



7333 W. 38th Avenue
Wheat Ridge, CO 80033

WEST 38



Restaurant Users Wanted
Hot emerging urban location
Ground floor retail in luxury apartment complex

3,612 SF AVAILABLE
Lease Rate: Contact Broker for Pricing
NNN: \$14.00/SF (Estimated)

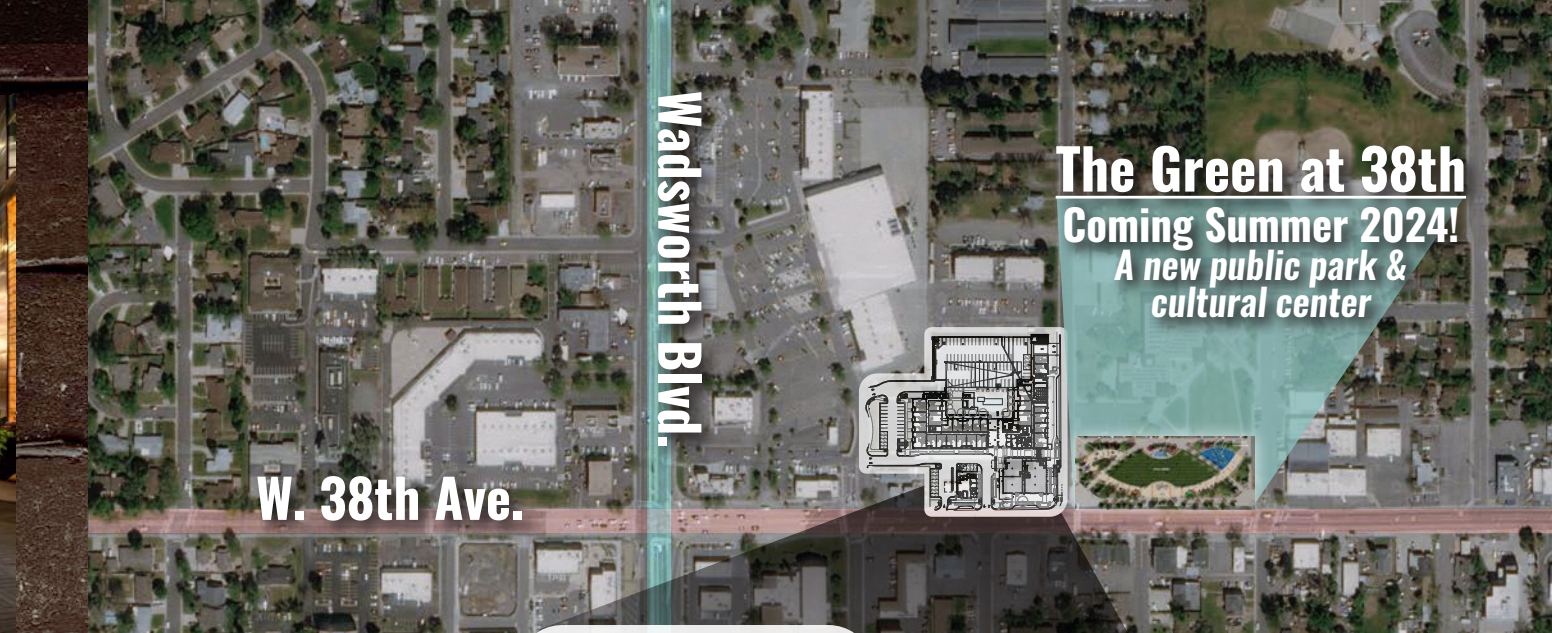
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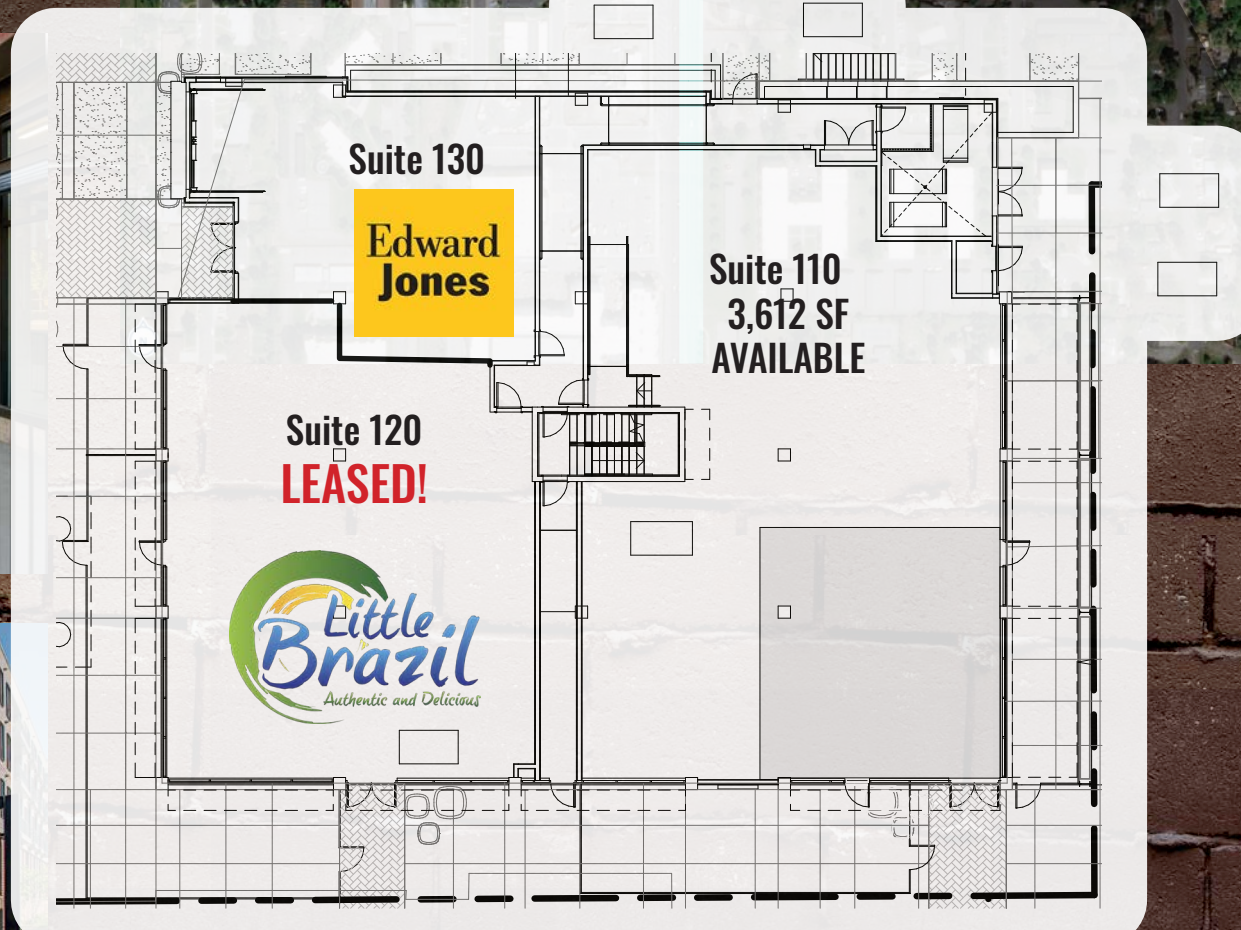
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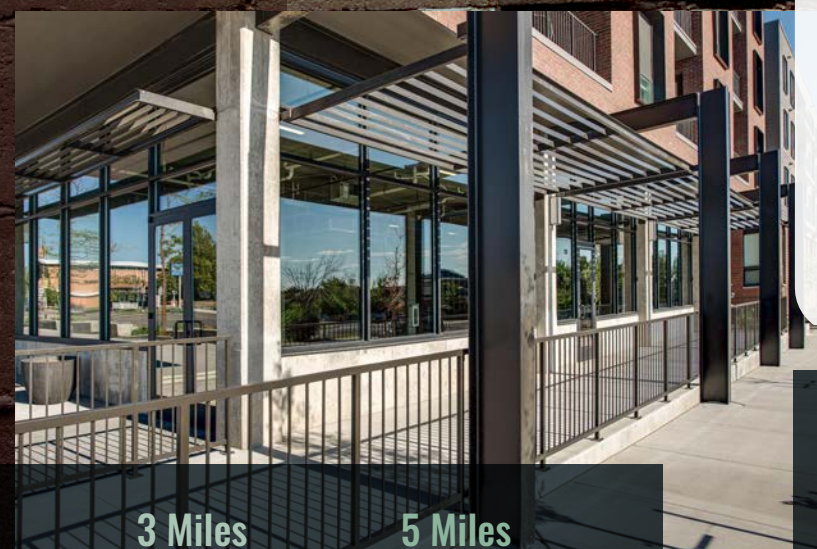


The Green at 38th
Coming Summer 2024!
A new public park & cultural center

Ground floor retail/restaurant space
 in luxury 165-unit apartment building



-  **Located**
 in the emerging 38th Avenue corridor in Wheat Ridge. Next to The Green at 38 - a new public park and cultural center coming soon!
-  **Underserved**
 retail market
-  **Grease**
 trap & hood chase are in place



Demographics



	1 Mile	3 Miles	5 Miles
2023 Total Population	14,073	137,947	374,403
2023 Total Daytime Population	14,673	124,954	431,511
Average Household Income	\$105,387	\$110,192	\$115,158

Source: Esri 2023 estimates

Traffic Counts



W. 38th Ave.		Wadsworth Blvd.	
West of Upham St.	17,518 VPD	North of W. 38th Ave.	41,310 VPD
East of Upham St.	16,460 VPD	South of W. 38th Ave.	39,314 VPD

Source: MPSI 2022 estimates