

# 9180

W 38TH AVENUE  
WHEAT RIDGE, COLORADO



**Kentwood**  
Real Estate

2.04 AC Redevelopment Site  
in Wheat Ridge, CO

**FOR SALE - \$1,900,000**





## REQUEST A PROPERTY TOUR

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

### PRESENTED BY:

#### **Todd Snyder**

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**Kentwood**  
Commercial



# EXECUTIVE SUMMARY



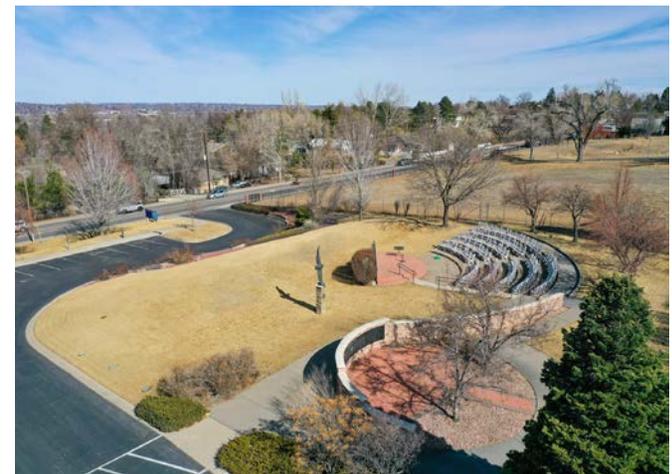
## RARE 2.04 AC REDEVELOPMENT OPPORTUNITY IN WHEAT RIDGE, COLORADO

SALES PRICE	\$1,900,000
LAND SIZE	2.04 AC
BUILDING SIZE	12,462 SF
PARKING	SURFACE LOT
PROPERTY TYPE	REDEVELOPMENT/CHURCH
SUBMARKET	WHEAT RIDGE
ZONING	R-2
PARCEL NUMBER	39-271-00-007
LEGAL	SECTION 27 TOWNSHIP 03 RANGE 69 QTR NE SIZE: 88760 VALUE: 2.038 KEY=124

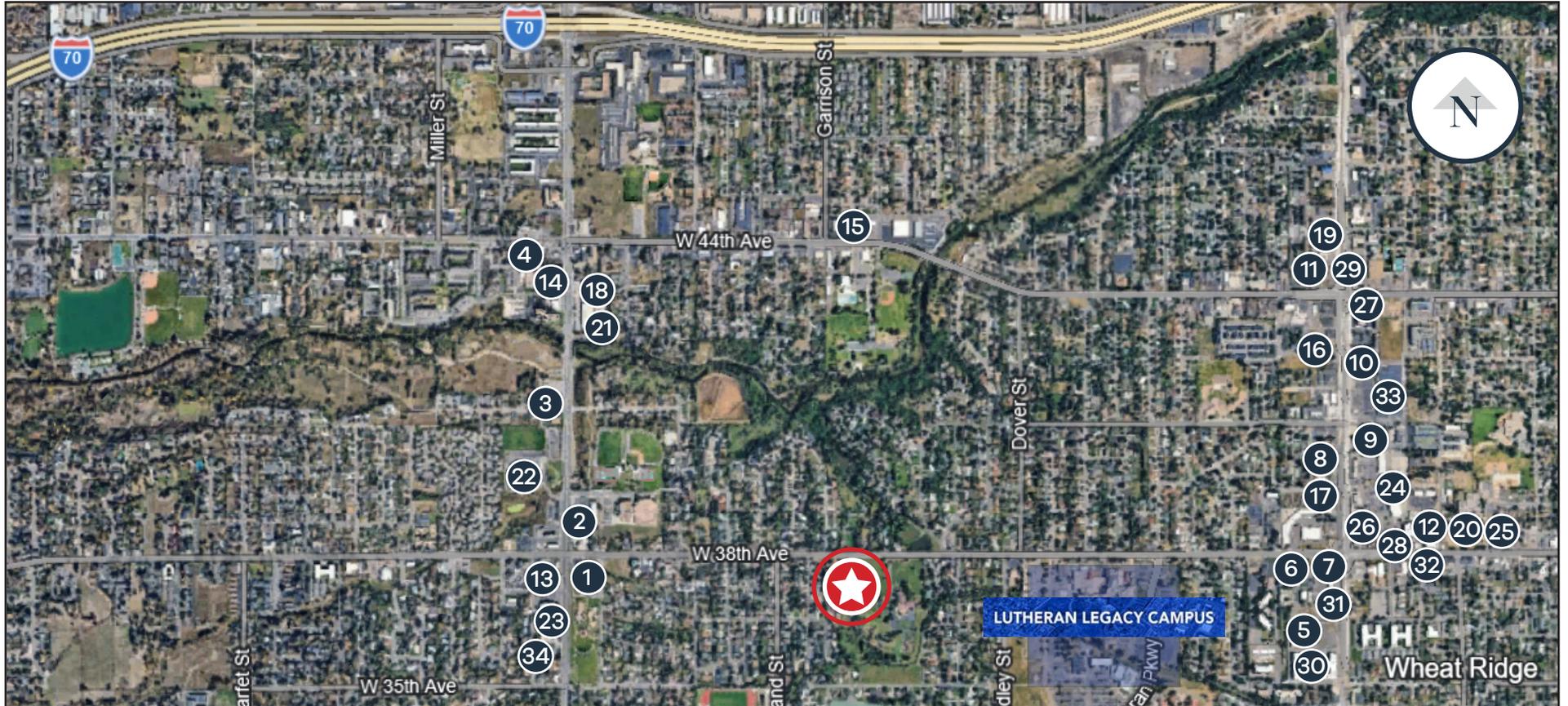
### PROPERTY HIGHLIGHTS

- > 2.04-ACRE REDEVELOPMENT OPPORTUNITY IN A PRIME WHEAT RIDGE LOCATION
- > ZONED R-2 (LOW-DENSITY RESIDENTIAL) — SINGLE-FAMILY (9,000 SF MINIMUM ZONE LOT) OR LOW-DENSITY DUPLEX DEVELOPMENT (12,000 SF MINIMUM ZONE LOT)
  - > IMPROVED LAND WITH EXISTING BUILDING-OFFERING FLEXIBILITY FOR REPOSITIONING/REDEVELOPMENT
  - > ELEVATED HILLTOP SITE WITH ATTRACTIVE VIEWS AND STRONG PRESENCE
    - > LOCATED WITHIN AN ESTABLISHED NEIGHBORHOOD WITH STRONG SURROUNDING DEMOGRAPHICS
- > PREMIER INFILL LOCATION WITH EXCELLENT ACCESS TO MAJOR CORRIDORS AND NEARBY AMENITIES
- > STRONG DEVELOPMENT FUNDAMENTALS IN A SUPPLY-CONSTRAINED MARKET
- > SITUATED NEAR THE TRANSFORMATIVE LEGACY MASTER-PLANNED COMMUNITY, THIS REDEVELOPMENT SITE BENEFITS FROM ADJACENCY TO A LANDMARK 100-ACRE MIXED USE DEVELOPMENT BRINGING OVER 1,500 NEW RESIDENTIAL UNITS, RETAIL, OPEN SPACE, AND VIBRANT NEIGHBORHOOD AMENITIES TO THE HEART OF WHEAT RIDGE

# AERIAL PHOTOS



# AREA HIGHLIGHTS



## DINING/BARS

- 1 Apple Ridge Cafe
- 2 Jin Asian Fusion
- 3 Yak & Yeti
- 4 Rambling Rose
- 5 Raising Cane's Chicken Fingers
- 6 Vinnola's Italian Market
- 7 Pierogies Factory
- 8 Mac & Cheezary
- 9 Raliberto's Mexican
- 10 Amici's Pizzeria & Italian
- 11 Curry Kingdom
- 12 Wolf & Wildflower Wine Bar/Bistro

## COFFEE/CONFECTIONS

- 13 Starbucks
- 14 Winchell's Donut House
- 15 Early Dog Coffee
- 16 The Sugar Cube
- 17 Dutch Bros Coffee

## HEALTH & FITNESS

- 18 Armbrust Pro Gym
- 19 Vitruvian Fitness
- 20 Elixir Pilates & Wellness
- 21 All Around Health
- 22 Wheat Ridge Recreation Center

## RETAIL/SERVICES

- 23 Sprouts Farmer's Market
- 24 Safeway
- 25 GetRight's Bakery
- 26 Chase Bank
- 27 FirstBank
- 28 7-Eleven
- 29 Walgreens
- 30 3rd Shot Pickleball
- 31 Verizon
- 32 The Meat Shop
- 33 United States Post Office
- 34 AutoZone

# PROPERTY LOCATION





# WHEAT RIDGE, COLORADO

Wheat Ridge, Colorado is a vibrant and well-established community located just west of downtown Denver, offering a unique blend of suburban charm and urban accessibility. Known for its tree-lined streets, strong sense of community, and abundant open space, Wheat Ridge provides residents with convenient access to parks, trails, and outdoor recreation, including the Clear Creek Trail, Crown Hill Park, and Prospect Park. The city has experienced thoughtful revitalization in recent years, particularly along the 38th Avenue corridor, which features a growing collection of locally owned restaurants, breweries, coffee shops, and boutique retail. Wheat Ridge also benefits from strong public schools, community-focused events, and a diverse housing stock ranging from classic mid-century homes to newer townhomes and mixed-use developments. With easy access to major transportation routes including I-70, I-76, Wadsworth Boulevard, and Kipling Street, residents enjoy seamless connectivity to downtown Denver, the greater metro area, and Colorado’s mountain recreation, making Wheat Ridge an increasingly sought-after destination for both homeowners and businesses alike.

<b>WALK SCORE</b>	87 ( <i>Very Walkable</i> )
<b>BIKE SCORE</b>	75 ( <i>Very Bikeable</i> )
<b>TRANSIT SCORE</b>	37 ( <i>Some Transit</i> )

## DEMOGRAPHICS

Population 2024	1 mi	9,889	Average Household Income	1 mi	\$108,403	Daytime Businesses	1 mi	1,140
	2 mi	45,960		2 mi	\$107,897		2 mi	4,043
	3 mi	115,372		3 mi	\$113,296		3 mi	9,141
Median Age	1 mi	43.2	Daytime Employees	1 mi	7,696	Consumer Spending	1 mi	\$150,907,686
	2 mi	42.3		2 mi	24,821		2 mi	\$690,712,063
	3 mi	40.5		3 mi	67,615		3 mi	\$1,747,620,750



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