



THE HISTORIAN

AT WHEAT RIDGE



DELIVERING Q2 2027

BE AMONG THE FIRST TO SECURE A PRIME RETAIL SUITE IN A PRIME DEVELOPMENT ALONG 38TH AVENUE

The Historian is a bold vision for community-centered urban living: a mixed-use destination where residents and visitors come together to eat, engage, and immerse themselves in the energy of one of Denver's most exciting submarkets. Perfectly positioned along the vibrant and rapidly evolving 38th Avenue corridor, The Historian will boast activated ground-floor retail, thoughtfully curated pedestrian environments, and a dynamic street presence, all complemented by dedicated, highly visible off-street retail parking. The Historian is poised to emerge as a defining gathering place for dining, wellness, and retail along one of Wheat Ridge's most promising and fast-growing corridors.



RETAIL/RESIDENTIAL

BUILDING TYPE



5,100 SF

RETAIL



2026

YOC



CONTACT BROKER

ASKING RENT & ESTIMATED NNN

HAYLEY KONOWALCHUK
303.228.1612

ELIZABETH MORGAN
303-324-9555

CODY STAMBAUGH
720-291-0686

PETER SENGLMANN
303.962.9552

PROPERTY HIGHLIGHTS



FLEXIBLE RETAIL SUITES TO FIT YOUR VISION

Thoughtfully designed spaces that can be configured to suit a wide variety of tenant concepts from boutique retail to experiential brands. Suites will be delivered in grey shell condition with TI allowance.



33 PROMINENT OFF-STREET PARKING SPACES ON 38TH AVE

Convenient, visible, and dedicated. Your customers will always find you with ease thanks to exclusive off-street parking right on 38th Avenue.



HIGH-VISIBILITY FRONTAGE WITH 17,000+ VEHICLES PER DAY

Command attention along one of the area's most traveled corridors, putting your brand in front of thousands of potential customers every single day.



CUSTOMIZABLE LAYOUTS & TENANT FINISH PACKAGES

Work with us to create a space that's truly yours. Flexible floor plans and finish options let you bring your brand identity to life from day one.



1,500-5,100 SF GROUND FLOOR RETAIL

Perfect for restaurants, boutique fitness, salon, and more



FLOOR PLANS

DEDICATED OUTDOOR PATIO IDEAL FOR RESTAURANTS

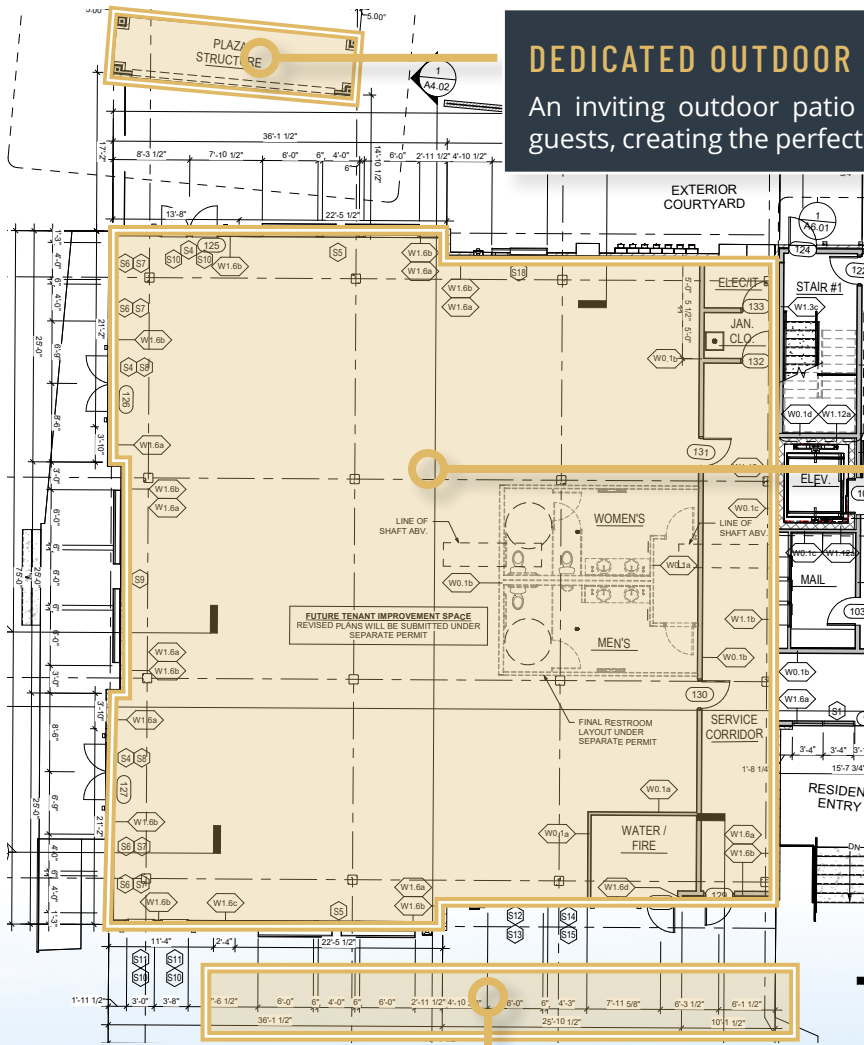
An inviting outdoor patio reserved exclusively for retail tenants and their guests, creating the perfect setting for dining, pop-ups, or outdoor activations.

RESTAURANT-READY INFRASTRUCTURE

Grease trap and hood already in place, making this an ideal plug-and-play opportunity for food & beverage operators looking to hit the ground running.

BUILT-IN FOOT TRAFFIC FROM DAY ONE

Benefit from an immediate, captive customer base with 27 luxury apartment residences above.



DEDICATED OFF STREET RETAIL PARKING

33 dedicated and exclusive off-street retail parking spaces visible from W. 38th Avenue, providing exceptional customer accessibility, with three public EV charging spaces on-site.



W 38TH AVE - 16,625 VPD

LOCATION OVERVIEW



MARKET OVERVIEW

Wheat Ridge is a western suburb of Denver located in Jefferson County, approximately four miles from downtown Denver. Positioned between the Rocky Mountain foothills and the urban core, the city offers a balance of suburban convenience and outdoor-oriented living. Residents enjoy access to miles of open space, trails, and parks, including Crown Hill Park and the Clear Creek Trail, which connect to the greater regional trail network.

Wheat Ridge benefits from strong regional connectivity via I-70, I-76, and Wadsworth Boulevard, providing efficient access to downtown Denver, major employment centers, and nearby mountain destinations. The community is characterized by established neighborhoods, ongoing reinvestment, and a growing local dining and retail scene along key corridors. With its central location, natural amenities, and proximity to both the city and the foothills, Wheat Ridge offers a high quality of life within the Denver metro area.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 17,852 | 157,733 | 1,263,119 |
| INCOME | 1 MILE | 3 MILES | 5 MILES |
| AVG HOUSEHOLD INCOME | \$120,628 | \$125,372 | \$125,065 |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| 2025 HOUSEHOLDS | 8,451 | 72,557 | 538,405 |
| ANNUAL GROWTH 2020-2025 | 0.80% | 1.70% | 1.50% |



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CONTACT US FOR MORE INFORMATION

HAYLEY KONOWALCHUK

ASSOCIATE ADVISOR

303.228.1612

HKONOWALCHUK@PINNACLEREA.COM

ELIZABETH MORGAN

VICE PRESIDENT

303-324-9555

EMORGAN@PINNACLEREA.COM

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PETER SENGLMANN

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One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

