

MIXED USE PROPERTY FOR SALE

6175 W 38TH AVE

6175 WEST 38TH AVENUE, WHEAT RIDGE, CO 80033



FOR SALE

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

6175 WEST 38TH AVENUE



OFFERING SUMMARY

PRICE:	\$1,050,000
BUILDING SF:	2,920
OCCUPANCY:	Owner/User
LOT SIZE:	0.35 Acres
FRONTAGE:	89'
PARKING:	24
PARKING RATIO:	8.21
YEAR BUILT:	1928
RENOVATED:	2014
ZONING:	MU-N (Mixed Use Neighborhood)

PROPERTY OVERVIEW

Located in the heart of Wheat Ridge, Colorado, on the bustling 38th Avenue corridor, this 2,920 square foot building presents an exceptional opportunity for a thriving business or a dynamic redevelopment project. Currently serving as a well-established children's care center, this property offers abundant parking both in the front and rear, providing convenient access for clients and staff. Its prime location, just steps away from the vibrant hotspots along 38th Avenue, ensures high visibility and easy accessibility.

The freestanding building features multiple versatile rooms on the ground floor, along with a partially finished basement area that currently functions as an office for the existing business. A fully fenced playground area at the rear of the property adds to its appeal, providing a safe and enjoyable outdoor space for children.

The property's current MU-N (mixed use neighborhood) zoning offers a wide range of possibilities for future owners who may choose to redevelop the site. This flexibility allows for a variety of potential uses, such as the possible Development of a mixed-use project. The MU-N zoning permits a combination of residential and commercial uses, offering opportunities for innovative and creative development.

With its prime location, versatile space, and redevelopment potential, this property represents a unique and exciting opportunity for businesses and investors seeking to establish a presence in the thriving Wheat Ridge community.



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LOCATION & HIGHLIGHTS

6175 WEST 38TH AVENUE



LOCATION INFORMATION

Street Address: 6175 West 38th Avenue
City, State, Zip: Wheat Ridge, CO 80033
County: Jefferson County - CO
Market: Denver-Aurora-Lakewood, CO
Sub-market: West Denver
Cross Streets: 38th Ave. & Harlan St.

LOCATION OVERVIEW

Its prime location provides easy access to major highways, nearby amenities, and excellent schools. Wheat Ridge is known for its safe and friendly community, making it a desirable place to live and operate a business.

PROPERTY HIGHLIGHTS

- Freestanding Building
- Incredible location along 38th Ave.
- Currently set up for a small business
- Redevelopment opportunity



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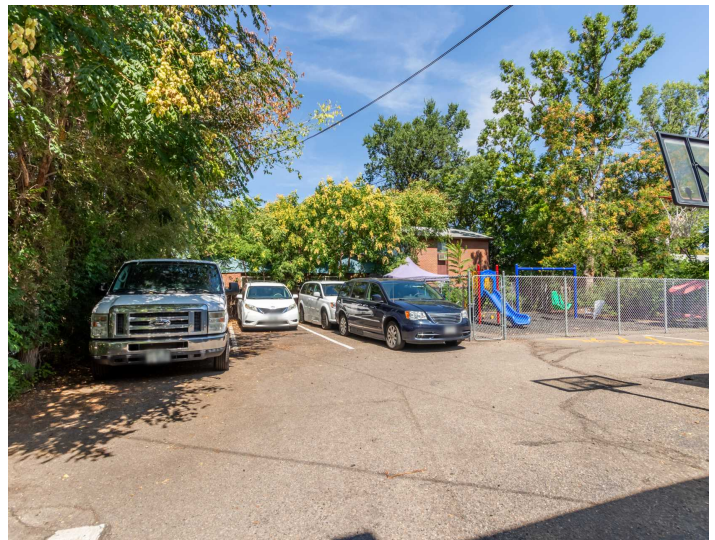
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PROPERTY PHOTOS

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LOCATION MAPS

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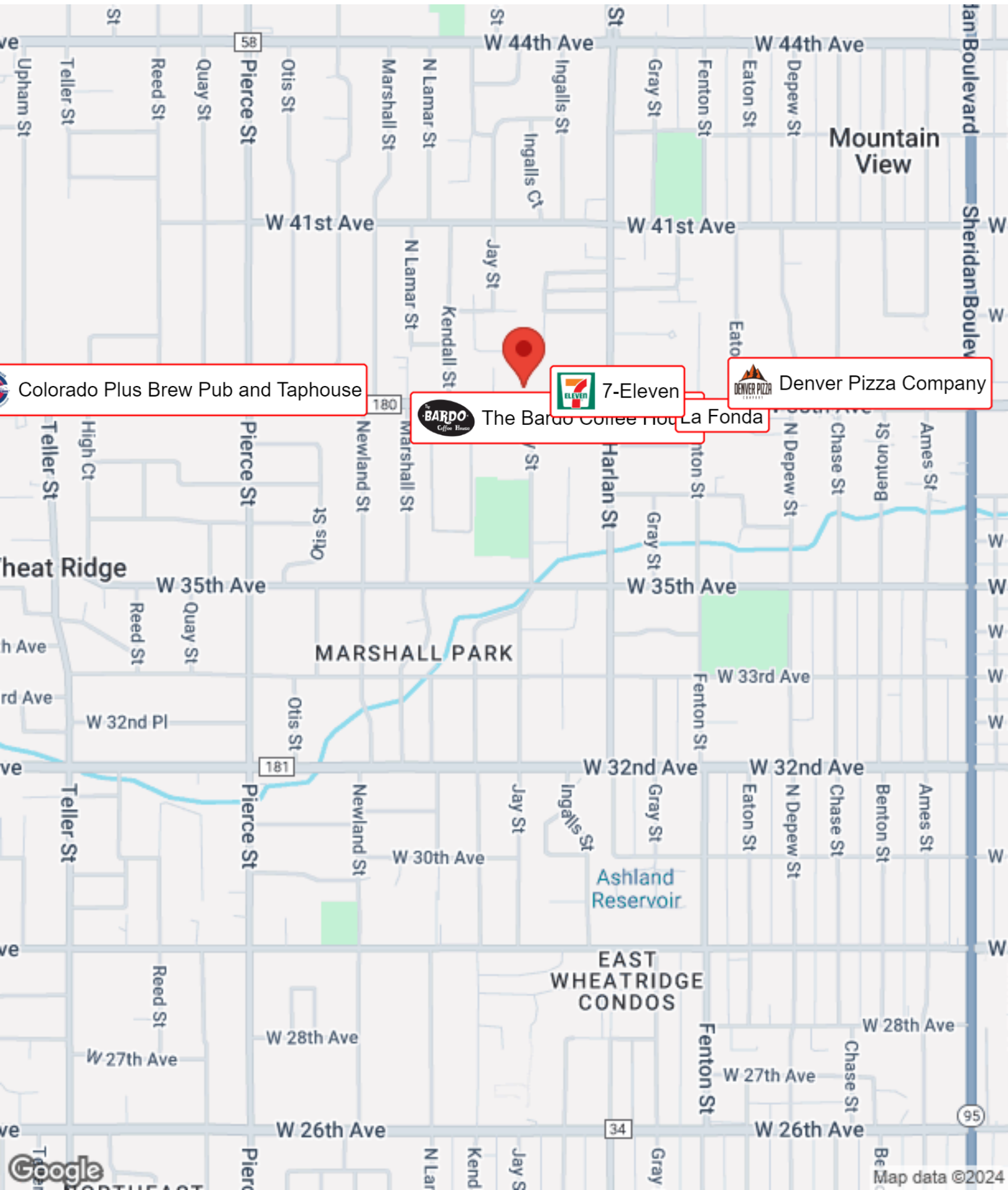
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BUSINESS MAP

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Colorado Plus Brew Pub and Taphouse

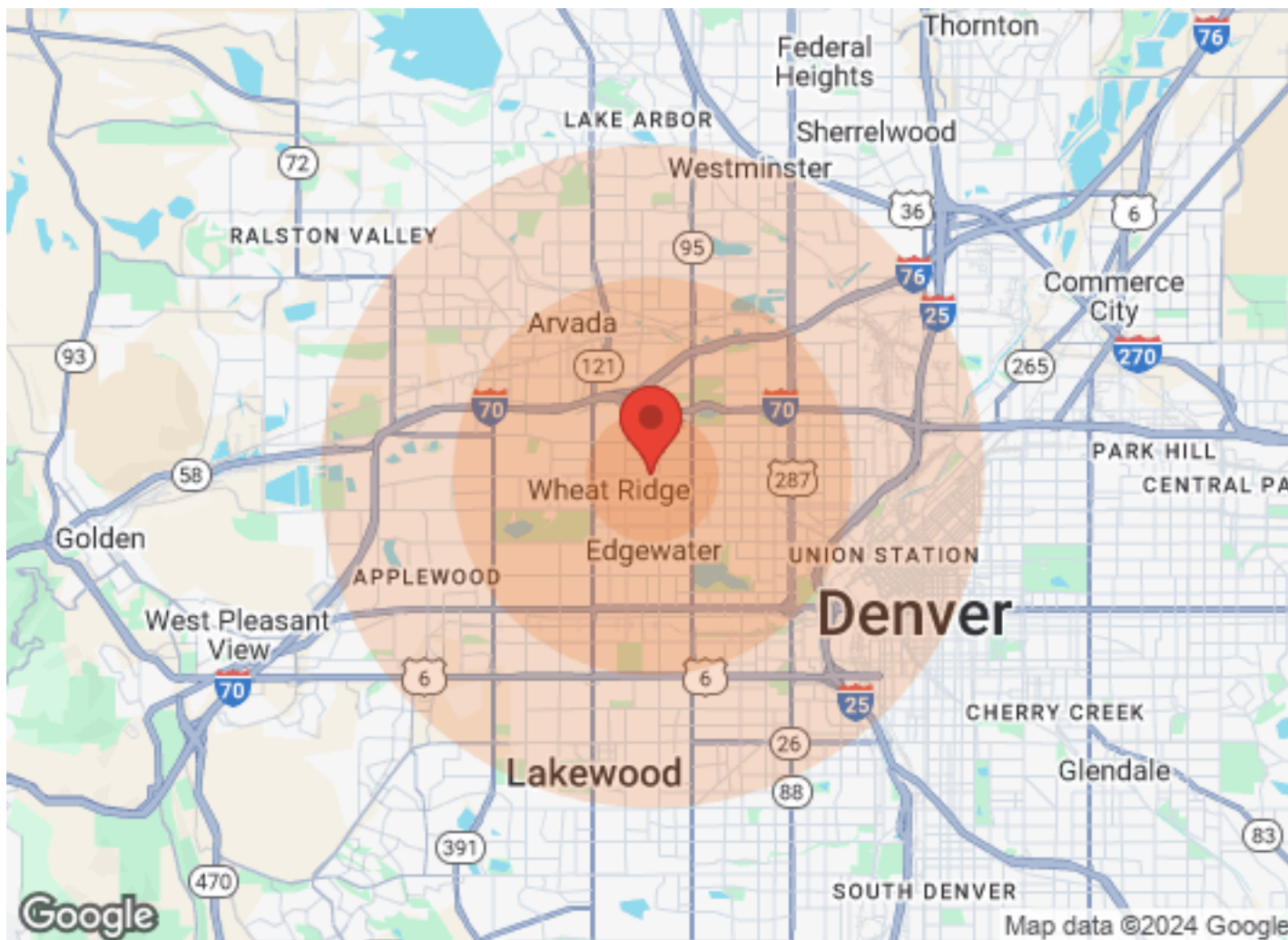
7-Eleven

Denver Pizza Company

The Barrio Coffee House La Fonda

DEMOGRAPHICS

6175 WEST 38TH AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	8,065	67,866	177,789	Median	\$44,128	\$44,883	\$44,661
Female	8,874	68,931	175,266	< \$15,000	1,019	9,786	24,260
Total Population	16,939	136,797	353,055	\$15,000-\$24,999	1,232	8,429	19,730
				\$25,000-\$34,999	1,059	7,619	17,480
Age				\$35,000-\$49,999	1,233	8,901	22,102
Ages 0-14	2,735	25,895	67,927	\$50,000-\$74,999	1,595	10,954	27,647
Ages 15-24	1,699	14,848	39,642	\$75,000-\$99,999	848	6,095	16,169
Ages 25-54	6,965	58,101	147,173	\$100,000-\$149,999	898	6,010	15,359
Ages 55-64	2,327	17,185	43,303	\$150,000-\$199,999	206	1,785	4,873
Ages 65+	3,213	20,768	55,010	> \$200,000	30	893	2,848
				Housing			
Race				Total Units	8,810	67,601	167,636
White	14,513	110,857	278,890	Occupied	8,214	62,763	155,048
Black	73	1,195	6,479	Owner Occupied	4,305	31,458	78,026
Am In/AK Nat	13	862	1,895	Renter Occupied	3,909	31,305	77,022
Hawaiian	N/A	1	9	Vacant	596	4,838	12,588
Hispanic	4,769	49,901	132,700				
Multi-Racial	4,572	46,086	123,708				

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DISCLAIMER

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-8-24) (Mandatory 8-24)

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:

[6175 W 38th Ave., Wheat Ridge, CO](#)

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 BROKERAGE DISCLOSURE TO BUYER 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 09/05/2024, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm: Keller Williams Advantage Realty

Ryan Devin 09/05/2024
Broker Keller Williams Advantage Realty
By Ryan Devin

