

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

4643 WADSWORTH BLVD

WHEAT RIDGE, CO 80033

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WHEAT RIDGE, CO 80033

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MNET ACTIVITY ID: ZAG0050527

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SECTION

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EXECUTIVE
SUMMARY

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4643 WADSWORTH BLVD

WHEAT RIDGE, CO 80033

\$2,695,000

SALES PRICE

ADDRESS: 4643 WADSWORTH BLVD, WHEAT RIDGE, CO 80033

LOT SIZE: 0.91 ACRES

YEAR BUILT: 1969

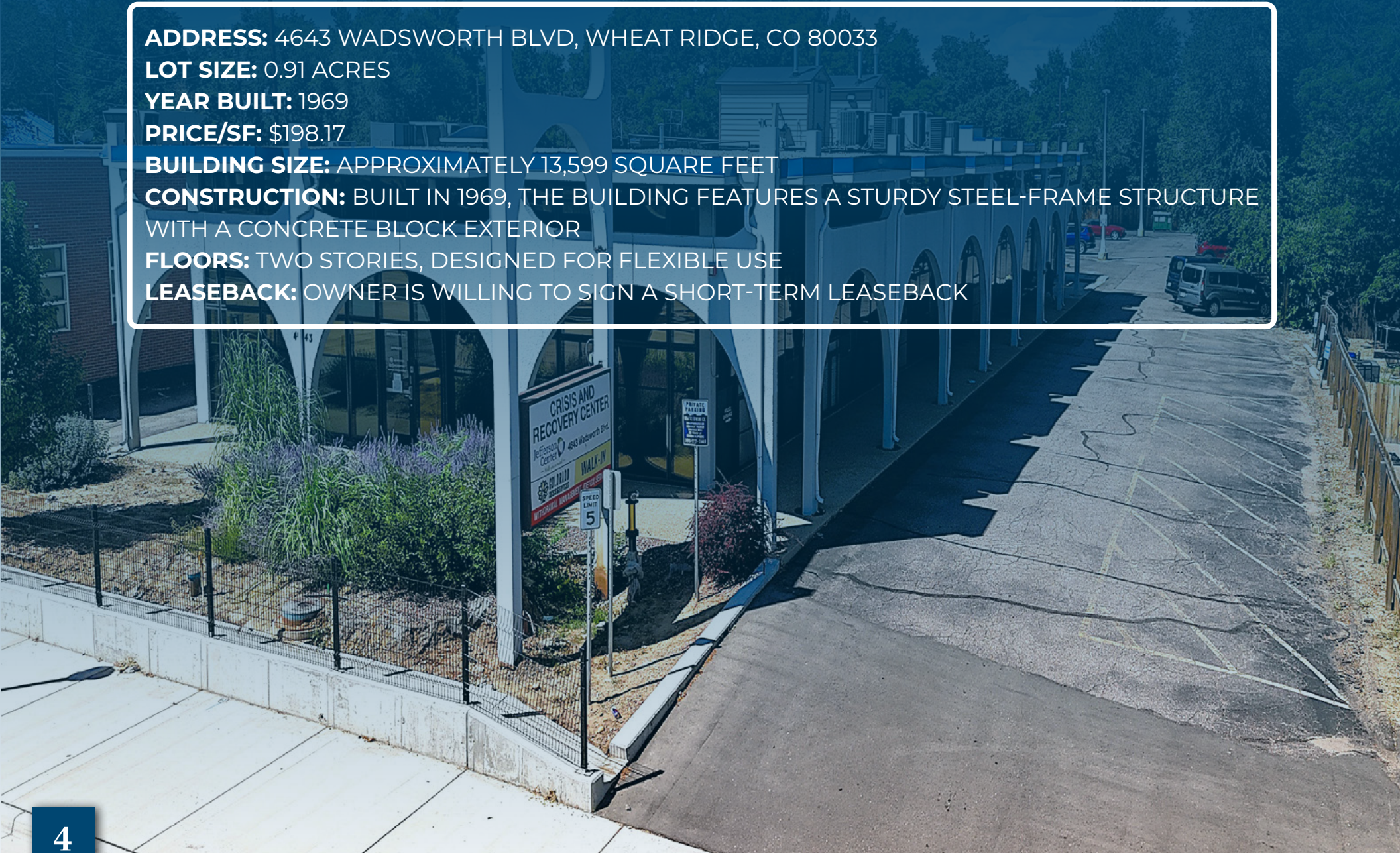
PRICE/SF: \$198.17

BUILDING SIZE: APPROXIMATELY 13,599 SQUARE FEET

CONSTRUCTION: BUILT IN 1969, THE BUILDING FEATURES A STURDY STEEL-FRAME STRUCTURE WITH A CONCRETE BLOCK EXTERIOR

FLOORS: TWO STORIES, DESIGNED FOR FLEXIBLE USE

LEASEBACK: OWNER IS WILLING TO SIGN A SHORT-TERM LEASEBACK





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present, 4643 Wadsworth Blvd., Wheat Ridge, CO 80033, a 13,599-square-foot, single-tenant medical office building situated on a spacious .91-acre parcel, with plenty of surface parking available.

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.

The current owner is open to entering into a short-term leaseback agreement during their relocation process, thereby providing the purchaser with a defined period of income generation.

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PROPERTY HIGHLIGHTS



Zoning and Permitted Uses:

- Zoned **Mixed Use-Commercial (MU-C)**, Allowing for a Variety of Uses Such as:
 1. Commercial Offices
 2. Retail Businesses
 3. Mixed-Use Developments
 4. Residential Components
- This Zoning Provides Significant Redevelopment or Repurposing Opportunities



Prime Location:

- Located on **Wadsworth Boulevard**, a Major Arterial Road in Wheat Ridge
- High Visibility and Easy Access, Ensuring Excellent Exposure to Daily Traffic
- Close Proximity to Public Transportation and Major Highways



Current Use:

- Home to the **Jefferson Center's Crisis & Recovery Center**, a 24/7 Facility Providing Mental Health and Substance Use Crisis Services



Community and Development Potential:

- Situated in a Growing Area with a Mix of Residential, Commercial, and Retail Developments
- Opportunity for Investors or Developers to Capitalize on the Location's Potential

This Property Serves as a Critical Resource for the Community, Offering Essential Crisis Intervention Services in a Strategically Located and Accessible Facility. **Ownership is Willing to Execute a Short-Term Leaseback Following the Sale.**



SECTION

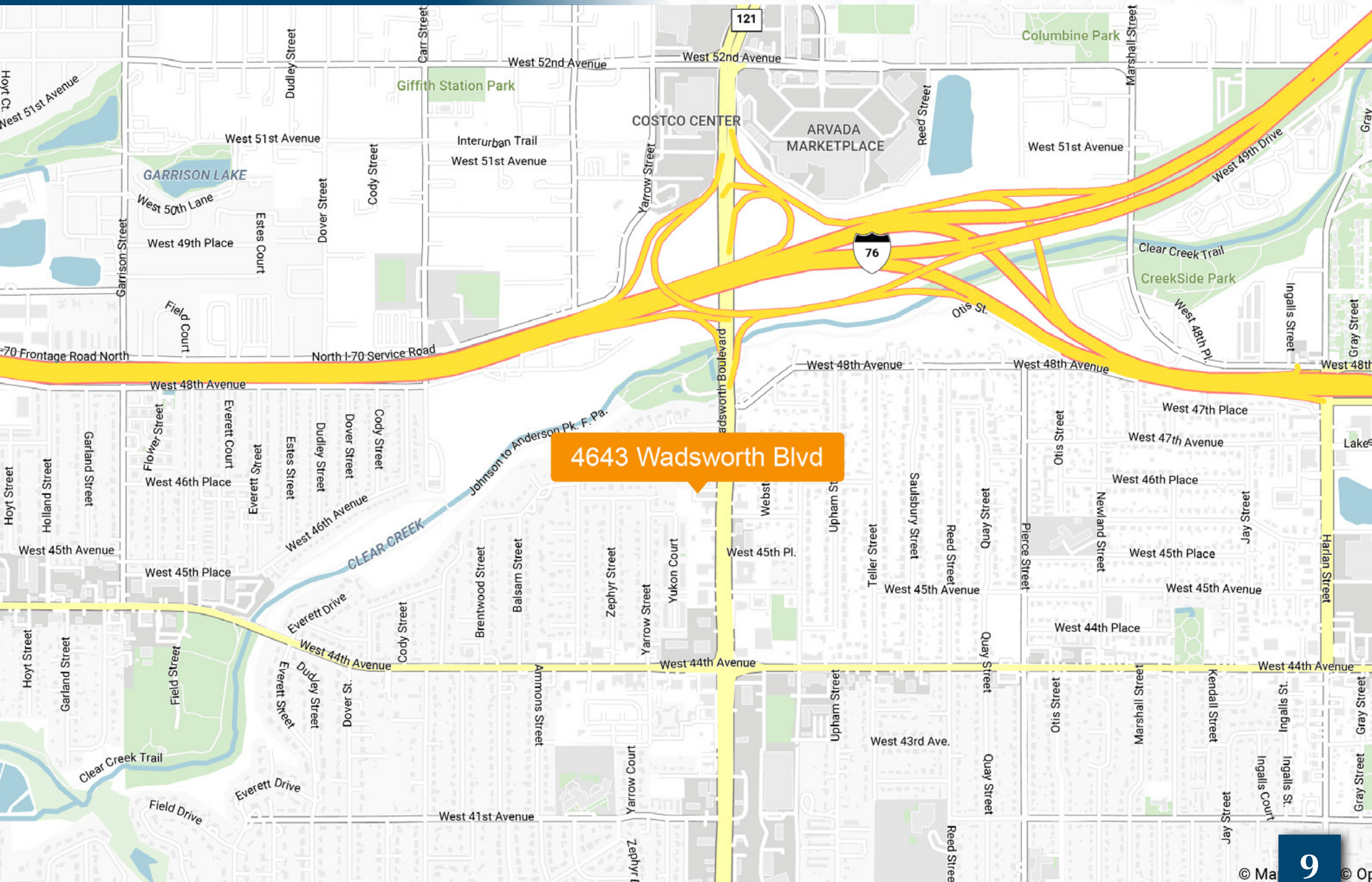
2

STRATEGIC LOCATION

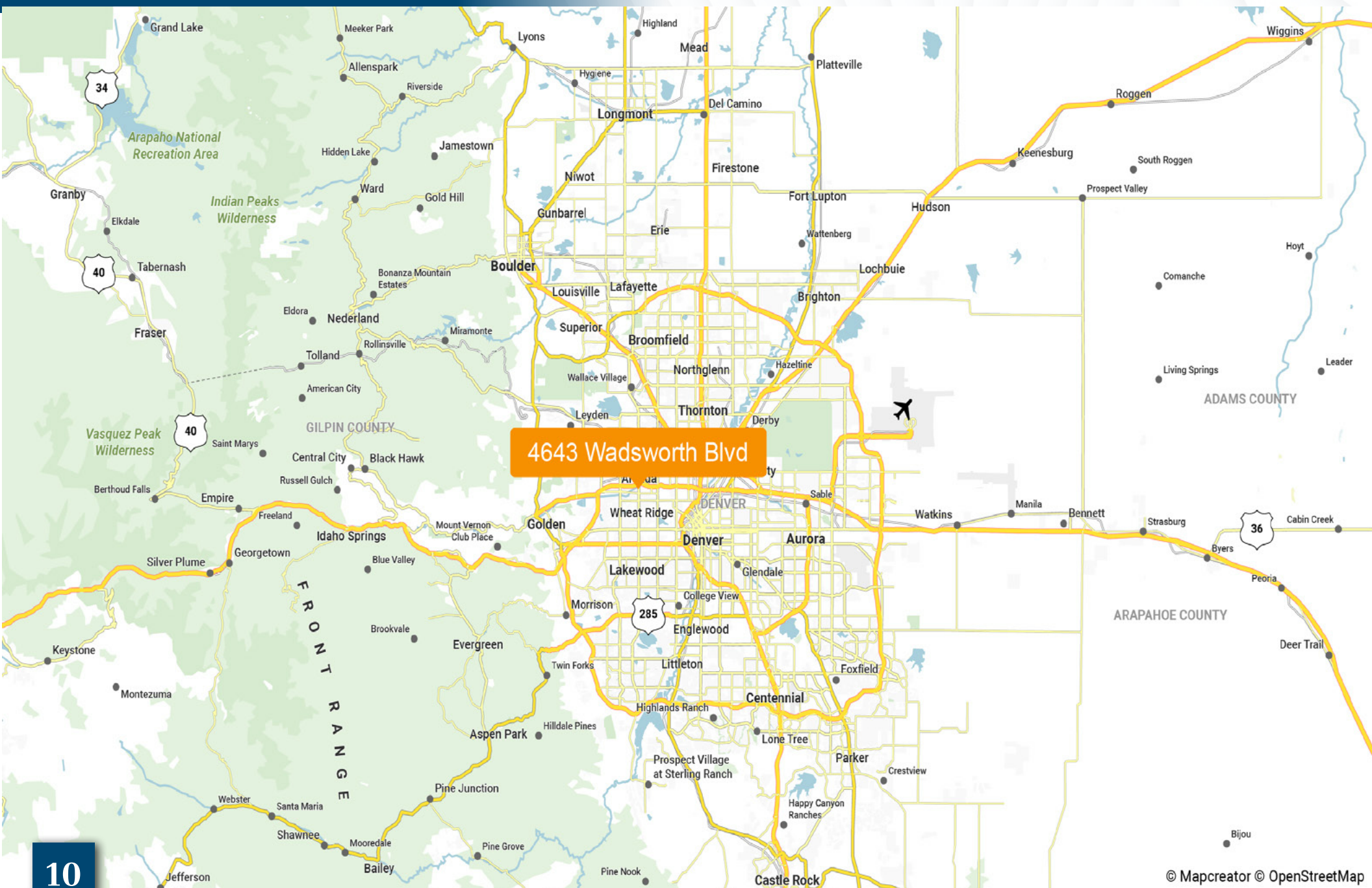
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LOCAL MAP



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

WHEAT RIDGE , CO

The property is in Wheat Ridge, Colorado, an appealing location for office development and investment thanks to its desirable suburban neighborhoods, proximity to Downtown Denver and a growing population of highly educated residents. In total, the city has a population of 31,804 residents with a median household income of \$77,606. Among those residents, at least 40% have achieved a bachelor's degree or higher. Intermountain Health Lutheran Hospital, the area's largest health employer, has over 2,000 employees. Iconic soft drink bottler Pepsi Beverages employs another 2,000 residents. The presence of a highly skilled, well-compensated workforce is a promising opportunity for investors in medical office spaces. Additionally, Wheat Ridge's strategic location near Interstate 70 ensures excellent connectivity between the property to the entire Denver–Aurora–Lakewood metropolitan area.



WHEAT RIDGE

DEMOGRAPHICS

12,874

2024 POPULATION
WITHIN 1 MILE

127,909

2024 POPULATION
WITHIN 3 MILES

349,475

2024 POPULATION
WITHIN 5 MILES

40

MEDIAN AGE
WITHIN 1 MILE

\$98,358

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$115,170

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

6,481

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

59,149

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller’s Agent: A seller’s agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent, including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

4643 Wadsworth Blvd, Wheat Ridge, CO 80033
or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker’s acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

- ☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.
- ☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☐ seller’s agent ☐ seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- ☐ **Customer for Broker’s Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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