

OFFICE FOR SALE

6500 W 44TH AVE

6500 WEST 44TH AVENUE, WHEAT RIDGE, CO 80033



TRANSWORLD®  
Commercial Real Estate



FOR SALE ~~\$545,000~~ \$530,000

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



*PRESENTED BY:*

**PHIL KUBAT**  
Principal & Managing Broker  
office: (720) 909-8557  
cell: (303) 981-1936  
phil@transworldcre.com  
CO - ER100016698, TX - 759206

**BASEL FLEISCHLI**  
Commercial Real Estate Broker  
office: 970-223-9586  
bflfleischli@transworldcre.com

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.

# TABLE OF CONTENTS

## *SECTION I - Property Summary*

## *SECTION II - Property Photos*

## *SECTION III - Maps / Demographics*

Location Maps	13
Business Map	14
Demographics	15
Tenant/Buyer Disclosure	16

### **PHIL KUBAT**

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

### **BASEL FLEISCHLI**

COMMERCIAL REAL ESTATE BROKER

O: 970-223-9586

bfleischli@transworldcre.com

# SECTION I

---

## Property Summary



# PROPERTY SUMMARY

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



## Design Highlights

Asset Type:	Office
Price:	\$530,000
Building SF:	2,110
Lot Size:	.21 AC
Zoning:	N-C (Neighborhood Commercial)
Year Built:	1958/2014
County:	Jefferson
City:	Wheat Ridge

## Property Overview

6500 W 44th Avenue is a single-story office building positioned in the heart of Wheat Ridge, offering a functional and flexible layout suited for a variety of professional users. Encompassing approximately 2,110 square feet, the property is designed to support multi-tenant occupancy or a full building user, making it an attractive option for both investors and owner users.

## Location Overview

This property is ideally positioned in Wheat Ridge, a well-established suburb immediately west of Denver within the highly desirable Northwest Denver submarket. The property benefits from its proximity to the region's primary employment and population centers, offering convenient access to downtown Denver, as well as surrounding communities including Arvada, Lakewood, and Golden.

# SECTION II

---

## Property Photos



# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



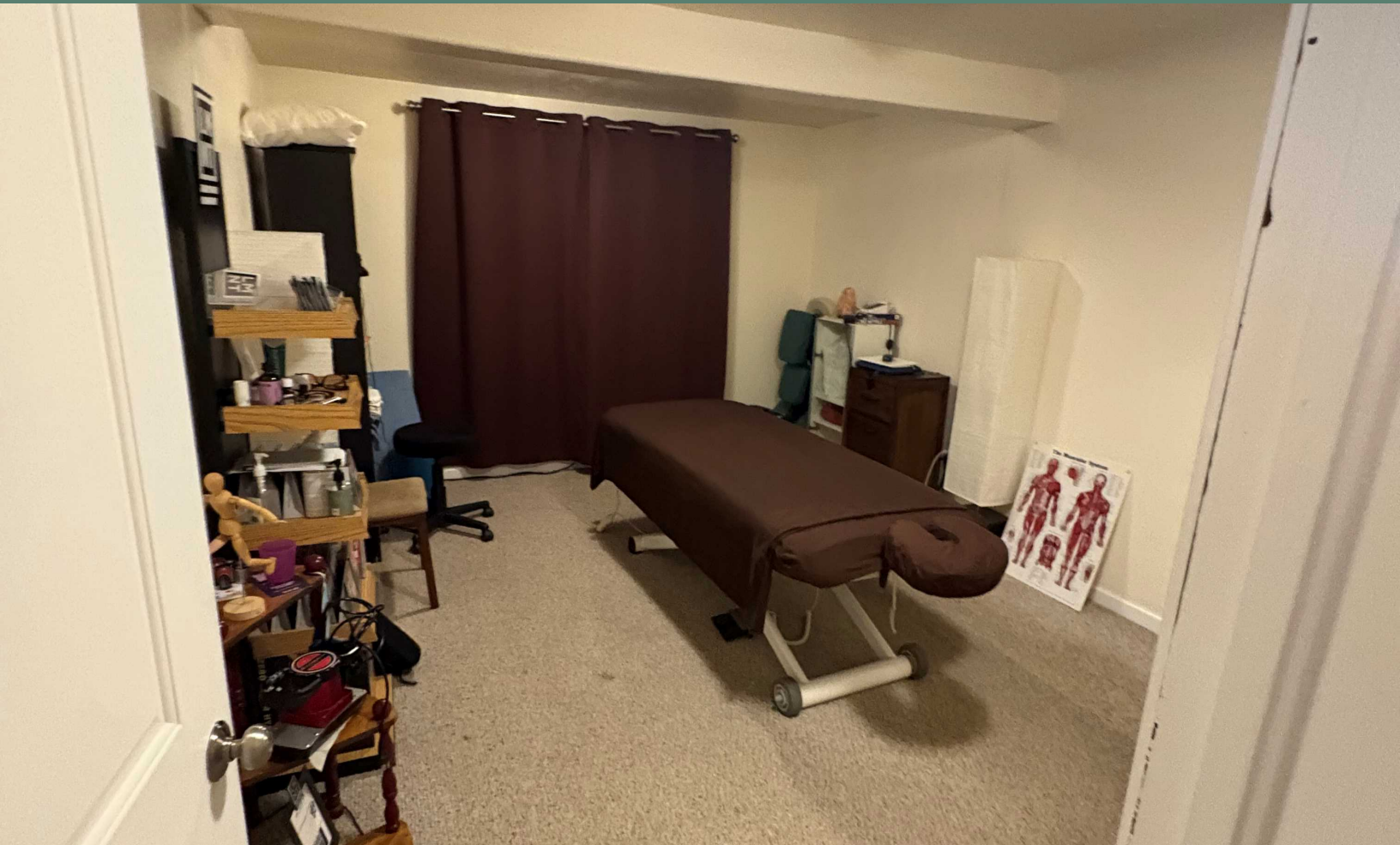
# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



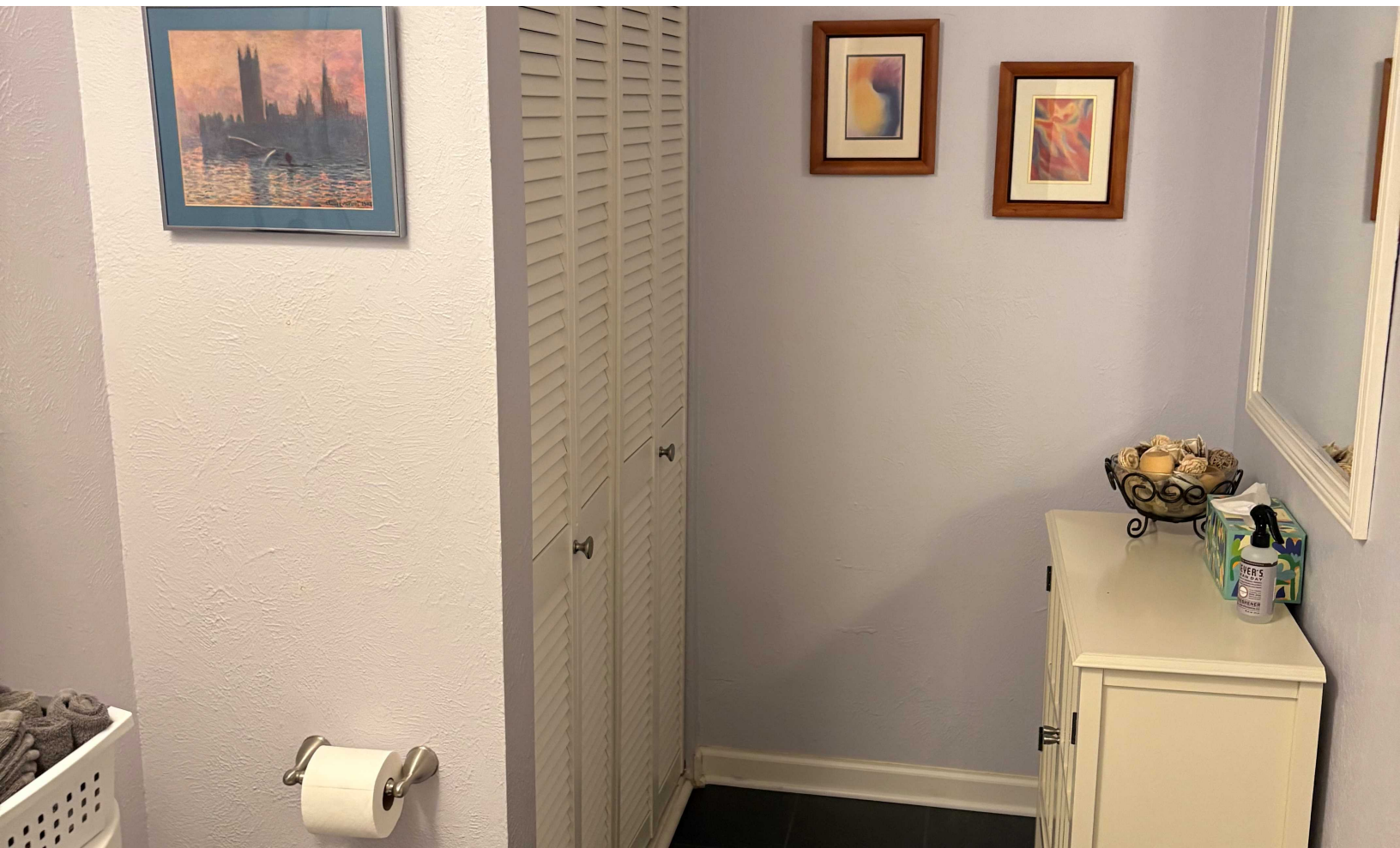
# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



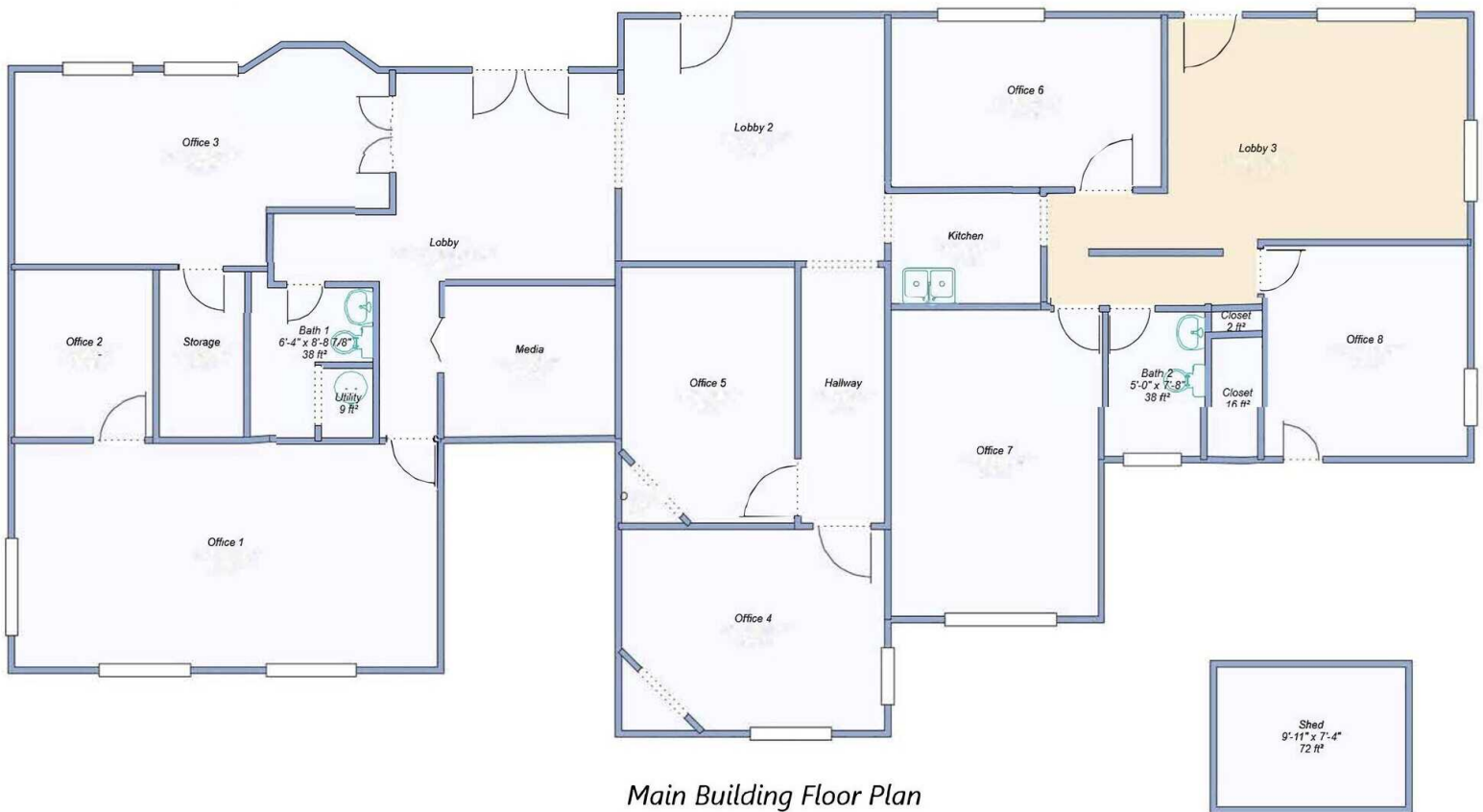
# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



# PROPERTY PHOTOS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



*Main Building Floor Plan*

6500 W 44th Ave, Wheat Ridge, CO 80033

# SECTION III

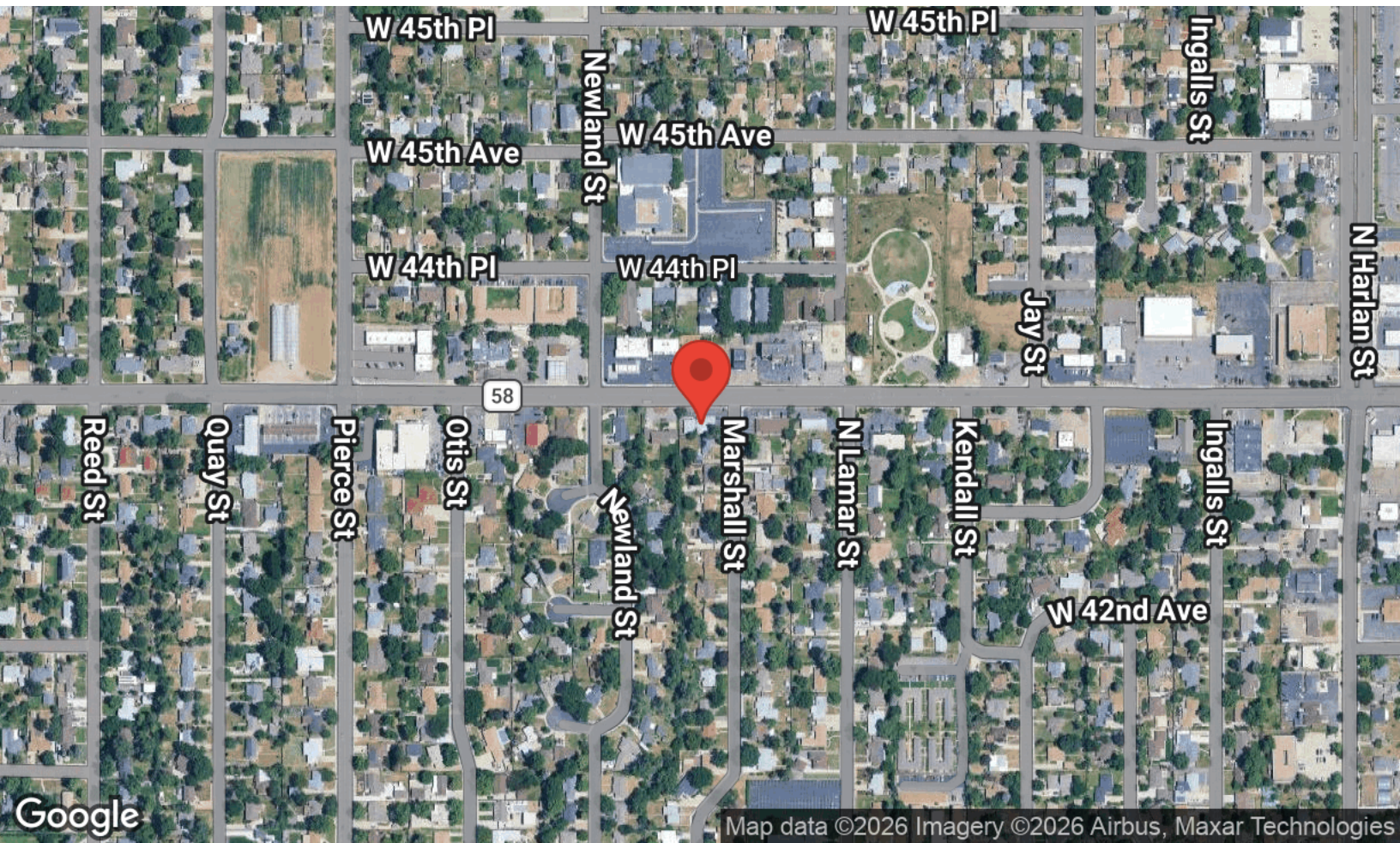
---

## Maps / Demographics



# LOCATION MAPS

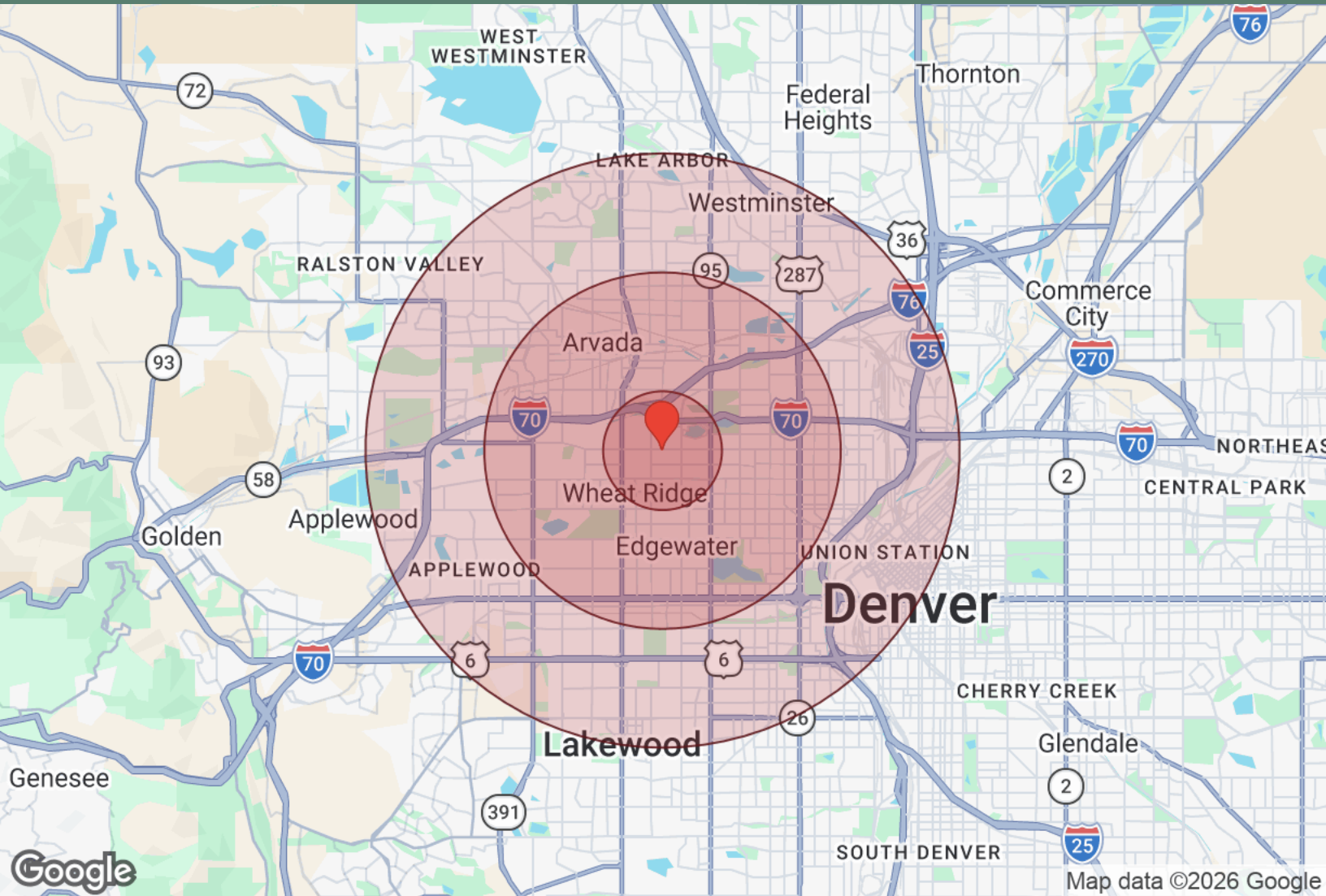
6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033





# DEMOGRAPHICS

6500 W 44th Ave  
6500 West 44th Avenue | Wheat Ridge, CO 80033



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,447	73,616	207,188
Female	6,740	70,883	190,878
Total Population	13,187	144,500	398,066

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,517	98,954	252,254
Black	249	3,786	15,365
Am In/AK Nat	55	607	1,791
Hawaiian	8	116	279
Hispanic	2,709	33,437	105,089
Asian	334	3,988	12,778
Multiracial	285	3,280	9,554
Other	32	347	955

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,845	74,159	199,515
Occupied	6,341	67,708	180,751
Owner Occupied	3,265	33,934	87,495
Renter Occupied	3,076	33,774	93,256
Vacant	505	6,450	18,764

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,848	20,178	55,319
Ages 15 - 24	969	13,489	44,082
Ages 25 - 54	6,139	74,133	201,158
Ages 55 - 64	1,476	14,449	39,544
Ages 65+	2,756	22,251	57,962

Income	1 Mile	3 Miles	5 Miles
Median	\$98,132	\$98,854	\$98,710
Under \$15k	577	5,260	13,652
\$15k - \$25k	548	3,525	9,381
\$25k - \$35k	328	3,370	9,089
\$35k - \$50k	348	4,899	12,750
\$50k - \$75k	793	9,237	24,361
\$75k - \$100k	623	7,926	22,291
\$100k - \$150k	1,204	12,243	33,459
\$150k - \$200k	1,048	8,641	23,310
Over \$200k	871	12,608	32,458

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

## **DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

### **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

---

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

---

**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: **ATTACHED BROCHURE**

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 IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document.


\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Buyer/Tenant

**BROKER ACKNOWLEDGMENT:**

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



\_\_\_\_\_  
Broker