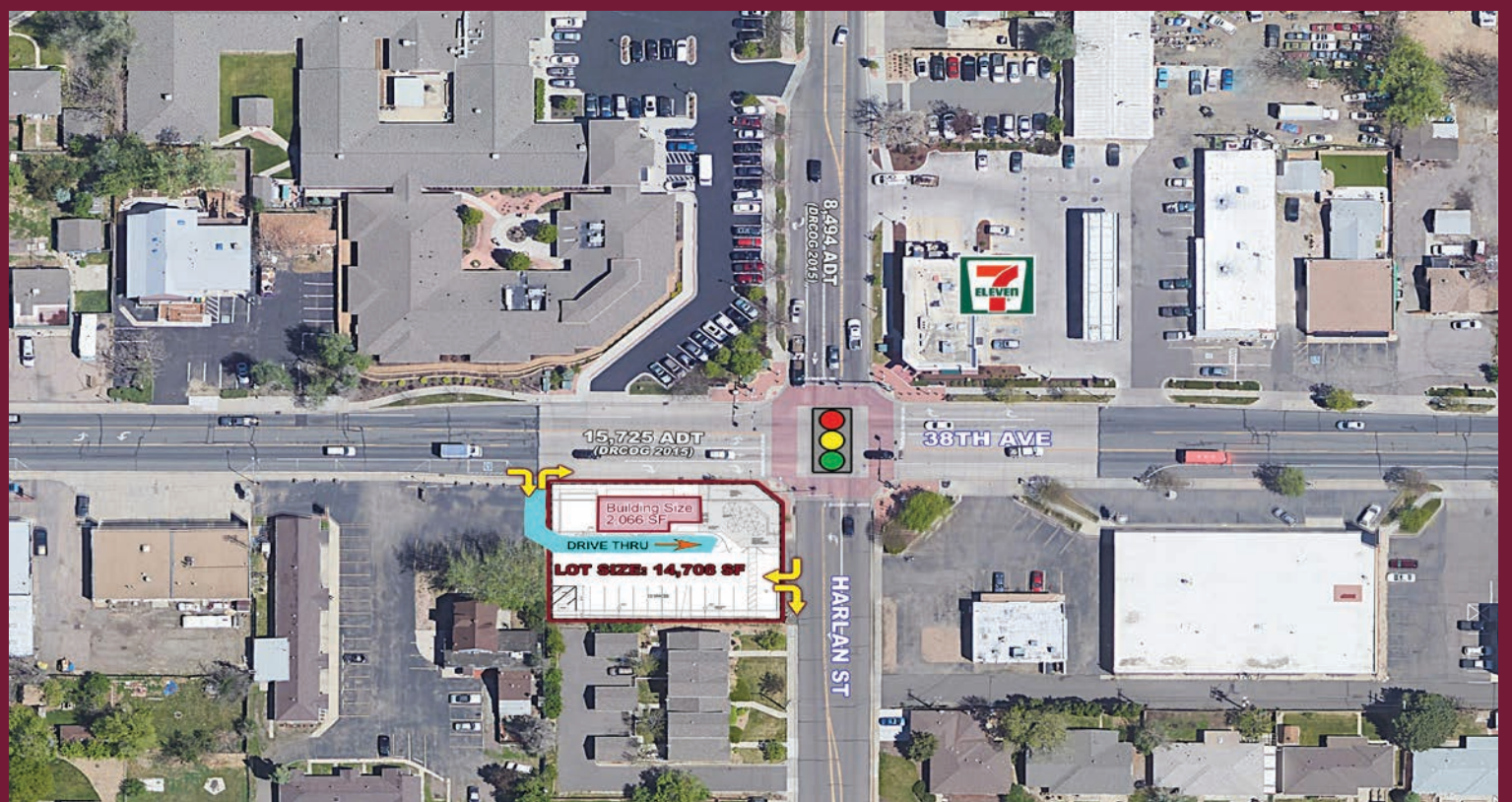


DRIVE THRU OPPORTUNITY AT SWC 38TH & HARLAN

6000 W 38th Avenue | Wheat Ridge, Colorado



FEATURES

- Landlord will demo existing building: BTS, Ground Lease, or Lease Opportunity
- Building Size: Up to 2,066 SF
- Lot Size: 14,708 SF
- Parking: 13 stalls
- Traffic Counts: 15,725 ADT on 38th

DEMOGRAPHICS

Source: Allocate 2017	1 MILE	3 MILE	5 MILE
Population	18,086	153,743	397,031
Avg Household Inc.	\$69,106	\$72,507	\$73,335
Employees	6,861	63,266	315,676
Businesses	873	7,675	27,402

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B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AGENCY
DISCLOSURE

Courtney Key

720.382.7514

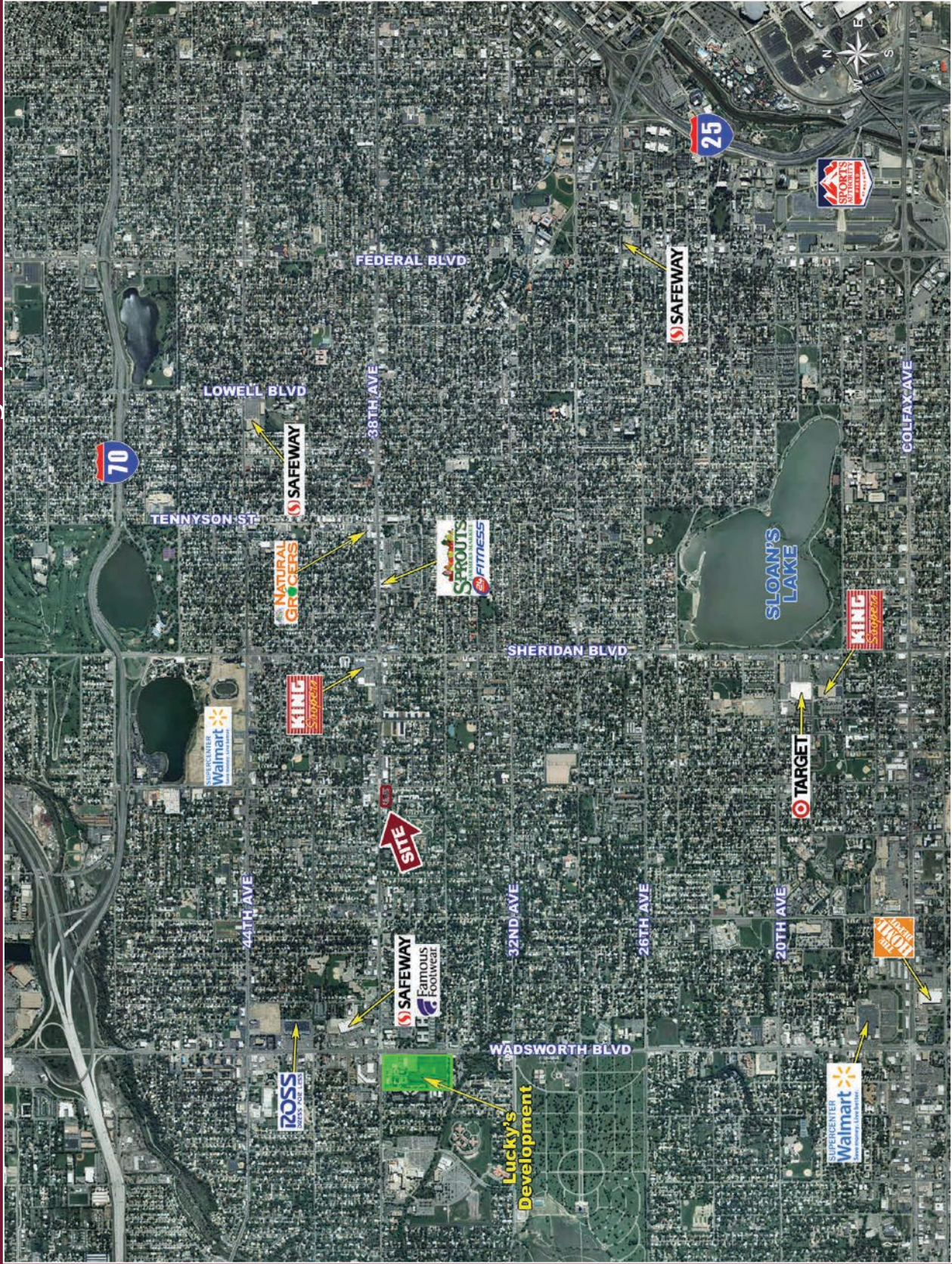
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