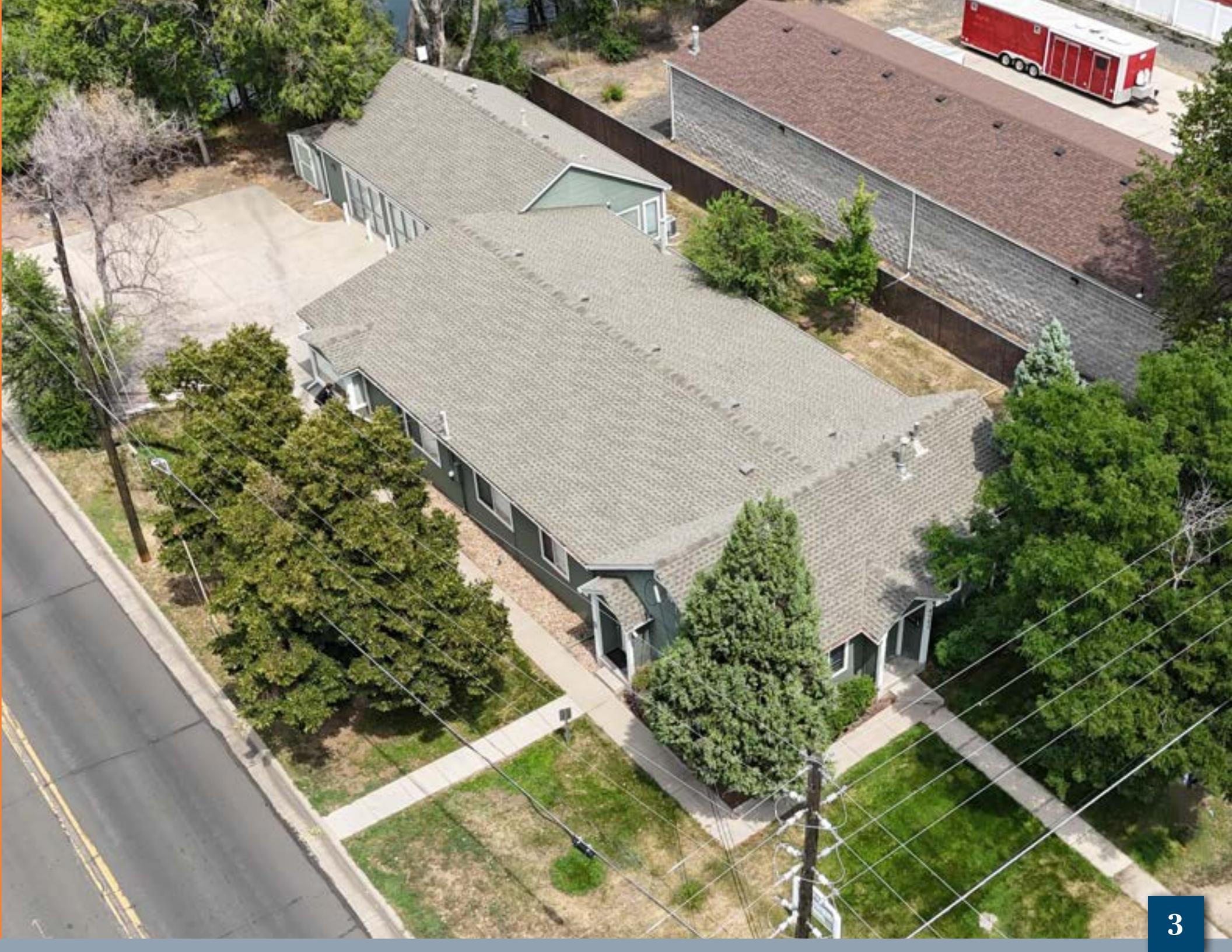




Marcus & Millichap
THE KRAMER GROUP
OFFERING MEMORANDUM

9595 W 49TH AVE
WHEAT RIDGE, CO 80033





9595 W 49TH AVE

WHEAT RIDGE, CO 80033

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SECTION

1

EXECUTIVE SUMMARY

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9595 W 49TH AVE
WHEAT RIDGE, CO 80033

\$995,000
LISTING PRICE

ADDRESS: 9595 W 49TH AVE, WHEAT RIDGE, CO 80033

LOT SIZE: 0.3 ACRES

YEAR BUILT: 1948

RENOVATED: 2010

BUILDING SIZE: APPROX. 3,851/SF

CONFIGURATION: FOURTEEN PRIVATE OFFICE SUITES WITH AN OPEN-CONCEPT LAYOUT

PARKING: PRIVATE OFF-STREET SURFACE PARKING WITH 12 SPACES





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present the exclusive opportunity to acquire 9595 W 49th Ave, a versatile, single-story, 3,851-square-foot multi-suite office property located in the highly desirable Wheat Ridge submarket of Denver. The property offers fourteen private office suites along with private parking, positioned on a prominent corner lot with excellent visibility and accessibility. This asset represents an outstanding owner-user or value-add investment opportunity, offering stable functionality today with meaningful long-term upside potential as Wheat Ridge and the greater Denver Metro continue to experience strong population and employment growth.

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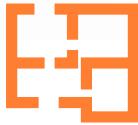
INVESTMENT HIGHLIGHTS



Building Size / Layout:
3,851-Square-Foot, Multi-Suite Office
with Fourteen Private Office Suites
and an Open-Concept Layout



Condition: New Roof Installed in
2017; Well-Maintained with Potential
for Modernization and Upgrades



Lot Size: Prominent Corner Lot
Providing Visibility and Accessibility



Investment Profile: Strong Opportunity
for Both Owner-Users and Investors
Seeking Value-Add Potential



Parking: Ample On-Site, Off-Street
Surface Parking with 12 Spaces

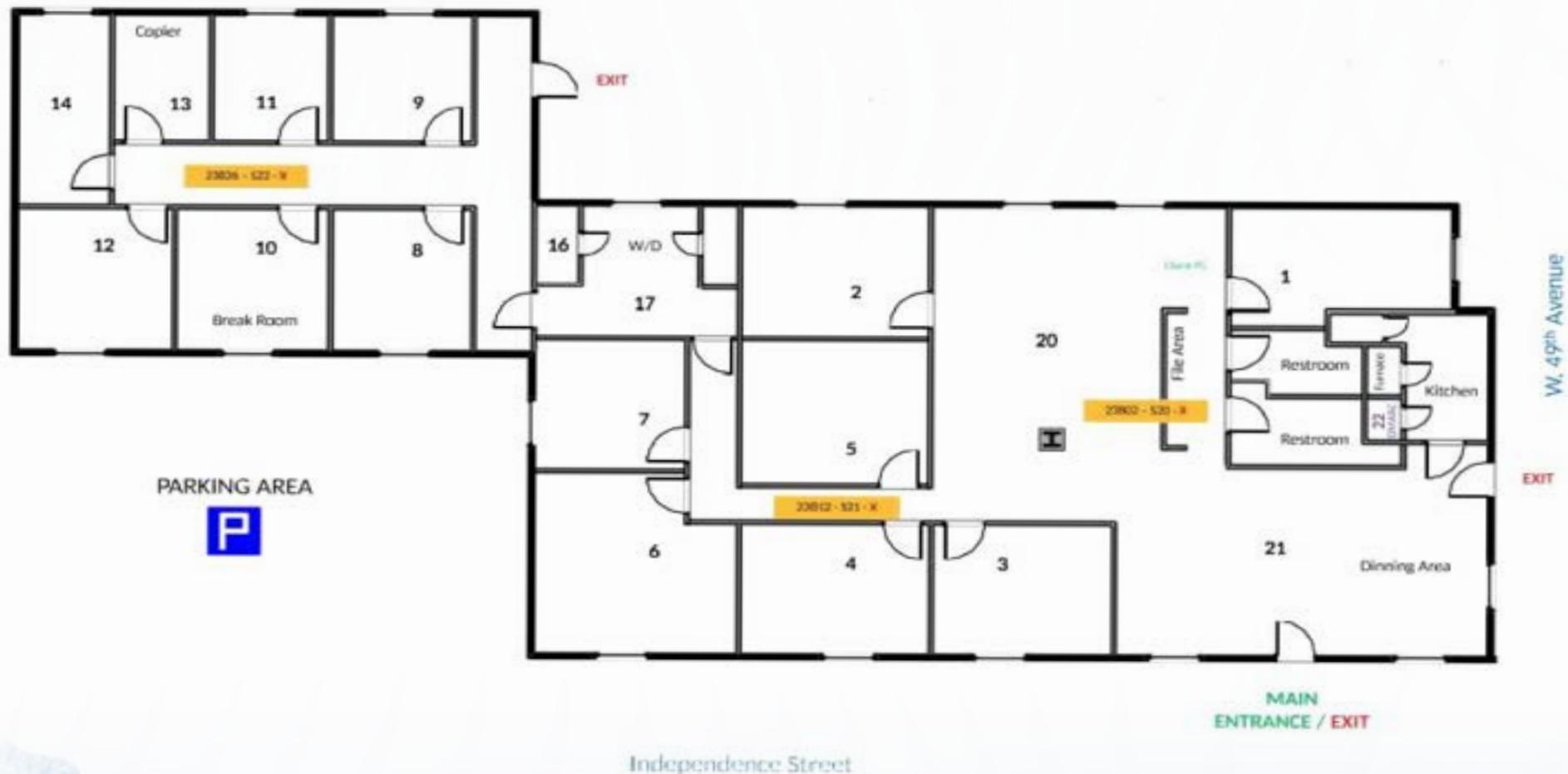


Positioning: Below Replacement
Cost in a Supply-Constrained
Submarket



Flexibility: Ideal for Medical,
Professional Office, or Owner-User
Occupancy

FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



SECTION

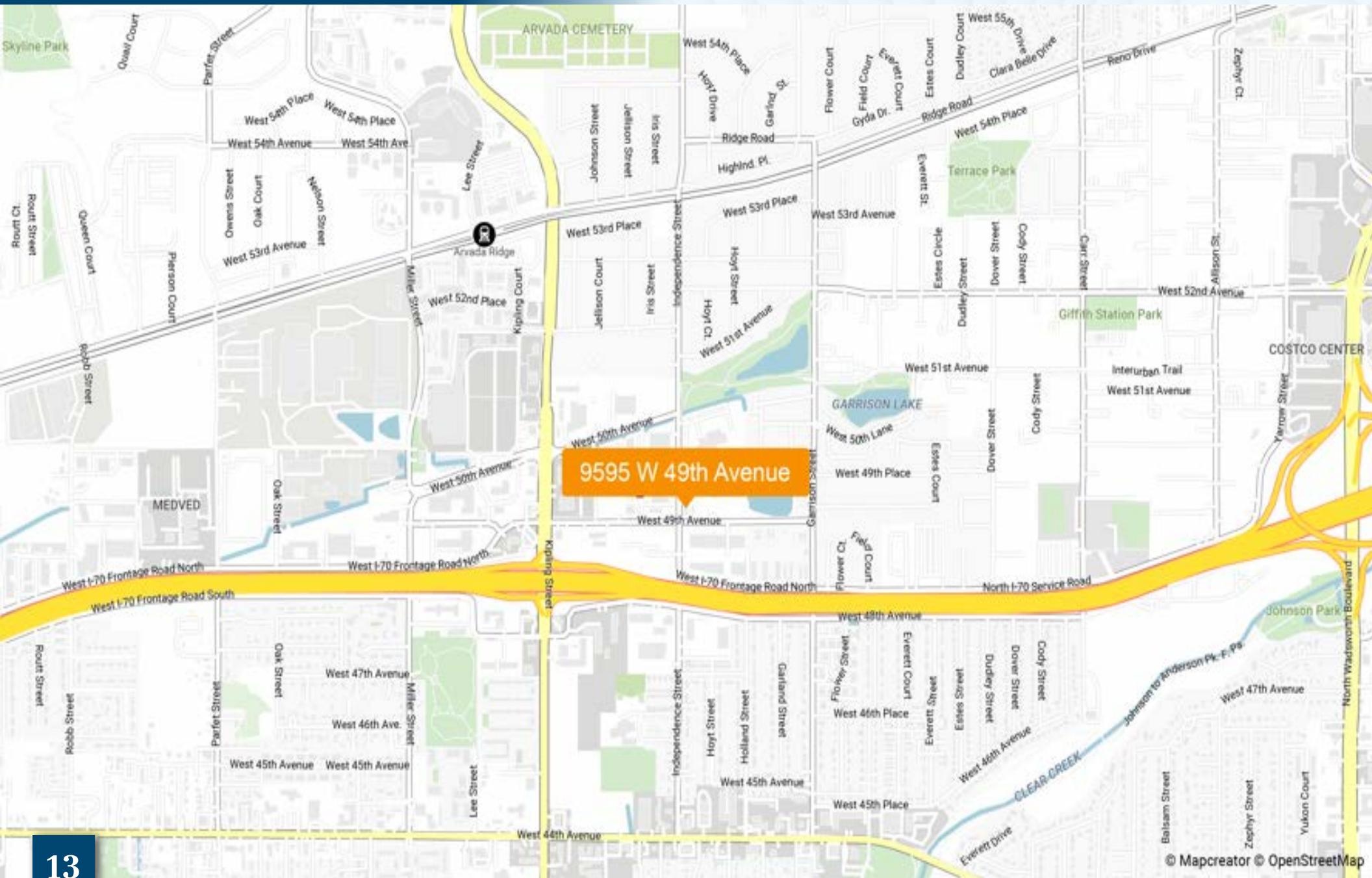
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STRATEGIC
LOCATION

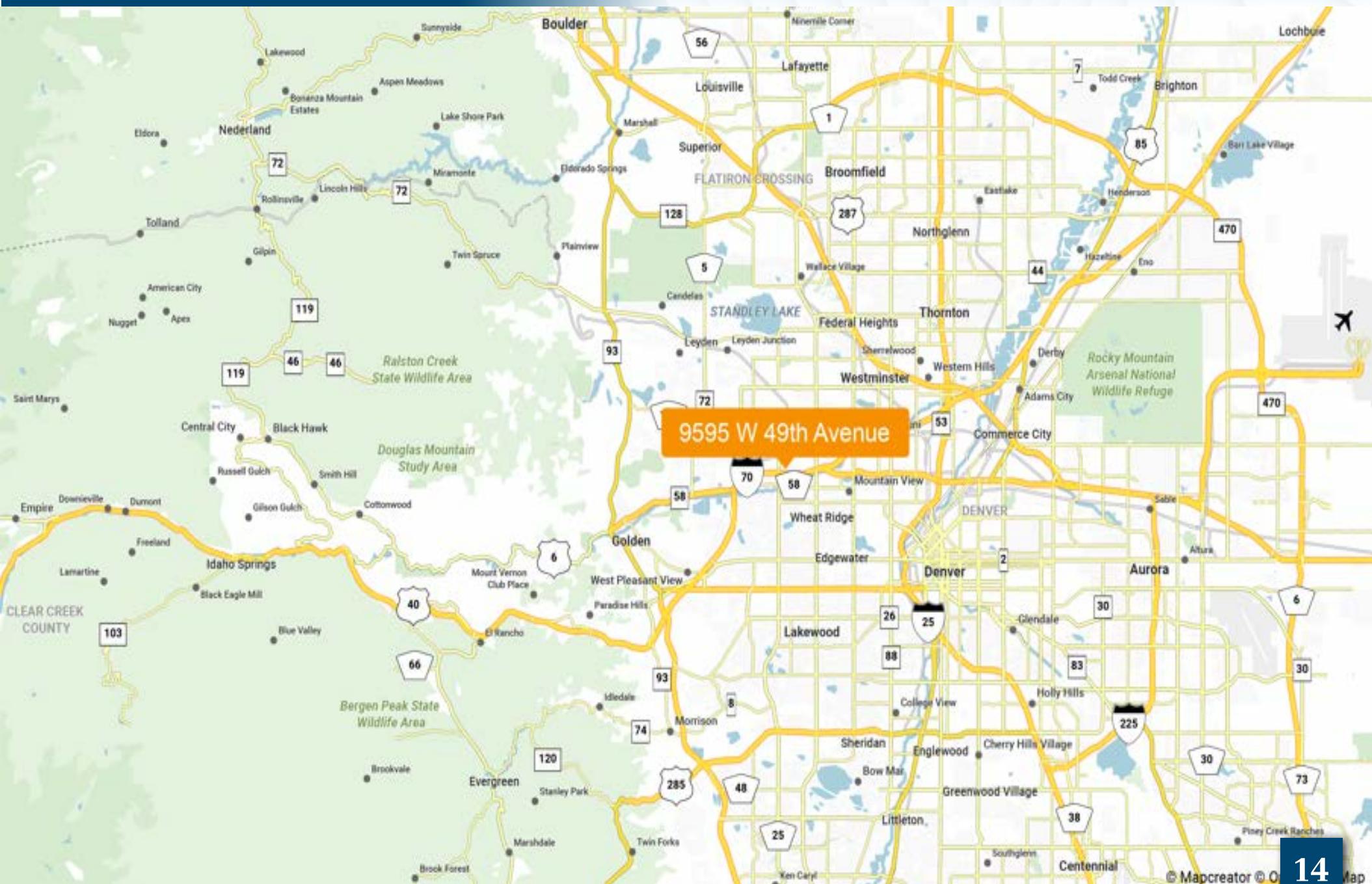
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LOCAL MAP



REGIONAL MAP



RETAILER MAP





MARKET OVERVIEW

WHEAT RIDGE, CO

The property is in Wheat Ridge, Colorado, an attractive target for industrial and warehouse investment thanks to the city's strategic location and infrastructure. Positioned near Interstate 70, the property benefits from convenient access to the entire Denver–Aurora–Lakewood metropolitan area. Additionally, the area's desirable suburban neighborhoods are home to a strong talent pool featuring a growing population of highly educated residents. Approximately 301,194 residents live within a five-mile radius of the property. Among those residents, at least 40 percent have achieved a bachelor's degree or higher. The city's economy is further stabilized by the presence of major employers in healthcare and manufacturing. Intermountain Health Lutheran Hospital, the city's largest health provider, supports employment for over 2,000 residents. Iconic soft drink bottler Pepsi Beverages likewise employs 2,000 residents. Another positive trend for industrial investment is the city's ongoing economic development plan. City officials are expected to accelerate the development of new light manufacturing and flex industrial spaces over the next decade.

HIGHLIGHTS:

- Prime Location Thanks to Direct Access to Interstate 70 and Downtown Denver
- Talent Pool with 40 Percent of Residents Holding a Bachelor's Degree or Higher
- Major Employers Like Intermountain Health and Pepsi Bolster Economic Stability
- City-Supported Growth in Light Manufacturing and Flex Industrial Development

WHEAT RIDGE, CO

DEMOGRAPHICS

13,332

2024 POPULATION
WITHIN 1 MILE

102,350

2024 POPULATION
WITHIN 3 MILES

301,194

2024 POPULATION
WITHIN 5 MILES

37

MEDIAN AGE
WITHIN 1 MILE

\$91,816

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$114,354

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

6,685

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

46,825

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.0

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

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