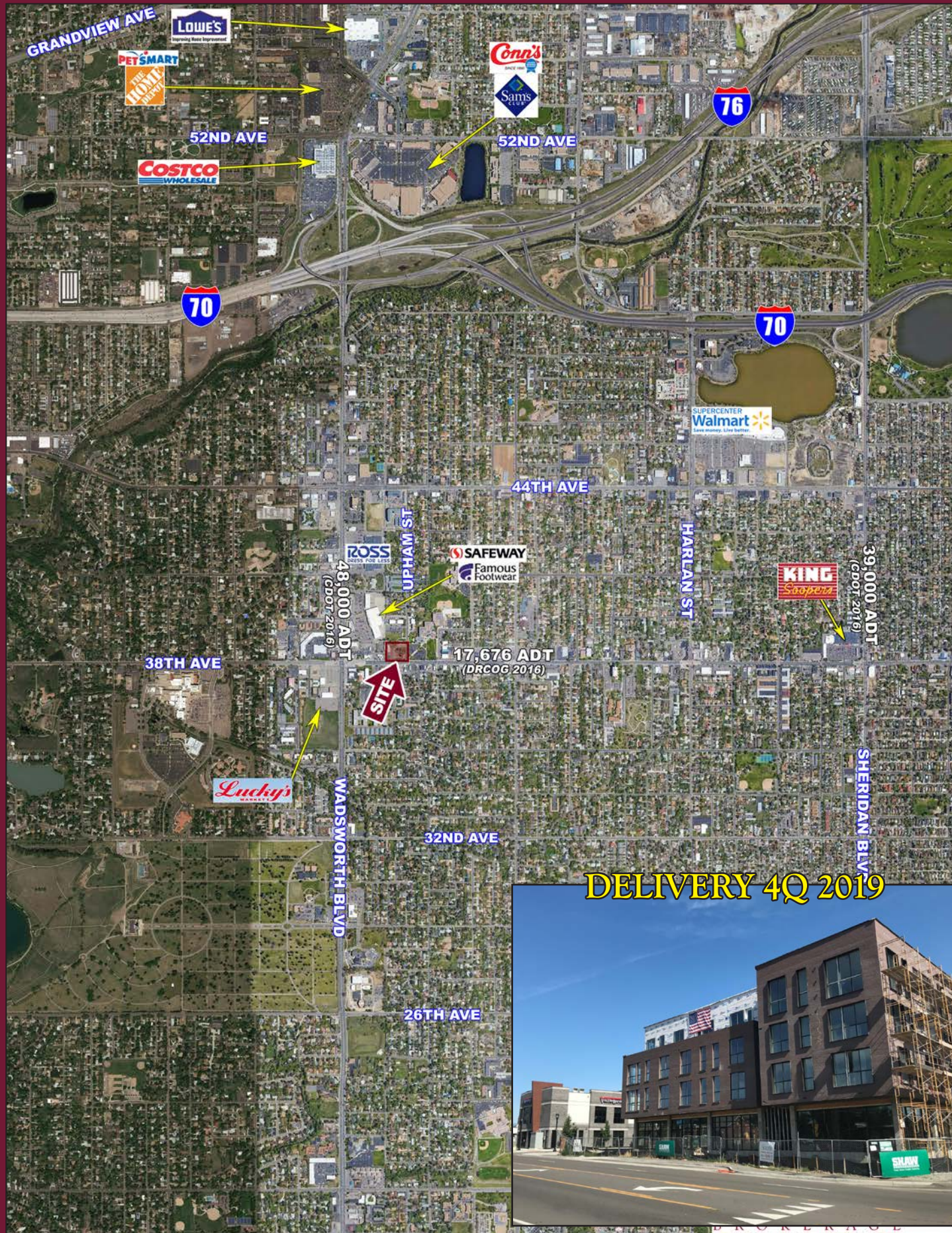
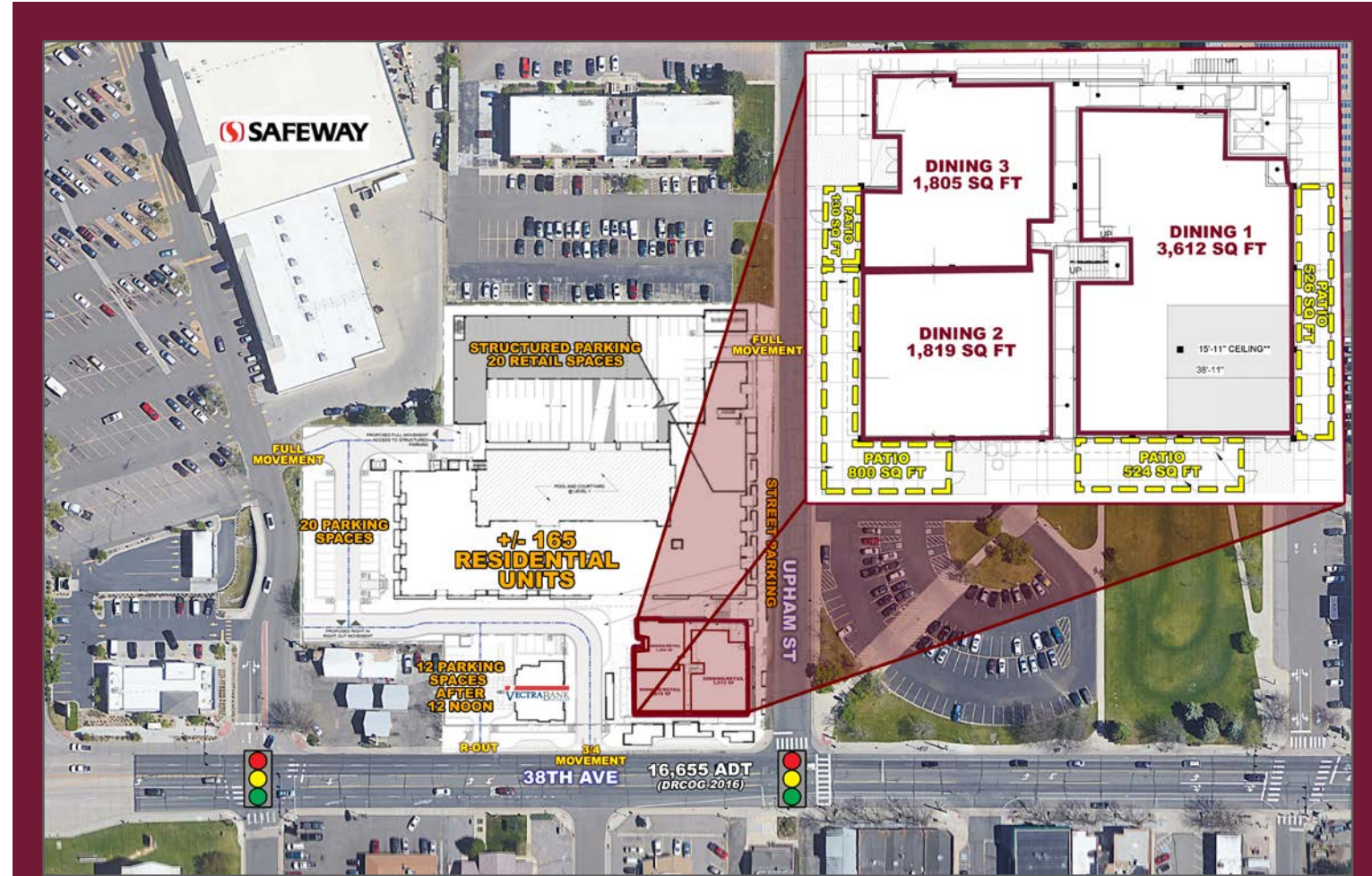


38TH AVENUE & UPHAM STREET | WHEAT RIDGE, CO



RESTAURANT SPACE AVAILABLE FOR LEASE

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



INFORMATION

- Mixed use redevelopment.
- 165 residential units under construction.
- 4Q 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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Courtney Key

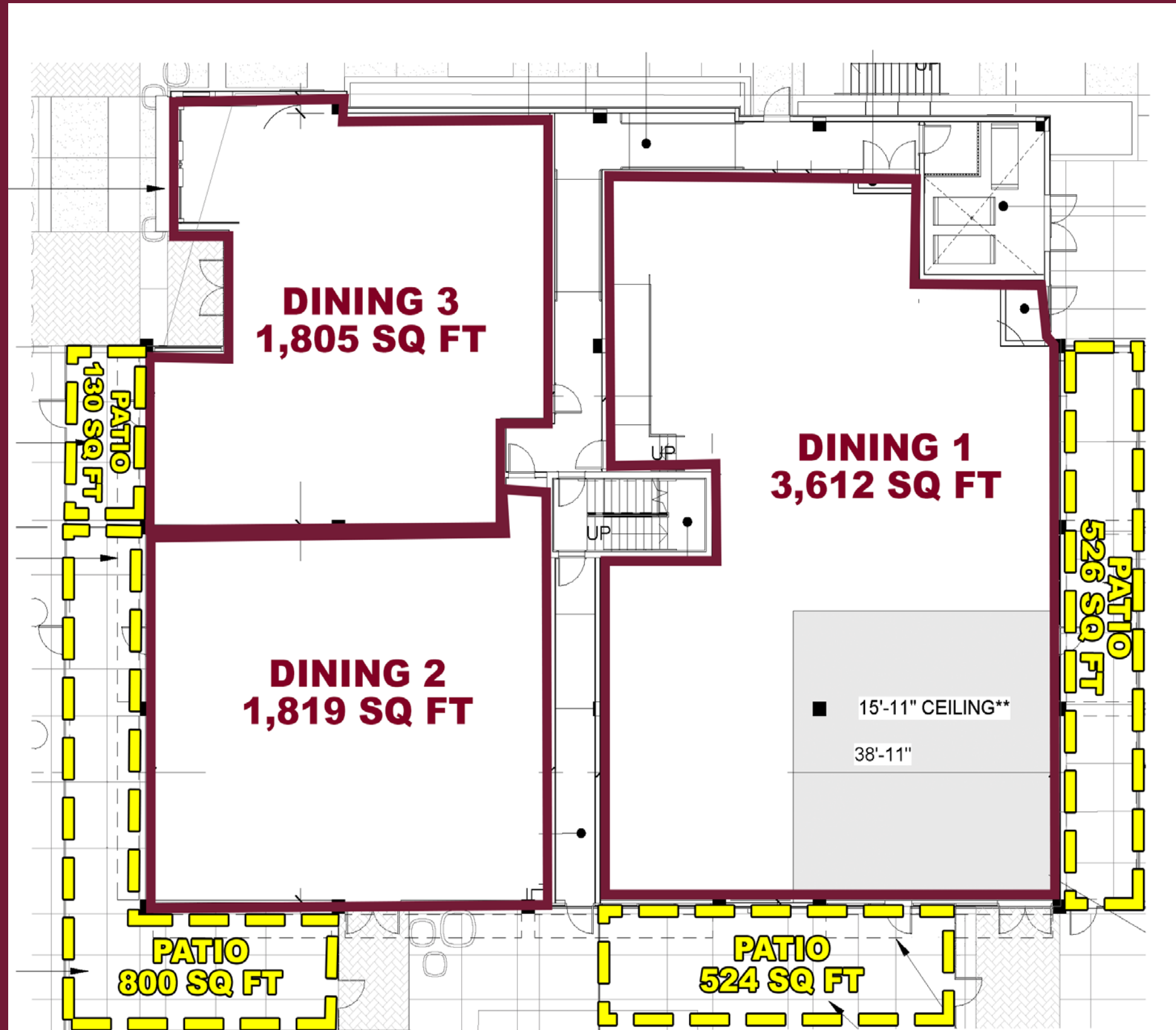
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RESTAURANT SPACE AVAILABLE FOR LEASE

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



DISTANCE REFERENCES FROM WEST END 38			
Destination	Direction	Miles	Drive Time
To Downtown Denver	SE	5.8	18 Minutes
To Broomfield	NW	12.7	24 Minutes
To Highlands	E	4.1	12 Minutes
To Olde Town Arvada	N	2.8	9 Minutes
To Golden/Foothills	W	10.3	15 Minutes



FAT SULLY'S, PARISI PIZZERIA, DENVER BISCUIT COMPANY, ALLEGRO COFFEE, HOPS & PIE, TENNYSON'S TAP, EL CHINGON BISTRO, SWING THAI, WEST END TAP HOUSE

STEVENS ELEMENTARY & "GREEN AT 38TH" - New Public Park in 2020

WEST 38