

Retail For Lease

**1,000 SF - 3,000 SF**  
Downtown Wheat Ridge  
Retail District Ridge at 38



# Shops at West 38th

7400 W. 38th Avenue | Wheat Ridge, Colorado 80033

## Property Overview

- 3,000 SF of retail space available for lease in the emerging commercial district of Ridge at 38
- High traffic and visible corner on West 38th Avenue off of Wadsworth Boulevard
- Great parking, access and way findings into the retail center
- Strong new residential density from existing and new development projects nearing completion
- Monument signage with store front signage available
- Easy access to major commuter routes I-70 and I-76

**Lease Rate: \$16.00/SF NNN**

## Property Facts

Available SF:	3,000 SF
Building SF:	9,600 SF
Parking Ratio:	2.50/1,000
2019 Expenses:	\$6.87/SF (Est.)

For more information:

**Paul Cattin, MICP**

303 565 3030  
pcattin@shamesmakovsky.com

**Todd Silverman, CCIM**

303 565 3031  
tsilverman@shamesmakovsky.com

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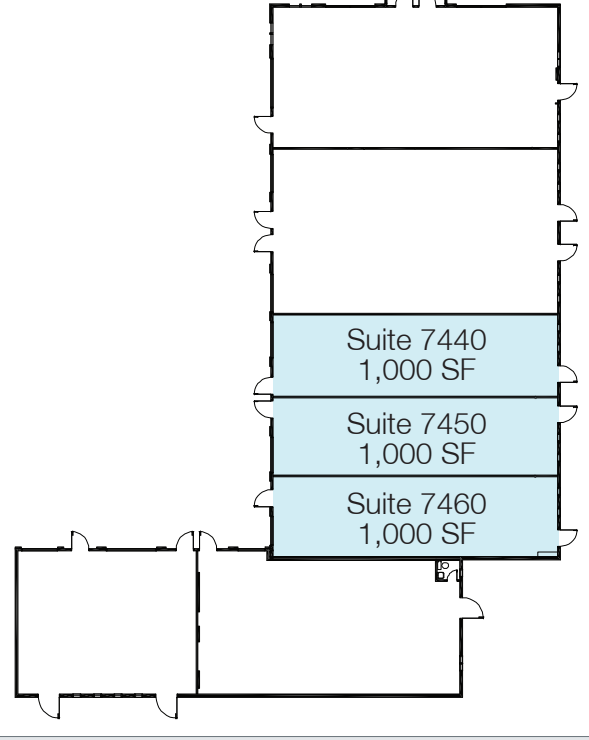
1400 Glenarm Place, Suite 100  
Denver, CO 80202  
303 534 5005

[naishamesmakovsky.com](http://naishamesmakovsky.com)

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 7400 W. 38th Avenue  
 Wheat Ridge, Colorado



**Floor Plan**



**Demographics**

	1 Mile	3 Mile	5 Mile
Population	12,213	132,884	357,880
Households	5,736	59,018	148,969
Avg Household Income	\$67,432	\$70,558	\$73,963

\*Source: SitesUSA

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