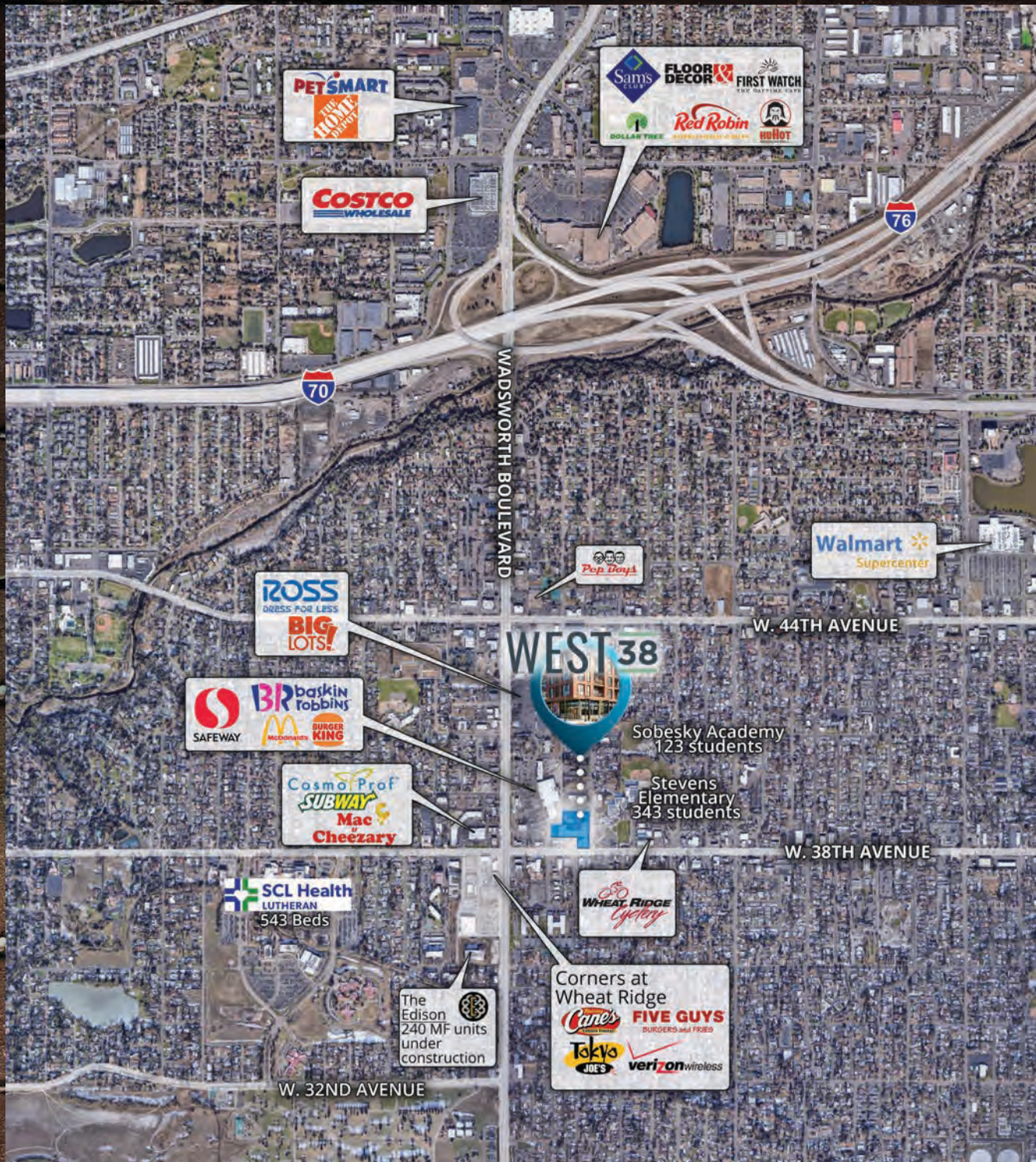




7333 W. 38th Avenue
Wheat Ridge, CO 80033

WEST 38



Restaurant & Fitness Wanted
Hot emerging urban location
Ground floor retail in luxury apartment complex

1,200 SF – 3,624 SF
Lease Rate: Contact Broker for Pricing
NNN: \$6.00/SF

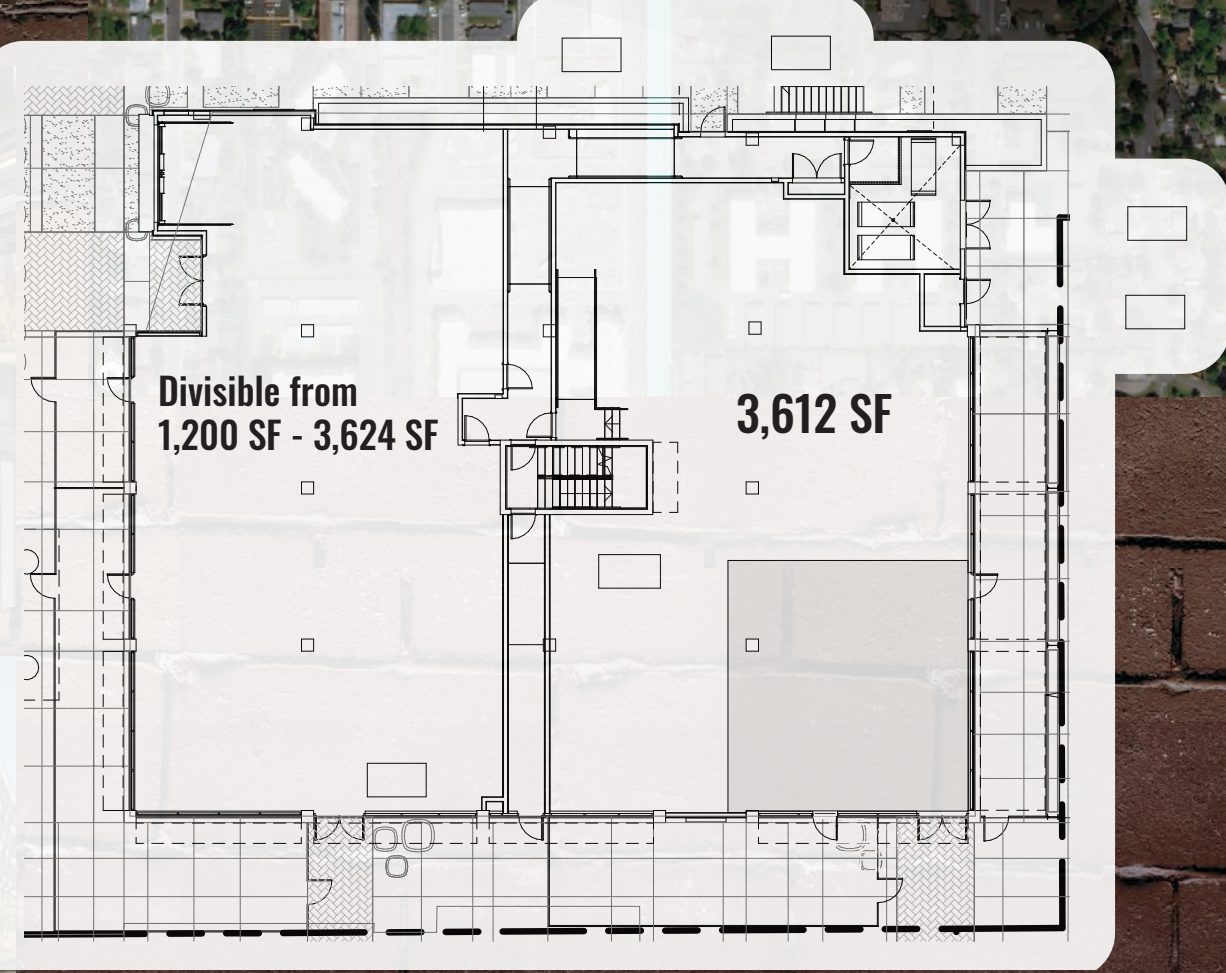
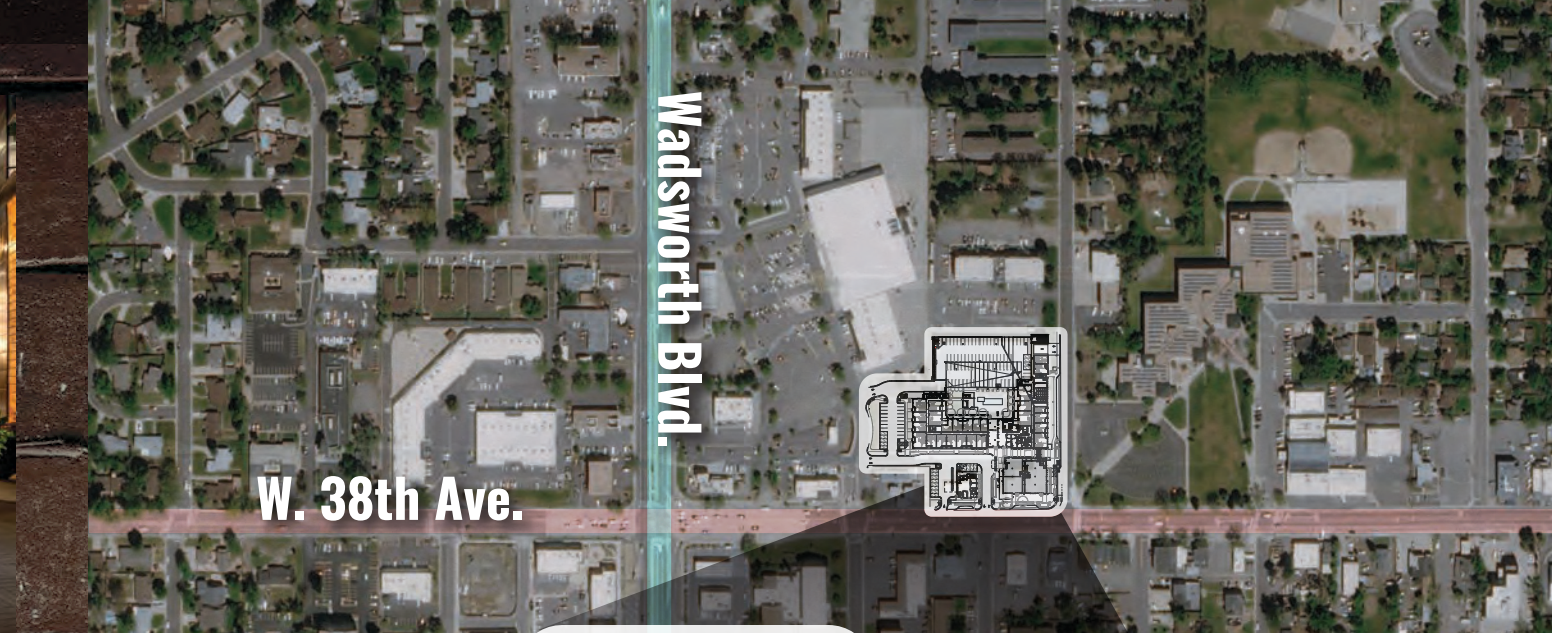
This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Colliers
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
303 745 5800
colliers.com/denver

Lisa Vela
303 565 3788
lisa.vela@colliers.com

Jay Landt
303 283 4569
jay.landt@colliers.com



Ground floor retail/restaurant space
in luxury 162-unit apartment building



Located
in the emerging 38th Avenue
corridor in Wheat Ridge



Underserved
retail market



Grease
trap & hood chase are
in place



Demographics



	1 Mile	3 Miles	5 Miles
2020 Total Population	12,581	138,589	377,782
2020 Total Daytime Population	13,271	131,157	412,260
Average Household Income	\$84,835	\$86,317	\$92,027

Source: Esri 2020 estimates

Traffic Counts



W. 38th Ave.	
West of Upham St.	20,107 VPD
East of Upham St.	18,821 VPD



Wadsworth Blvd.	
North of W. 38th Ave.	43,755 VPD
South of W. 38th Ave.	42,494 VPD

Source: MPSI 2018/2020 estimates