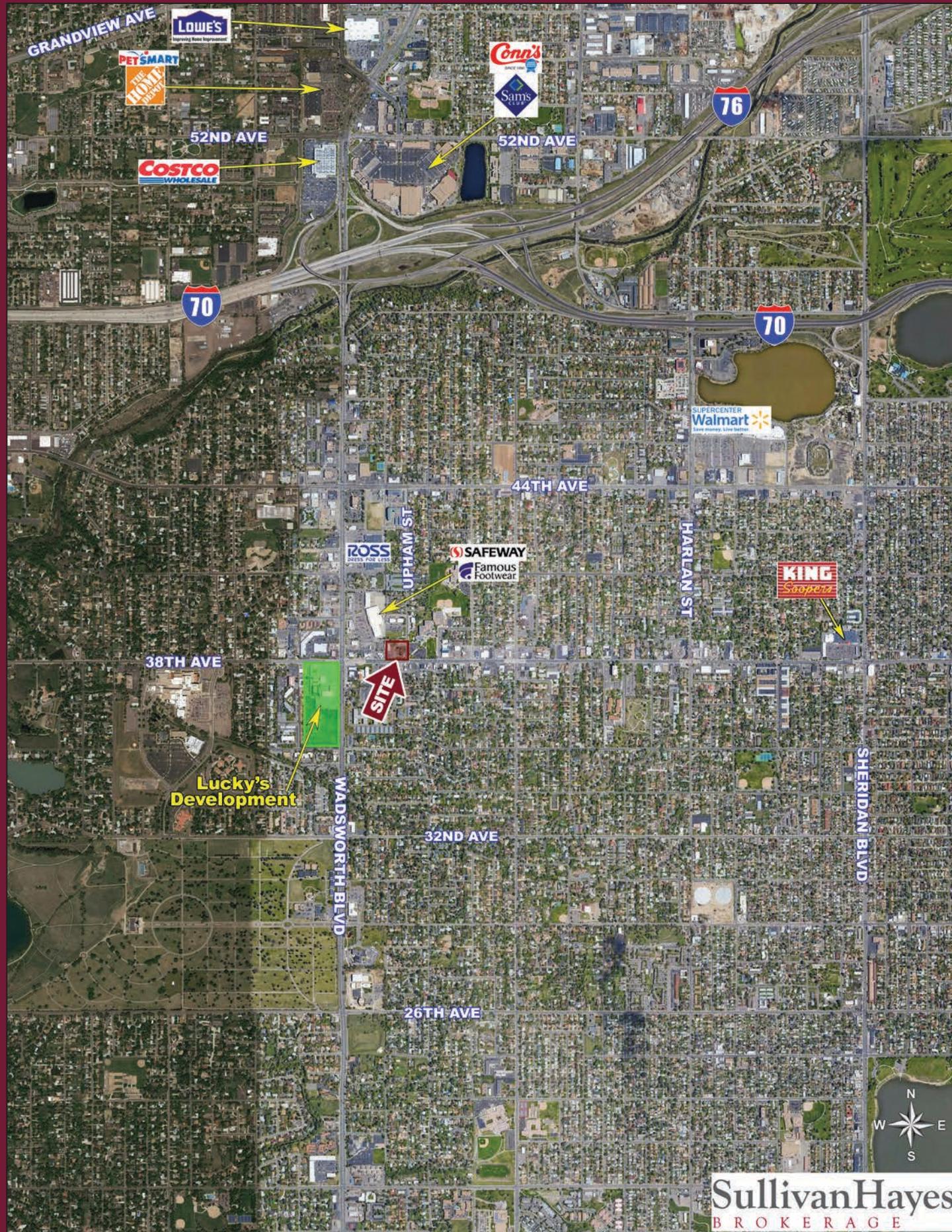
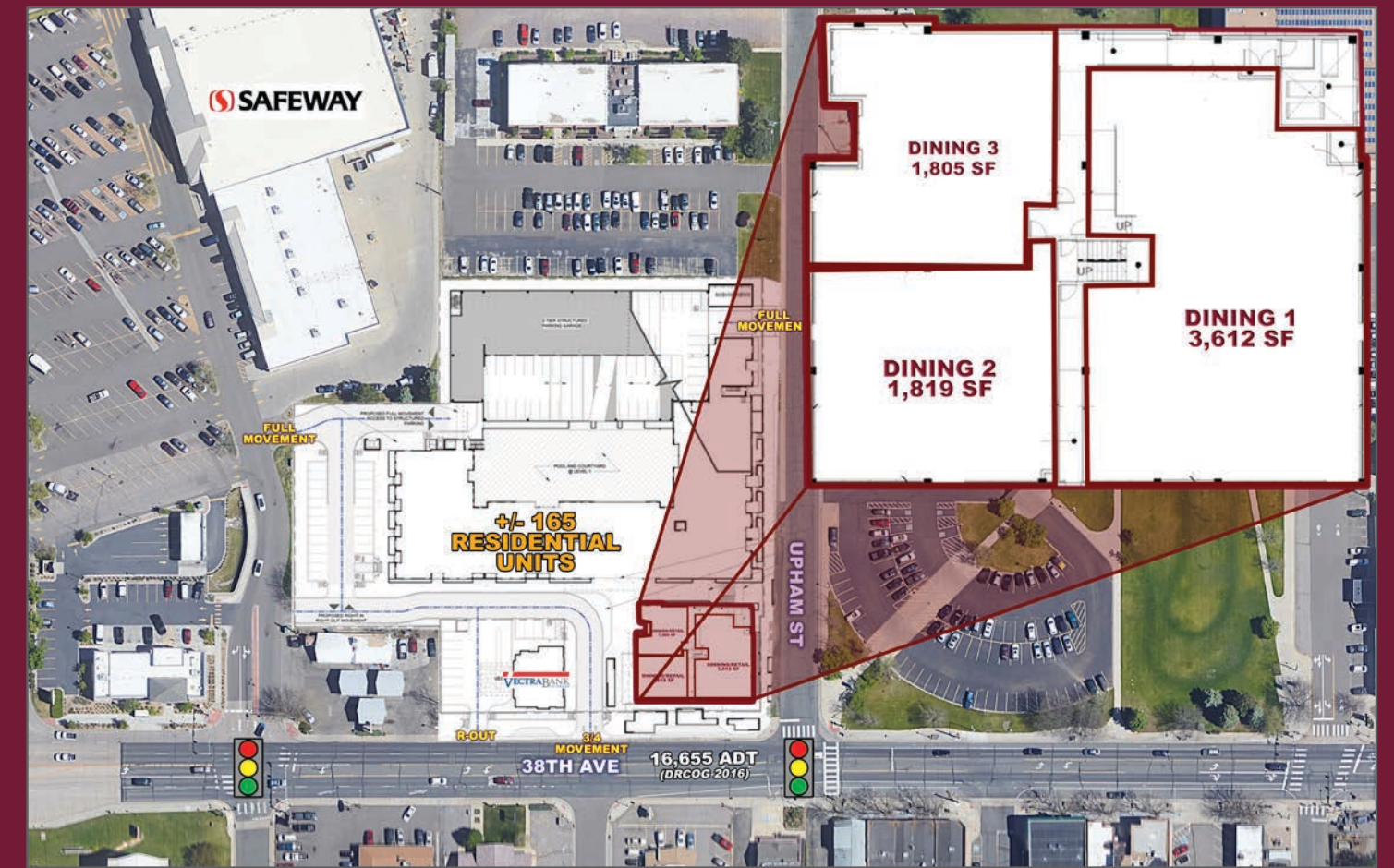


38TH AVENUE & UPHAM STREET | WHEAT RIDGE, COLORADO



RESTAURANT SPACE AVAILABLE FOR LEASE

38TH AVENUE & UPHAM STREET-NWC | WHEAT RIDGE, COLORADO



INFORMATION

- Mixed use redevelopment.
- 165 residential units under construction.
- 3Q 2019 delivery.
- Up to 8,000 SF available +/-.
- Dense urban site with limited restaurants and services.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,991	135,333	366,242
Projected Population 2022	13,788	147,282	399,883
Avg. HH Inc.	\$68,965	\$73,062	\$76,250
Employees	8,026	7,323	22,518

Source: Allocate Data 2017

TRAFFIC COUNTS

On 38th Ave west Upham St	16,655 cars/day
On 38th Ave east of Wadsworth Blvd	17,676 cars/day
On Wadsworth Blvd north of 38th St	48,000 cars/day ¹
On Wadsworth Blvd north of 32nd Ave	41,000 cars/day ¹

Source: DRCOG 2016, 'CDOT 2016

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831+.1333 | www.sullivanhayes.com

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DISCLOSURE

Courtney Key
303.382.7514
Ckey@sullivanhayes.com

RESTAURANT SPACE AVAILABLE FOR LEASE

NWC 38TH AVENUE & UPHAM STREET | WHEAT RIDGE, COLORADO

