

**BUILD-TO-SUIT  
FOR SALE OR LEASE**



**W 38<sup>TH</sup> AVENUE**

## **6216 W 38<sup>TH</sup> AVENUE**

Wheat Ridge, CO 80033

Sales Price & Lease Rate | Contact Broker

Lot Size | 13,651 SF

Zoning | MU-N (Mixed-Use-Neighborhood Commercial)



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# OFFERING SUMMARY

W 38<sup>TH</sup> AVENUE



## PROPERTY DESCRIPTION

This 13,651 sq. ft. retail pad in Wheat Ridge is zoned MU-N and offers a build-to-suit opportunity in a high-visibility location. The Site Development Plan (SDP) is approved for a 2,655 sq. ft. retail building with a possible mezzanine. Construction set to begin between mid-summer and fall 2025.

Building plans are available upon request, making this an ideal opportunity for an owner-user or investor seeking a turnkey retail space. The property is available for sale as land with core and shell approved plans or for lease upon project completion. Located in a thriving commercial corridor, this site is perfect for retail, restaurant, or service-based businesses looking to establish a presence in Wheat Ridge.

## LOCATION DESCRIPTION

6216 W 38th Avenue is located in the heart of Wheat Ridge, CO, a thriving suburb just minutes from downtown Denver. Positioned along a well-traveled corridor, the property benefits from excellent visibility and accessibility, with close proximity to major roadways, including I-70 and Sheridan Boulevard. The area is a mix of commercial, industrial, and residential developments, providing a strong customer base and workforce.

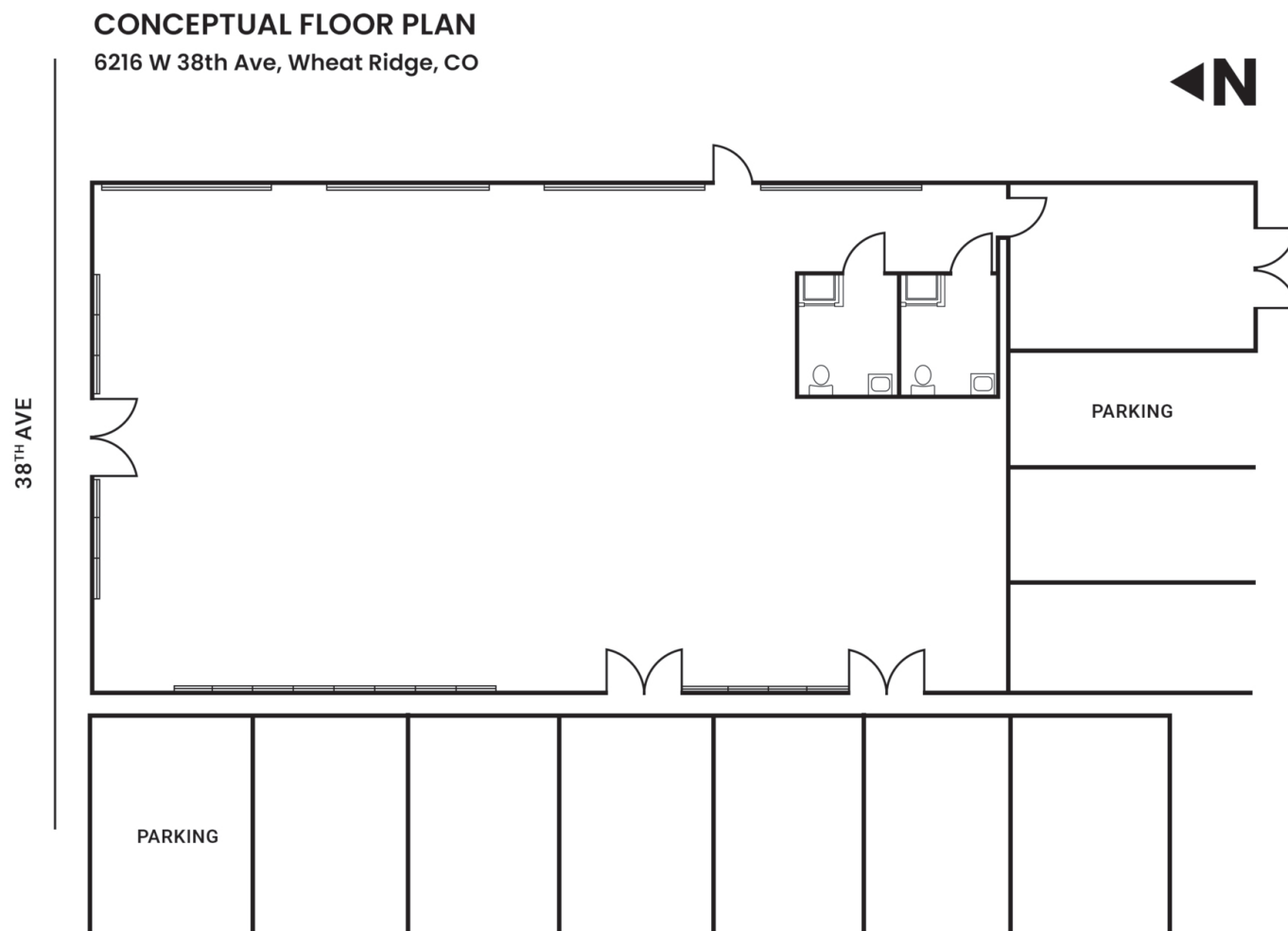
Wheat Ridge is known for its business-friendly environment, growing retail and industrial sectors, and a blend of historic charm with modern amenities. Nearby, you'll find a variety of restaurants, retail centers, and service businesses, making this an ideal location for companies seeking a convenient and well-connected space in the Denver metro area.

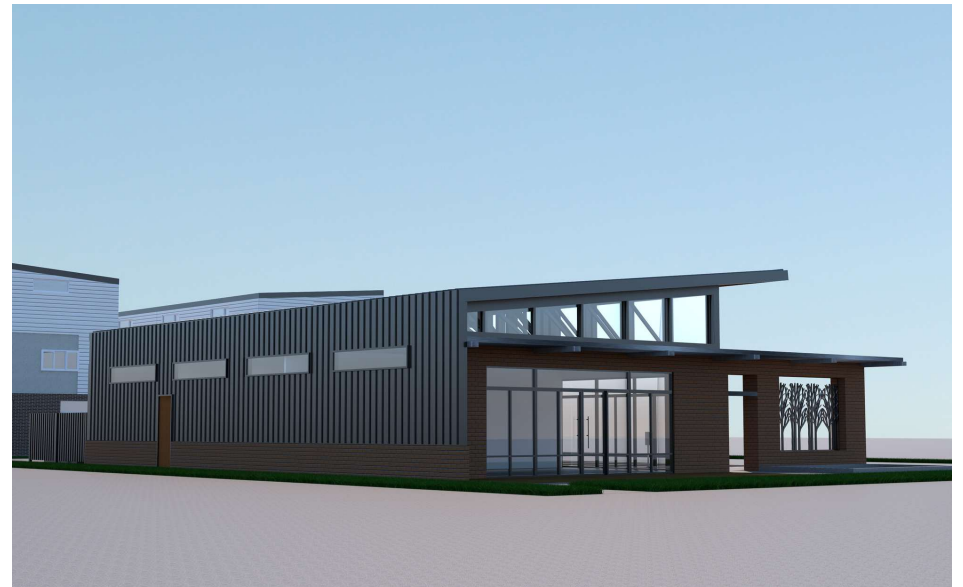
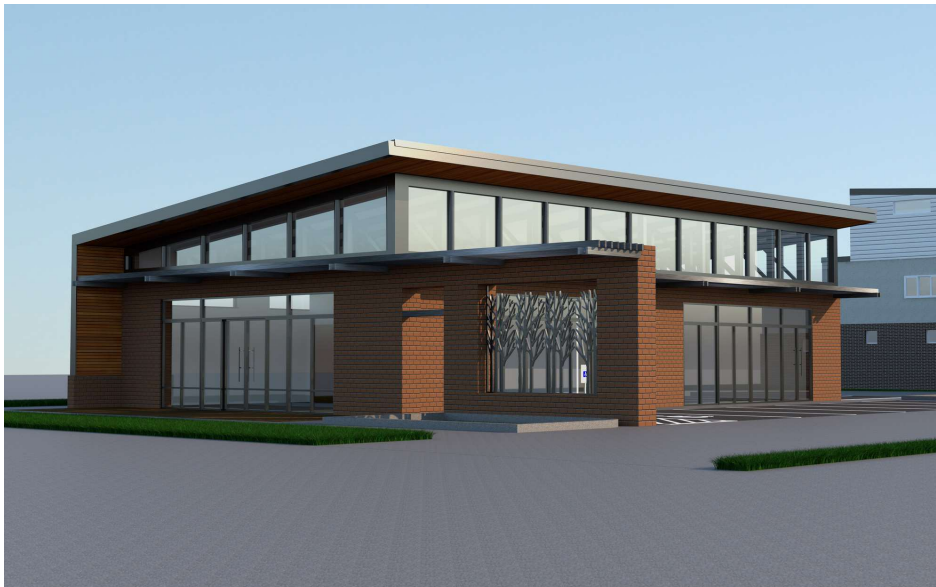
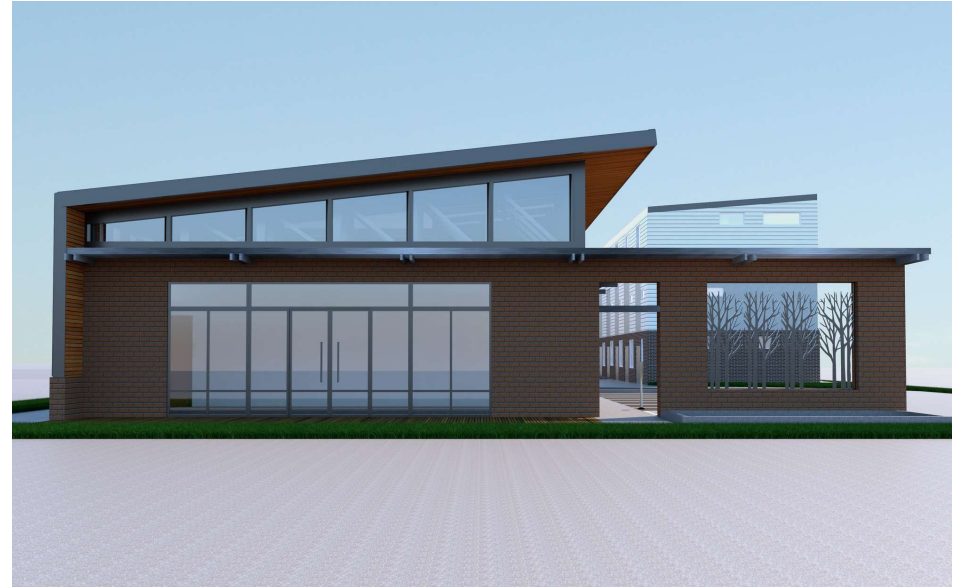
## PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated at 6216 W 38th Ave, the property offers excellent visibility and accessibility in a high-traffic area of Wheat Ridge, CO
- **Approved Development Plans:** The site comes with an approved Site Development Plan (SDP) for a 2,655 sq. ft. retail building, streamlining the development process.
- **Growing Market:** The Wheat Ridge housing market is experiencing growth, with a median sale price of \$625,000 in February 2025, up 6.8% year-over-year. (Redfin)
- **Business-Friendly Environment:** Wheat Ridge offers economic development programs, such as the Business Development Zone (BDZ) Program, providing incentives like fee abatements for commercial development.

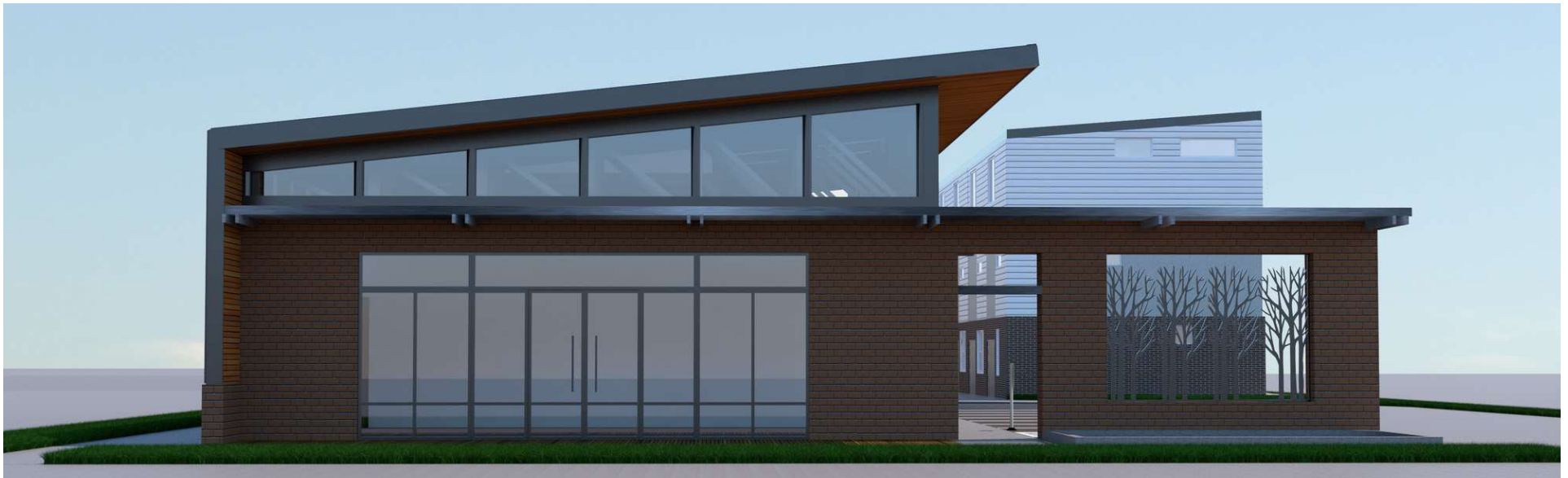
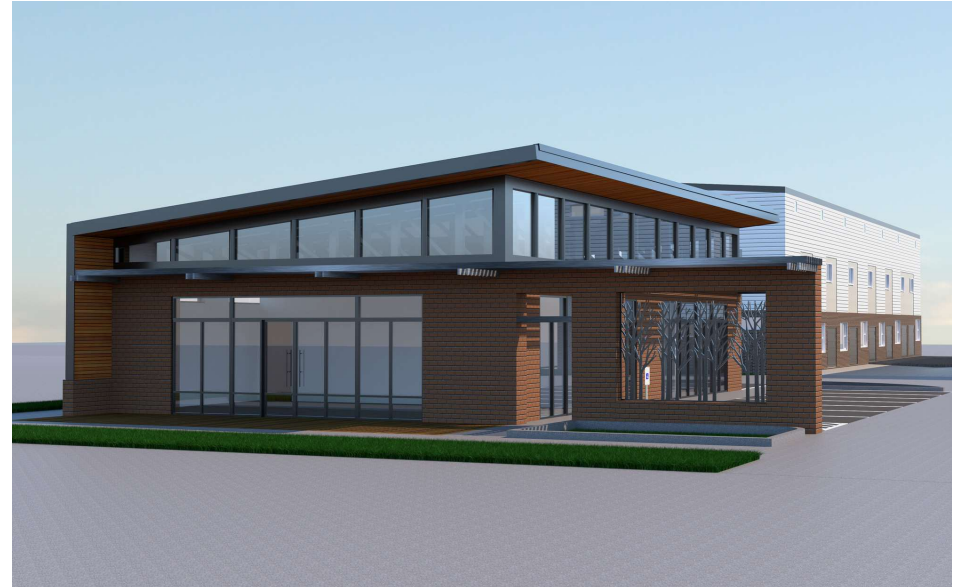
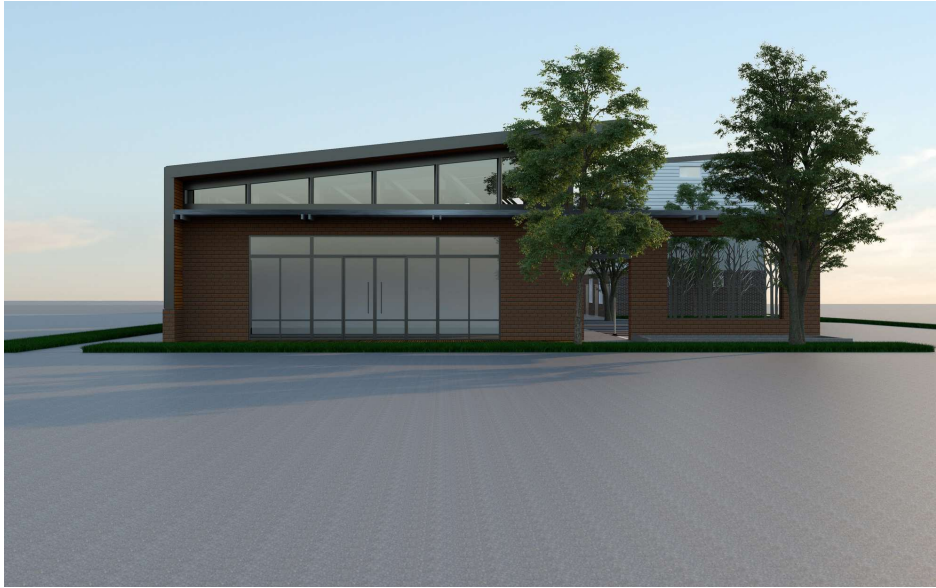


Property Address	6216 W 38th Ave, Wheat Ridge, CO 80033
Lot Size	13,651 SF   .31 Acres
Building Size	0 SF   2,655 SF building construction beginning Q3-Q4 2025
Zoning	MU-N (Mixed-Use-Neighborhood Commercial)
Property Taxes	\$4,949.60 (2025)
Sales Price	Contact Broker
Lease Rate	Contact Broker





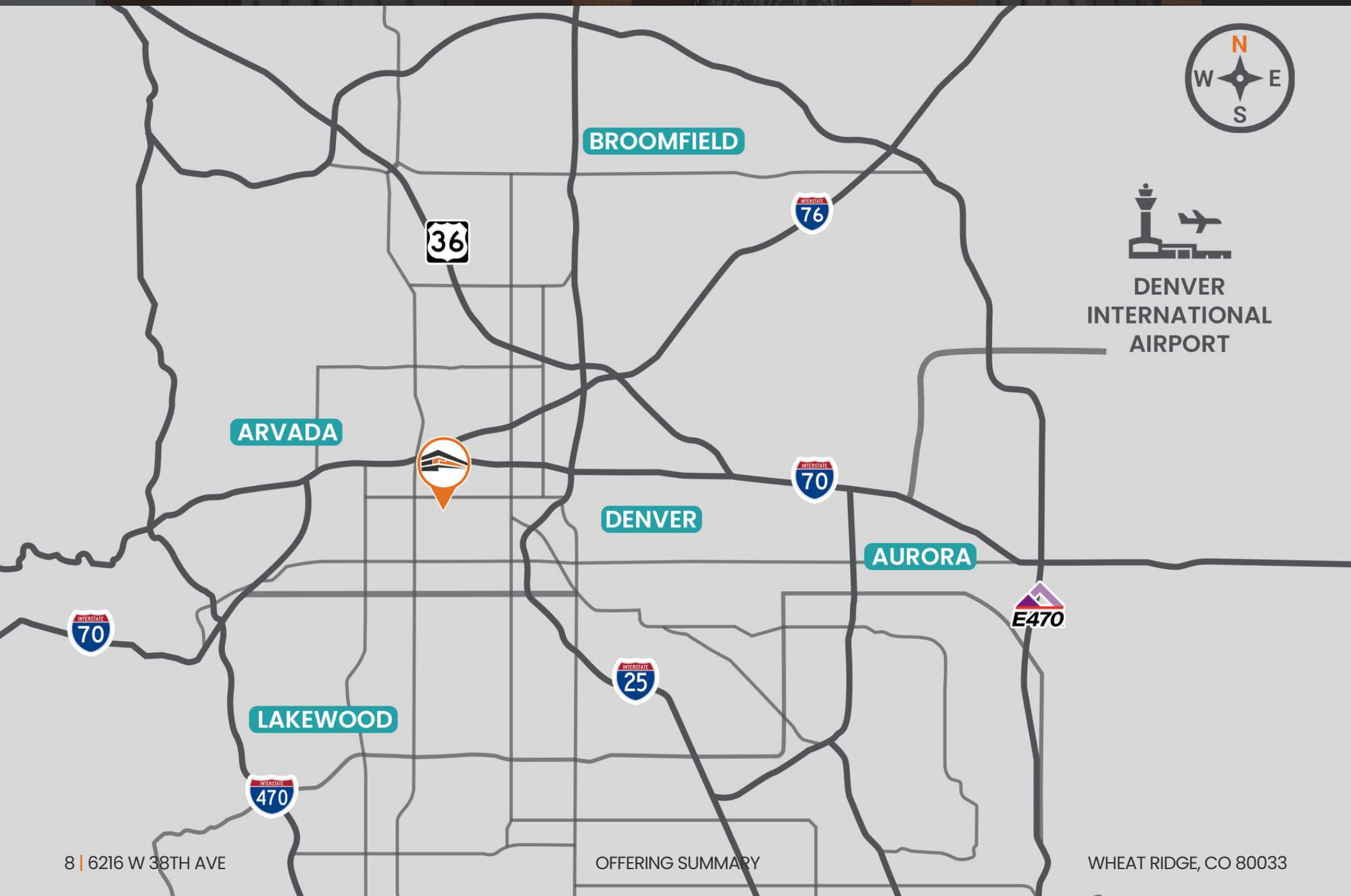
















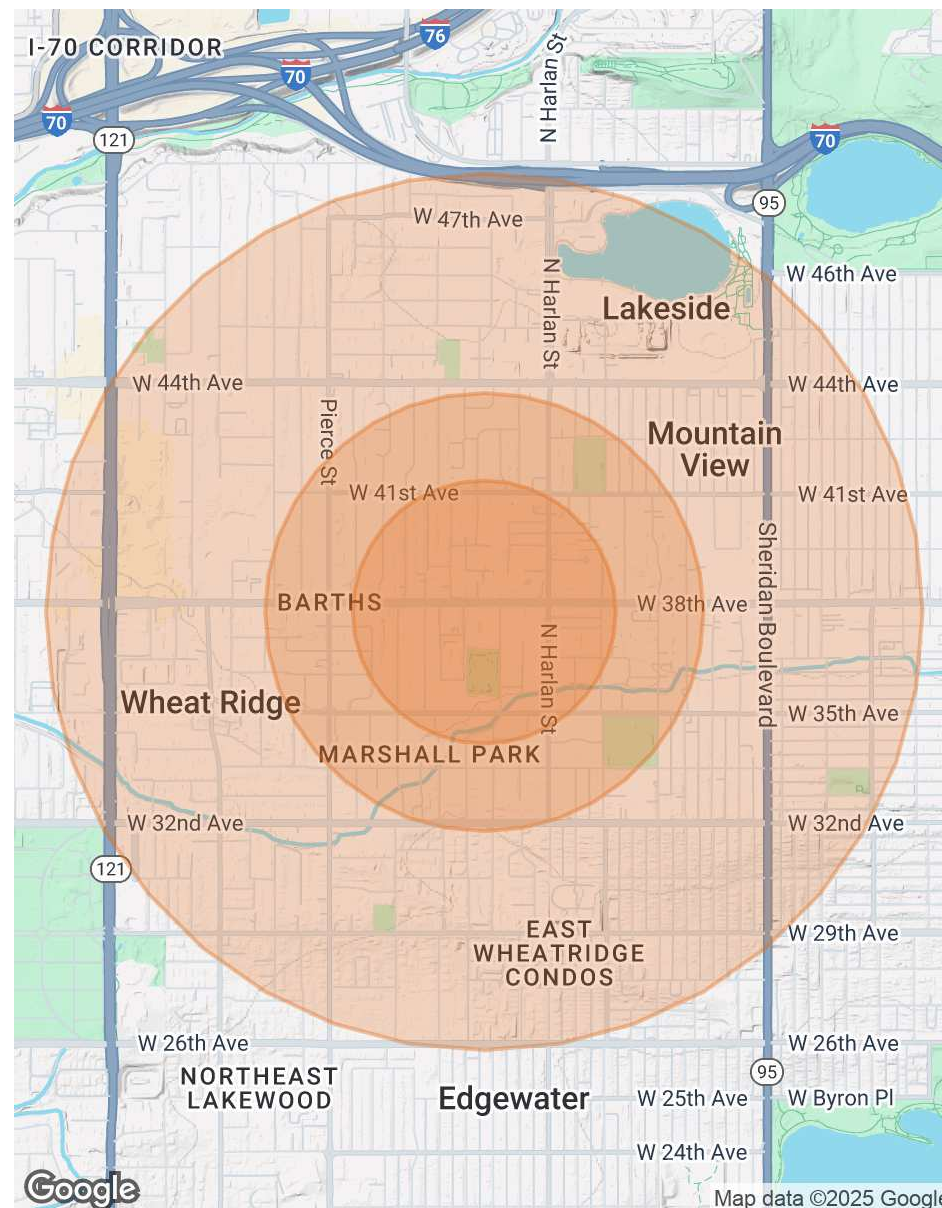




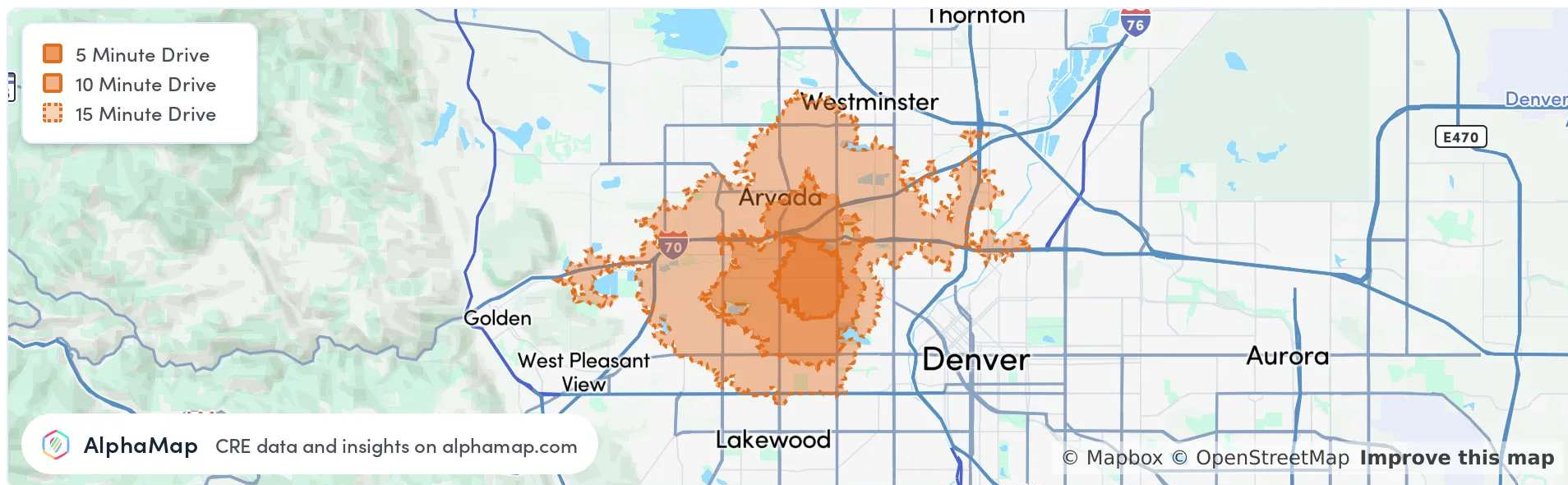
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,344	4,568	17,345
Average Age	46	45	42
Average Age (Male)	44	43	41
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	632	2,138	8,187
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$95,806	\$101,822	\$115,041
Average House Value	\$627,608	\$649,896	\$701,201

\* Demographic data derived from 2020 ACS - US Census







## POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,627	56,054	179,024
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	42

## HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,854	26,119	77,882
Persons per HH	2.1	2.1	2.3
Average HH Income	\$108,286	\$107,861	\$110,662
Average House Value	\$669,093	\$675,204	\$672,389
Per Capita Income	\$51,564	\$51,362	\$48,113

Map and demographics data derived from AlphaMap

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W 38<sup>TH</sup> AVENUE



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