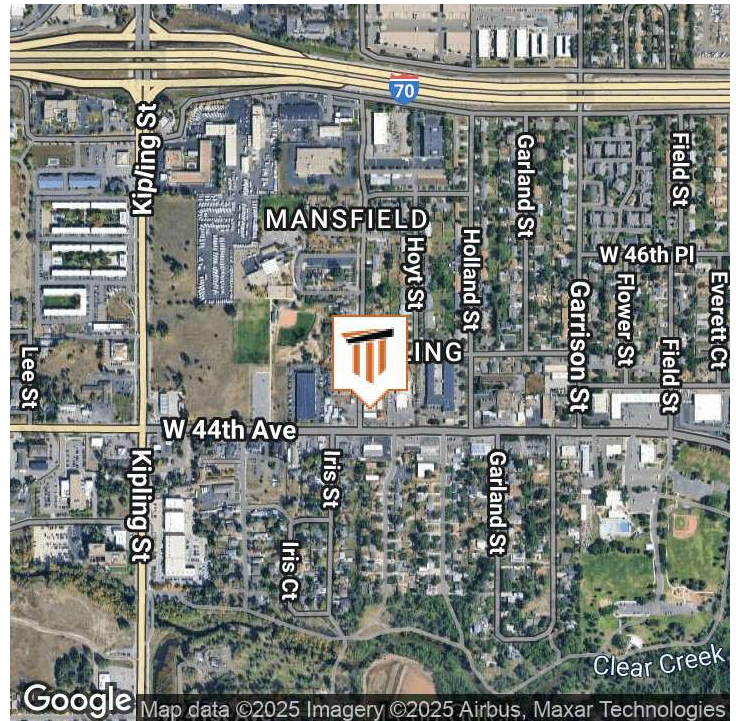


9695 W 44TH AVE

Wheat Ridge, CO 80033



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
NNNs:	\$5.53/SF
Building Size:	5,912 SF
Available SF:	2,956 SF
Lot Size:	15,728 SF
Loading:	(1) 10' x 10' DI
Year Built:	1953
Cross Streets:	W. 44th Ave. & Independence St.
Construction Type:	Masonry
Yard Space Available:	Yes
Zoning:	C-1
Submarket:	West Denver

PROPERTY OVERVIEW

Located along the highly visible W. 44th Avenue corridor, this retail space offers excellent frontage and strong daily traffic exposure. Just minutes from I-70 and I-76, the property provides quick and convenient access to the greater Denver metro area. Its versatile zoning supports a wide range of retail uses, making it ideal for businesses looking to establish a presence in a growing and well-connected community. Surrounded by a mix of residential neighborhoods and commercial amenities, this location offers both convenience and strong market potential.

PROPERTY HIGHLIGHTS

- Easy Access to I-70 East & West, and Kipling St. North & South
- Yard space available.
- Full fenced and gated yard space.
- Frontage to 44th Ave.
- Close proximity to grocery, restaurants, and shopping

FOR MORE INFORMATION, PLEASE CONTACT:

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Senior Advisor

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Maxwell@MarcumCommercial.com

AUSTIN RICKARD

Associate Broker

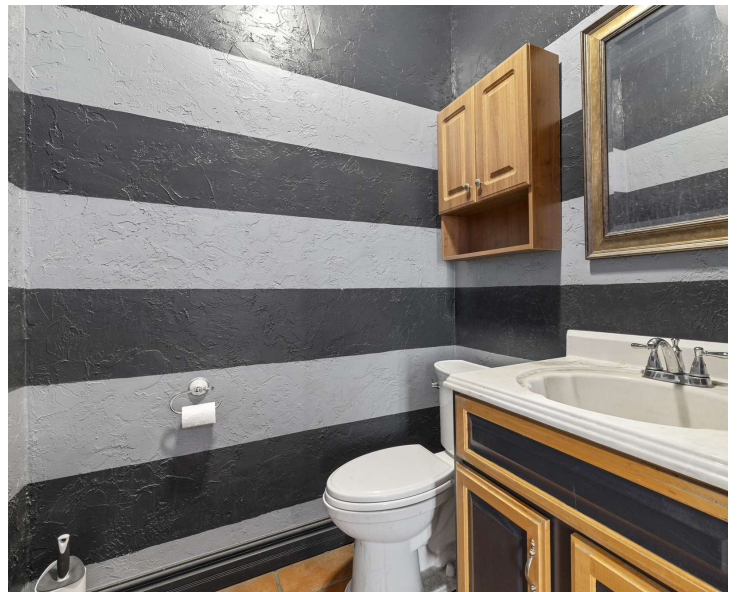
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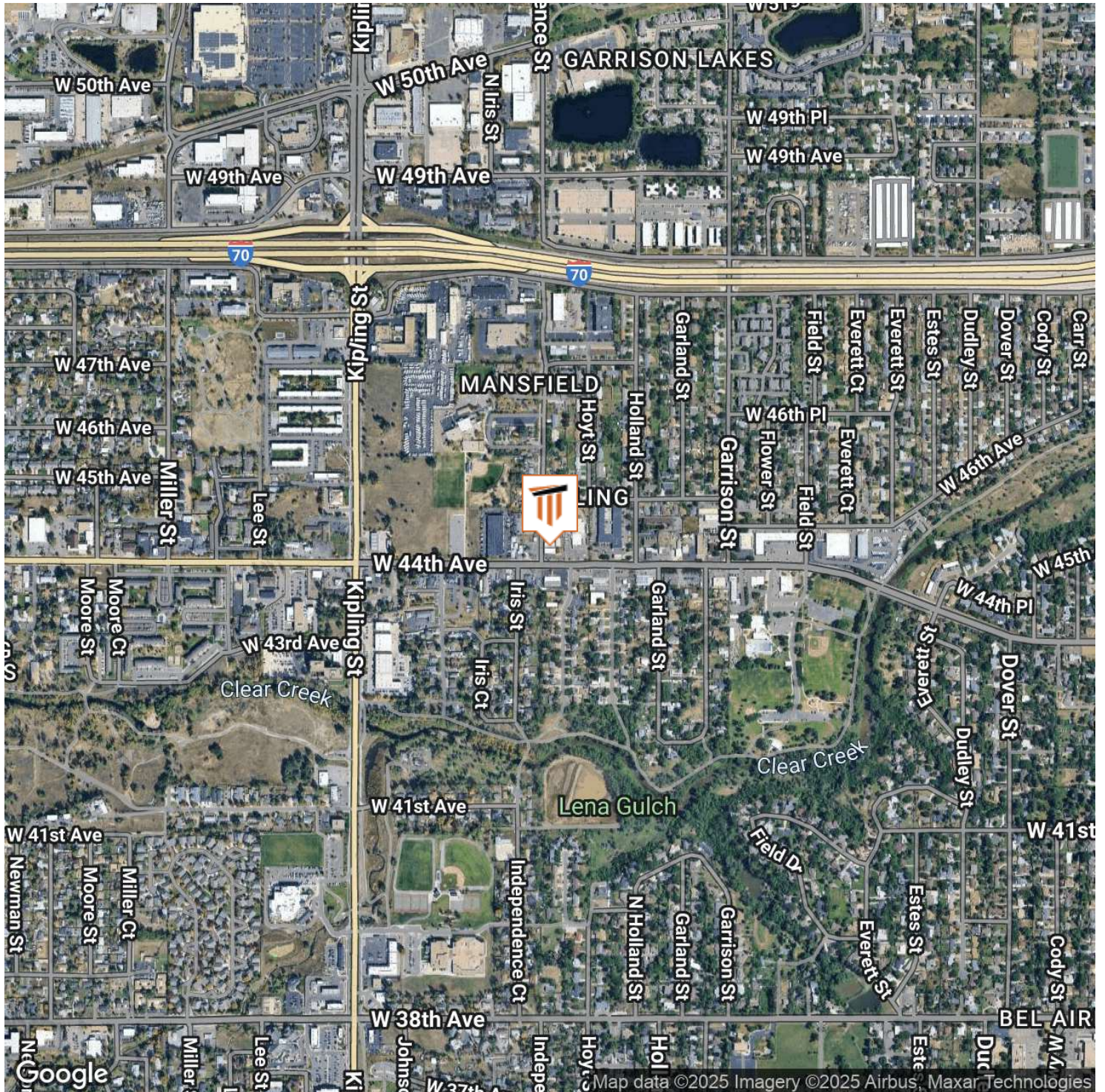
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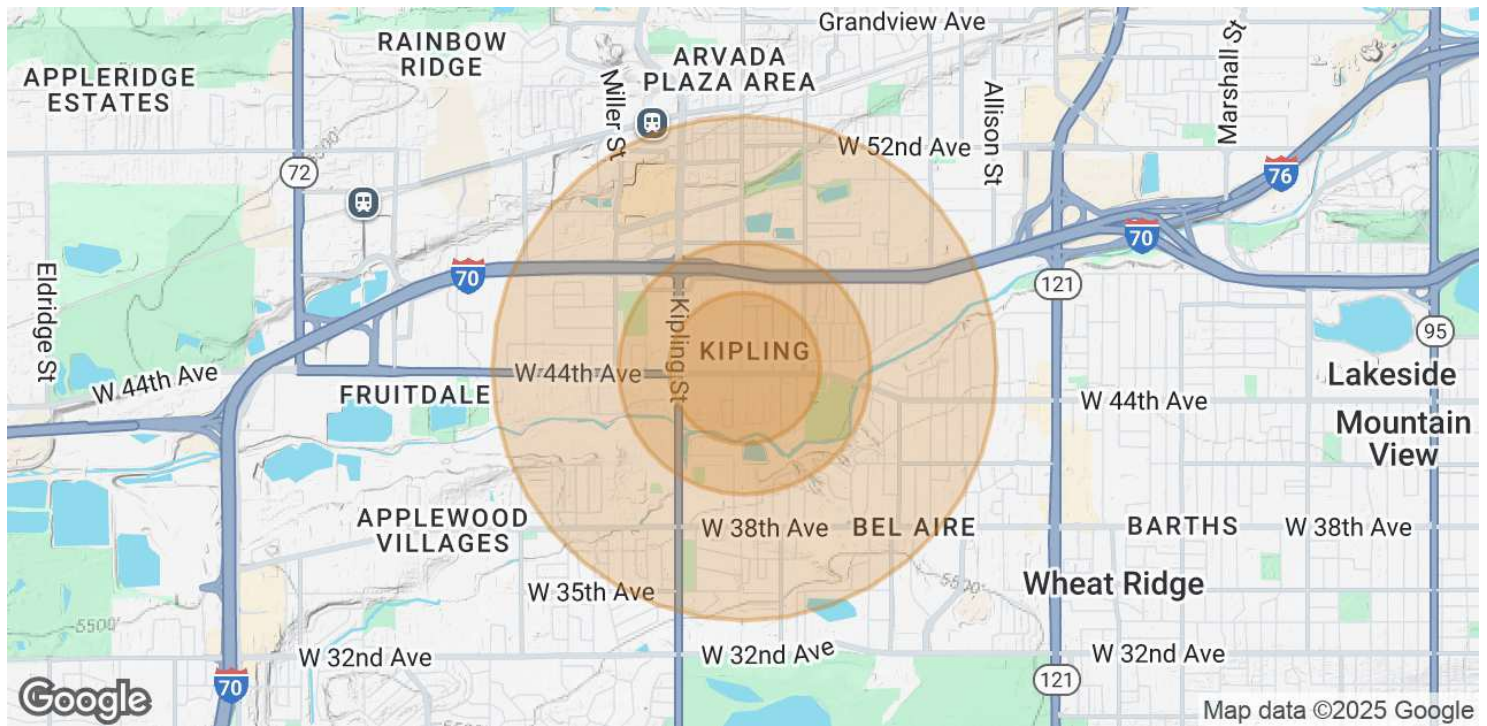
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	714	2,945	11,413
Average Age	39	41	43
Average Age (Male)	39	40	41
Average Age (Female)	40	41	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	315	1,341	5,153
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$98,626	\$98,964	\$101,065
Average House Value	\$918,836	\$759,254	\$664,131

Demographics data derived from AlphaMap

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