

**5712**

**W 38TH AVE**

WHEAT RIDGE, CO 80212

**\$15.00/SF NNN**

LEASE RATE



**RETAIL / OFFICE / FLEX**

RENOVATED IN 2025



**SAM LEGER**

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PROPERTIES



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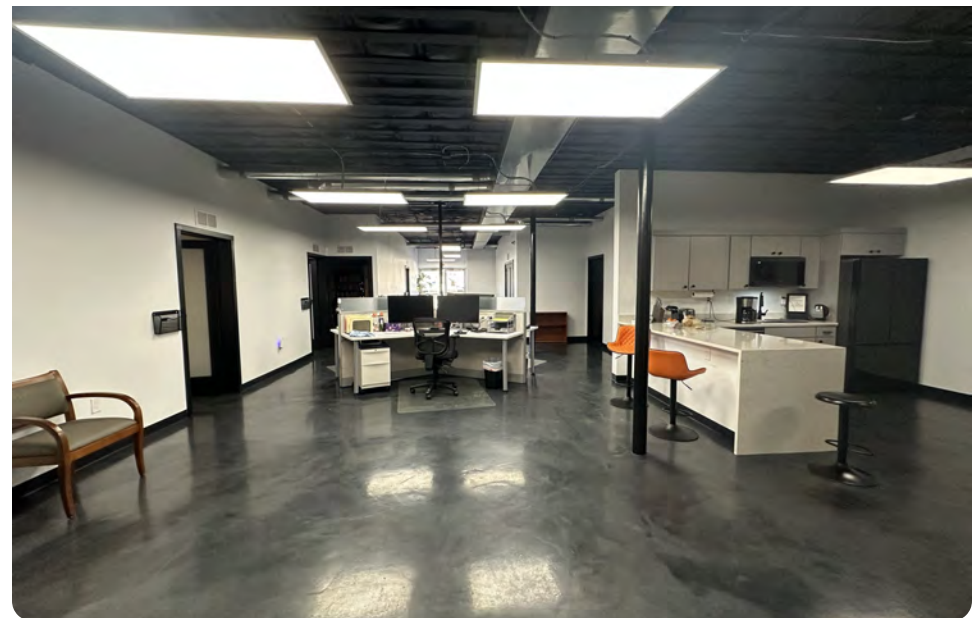
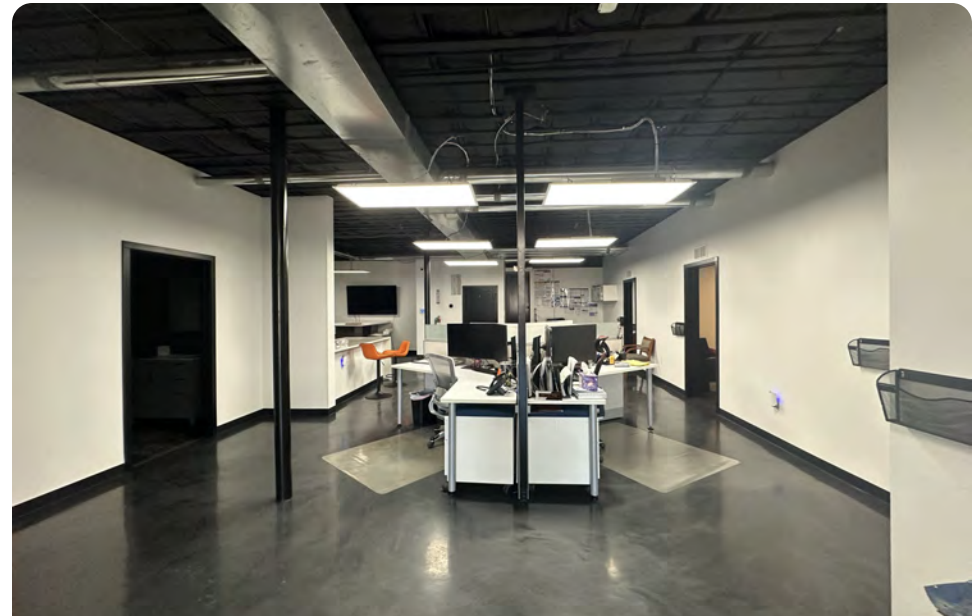
# PROPERTY HIGHLIGHTS

Address	5712 W 38th Ave Wheat Ridge, CO 80212
Lease Rate	\$15.00/SF NNN
Estimated NNN's	~\$7.78/SF
Building Size	3,969 SF
Lot Size	7,500 SF
Parking	14 Spaces
Zoning	MU-N
Year Renovated	2025

## PROPERTY DESCRIPTION

5712 W 38th Ave offers a 3,969 SF Retail / Office / Flex lease opportunity in the heart of Wheat Ridge. The recently renovated, move-in ready space provides a clean and functional layout suitable for a variety of commercial users. Located along W 38th Ave with convenient access to surrounding neighborhoods and central Denver, the property benefits from strong visibility, neighborhood connectivity, and a flexible configuration ideal for retail, showroom, office, fitness, or service-oriented tenants.

- Recently renovated space with updated finishes
- 14 dedicated parking spaces
- Prominent frontage along W 38th Ave
- Functional layout for a variety of commercial users
- Convenient access to Denver and surrounding neighborhoods
- Walkable Wheat Ridge location near area amenities



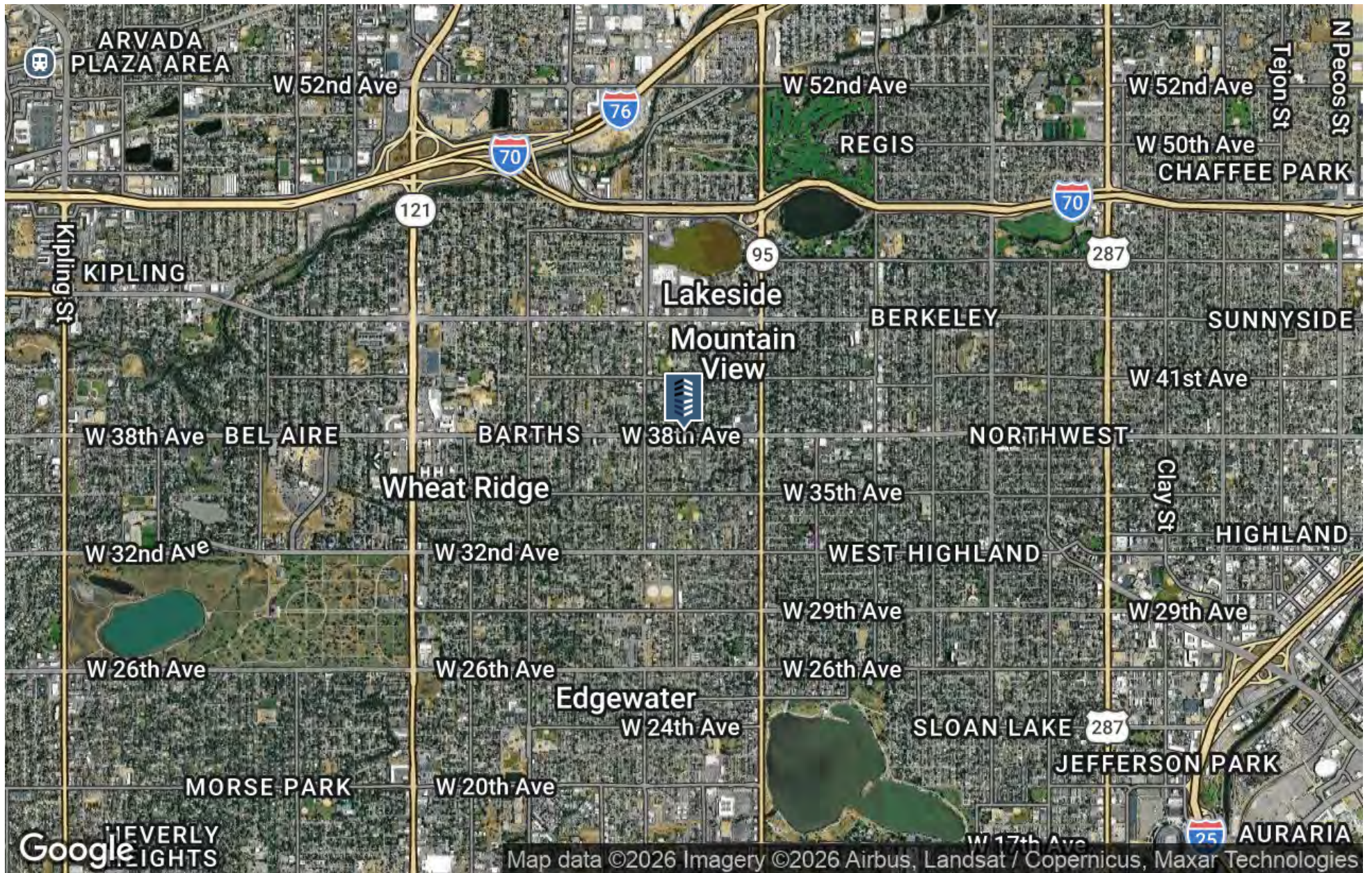
# ADDITIONAL PHOTOS



# SITE AERIAL



# LOCATION MAP





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