

12190 W 44TH AVE, WHEAT RIDGE, CO 80033

PROPERTY FOR SALE

\$1,500,000

12190 W 44TH AVE
PROPERTY FOR SALE

For More Information Please Contact:



MARTIN FRENCH

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KW COMMERCIAL URBAN ELITE

3550 West Thirty-eighth Avenue, Suite Eleven Denver, CO 80221

Office: 303-458-3800 | Cell: 303-956-0338

🌐 kwcommercial.com



PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- | | | | |
|------------------|---------------------------------|-------------------|---------------------|
| • Parcel ID: | 39-201-08-007 | • Building: | 3,197 SF GLA |
| • Zoning: | C-1, Wheatridge | • Construction: | Reinforced Concrete |
| • Located on: | .6 Acres (26,267 SF); 150'x175' | • Building Class: | B |
| • Parking Ratio: | 10/1,000 SF | | |
- Prime pylon signage with visibility from highway
 - Ample parking in front and behind location.
 - Direct access off of W. 44th and when driving south on Ward Ave (35,857 VPD).
 - Ideal for both redevelopment or using existing building and signage.



PRIME LOCATION

Located directly off of busy I-70 (128,385 Vehicles Per Day), the major east/west highway that runs through the Denver, CO MSA (19th largest MSA in the US---population 2,967,239) and centered in the most active retail submarket in the state (Lakewood, CO, according to CoStar). Directly across from a major gas station and truck stop with pedestrian crossway through W. 44th Ave. and direct visibility from I-70.

VERSATILE ZONING

Flexible Wheat Ridge Commercial-One (C1) zoning allows for a variety of uses including Retail, service centers, office and general business. Building can be expanded to cover up to 80% of lot with 50' setbacks and up to 50' heights. Allowed uses include Microbrewery with Tap Room, Medical Offices, Liquor Stores, Dry Cleaning, Watch and Jewlery, Retail Marijuana Testing Facility, Retail Marijuana Dispensary (if allowed by City as "Special Use,") Gas Stations (if allowed by City as "Special Use,") Private Clubs, Pet Stores, Pharmacies, Offices, Motorcycle Sales and Service, Sit-down Restaurants, Drive-through Restaurants, and many other uses.

Property available to tour on Saturday and Sunday mornings by appointment only. Please do not disturb current tenant.

Disclaimer: The information provided in this Offering Memorandum is subject to verification and may be updated without notice. Prospective buyers are advised to conduct their own due diligence and consult with legal and financial advisors before making any investment decisions.

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AERIAL MAP

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AERIAL DISTANCE FROM PROPERTY



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WHEAT RIDGE DEMOGRAPHIC

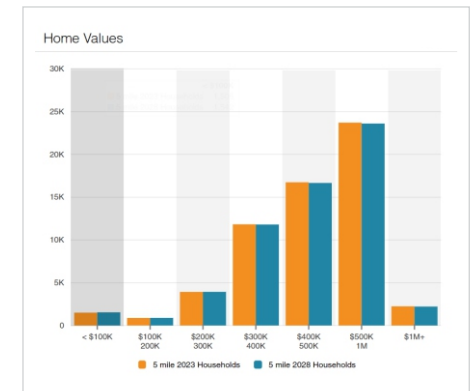
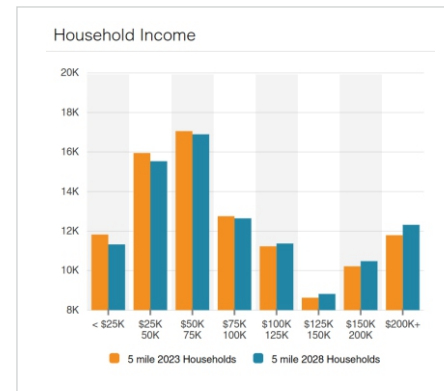
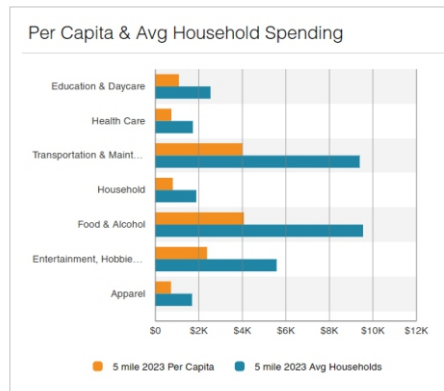
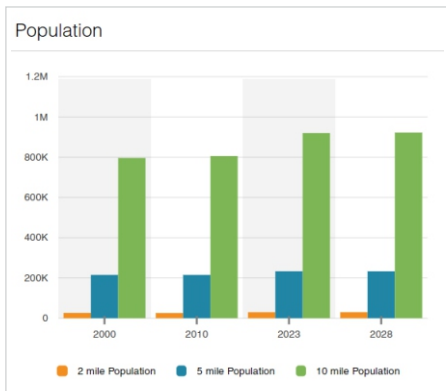
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SALES

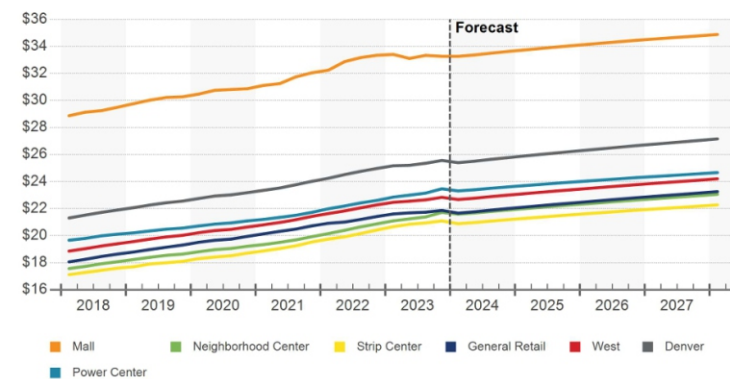
Investors have remained active in West Denver, making it one of the most heavily traded submarkets in the region over the past several years. Annual sales volume averaged \$212 million over the past five years, including a 12-month high of \$419 million over that stretch. The recorded transaction volume reached \$141 million in the past year, with general retail driving that volume. Investors continue to target NNN deals leased to high credit tenants. A Starbucks located in the Conifer Town Center closed in May 2023 for \$1.62 million (\$810/SF). The property last traded in 2021 for \$465/SF. In Evergreen, a Walgreens that was originally built in 2007 sold for \$5.14 million (\$454/SF) in December. A U-Haul location in Golden sold for \$2.3 million (\$1,302/SF) in July.



TRAFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
44TH AV	Vivian St SE	18,947	2022	0.08 mi
W 44th Ave	Ward Rd W	18,414	2022	0.10 mi
W 44th Ave	Van Gordon St W	13,504	2022	0.10 mi
Ward Rd	W 44th Ave S	35,857	2022	0.13 mi
072A	I- 70 N	34,000	2019	0.14 mi
Ward Rd	I- 70 N	29,554	2022	0.14 mi
W 44th Ave	Wright St E	17,918	2022	0.17 mi
I- 70	Ward Rd SW	128,385	2022	0.17 mi
44TH AV	Wright St E	9,107	2022	0.19 mi
Ward Rd	I- 70 S	32,570		

MARKET ASKING RENT PER SQUARE FEET



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All information on demographics provided by COStar



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