



7333 W. 38th Avenue
Wheat Ridge, CO 80033

WEST 38



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

3,612 SF AVAILABLE
Lease Rate: Contact Broker for Pricing
NNN: \$14.00/SF (Estimated)



BROKERAGE DISCLOSURE



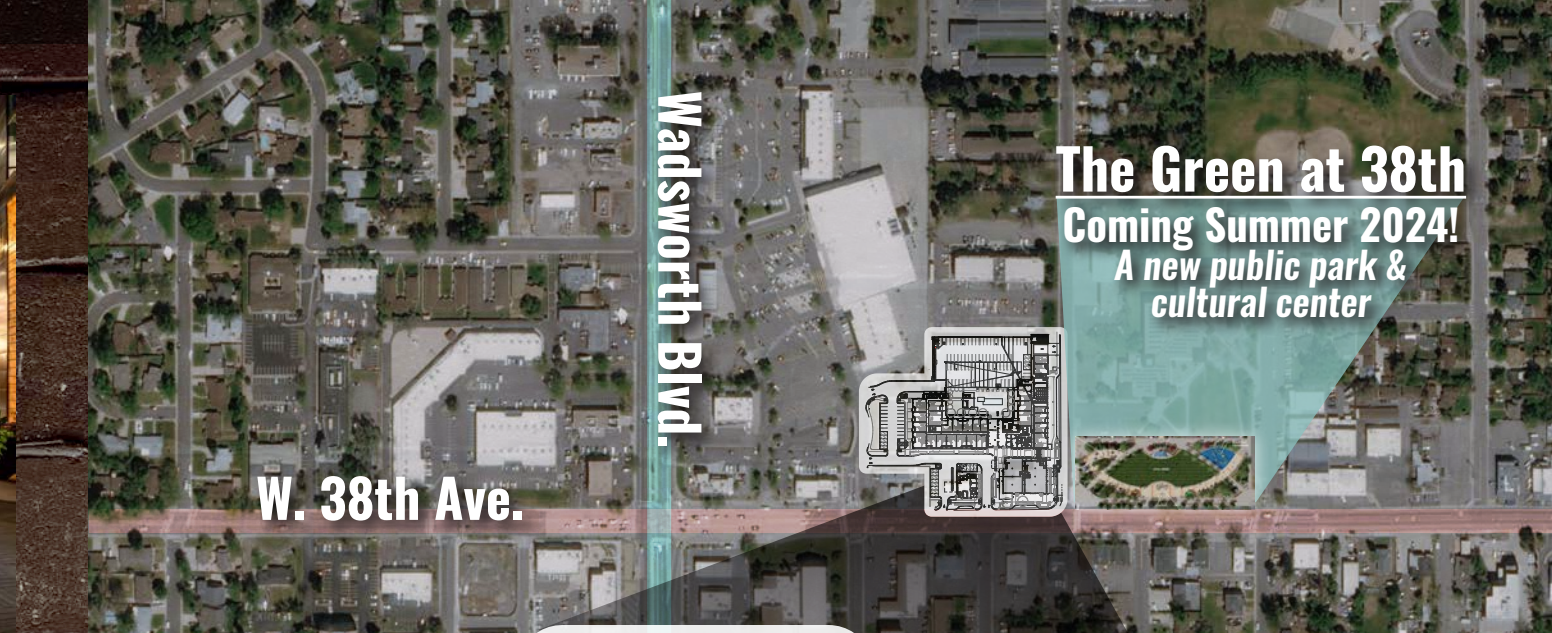
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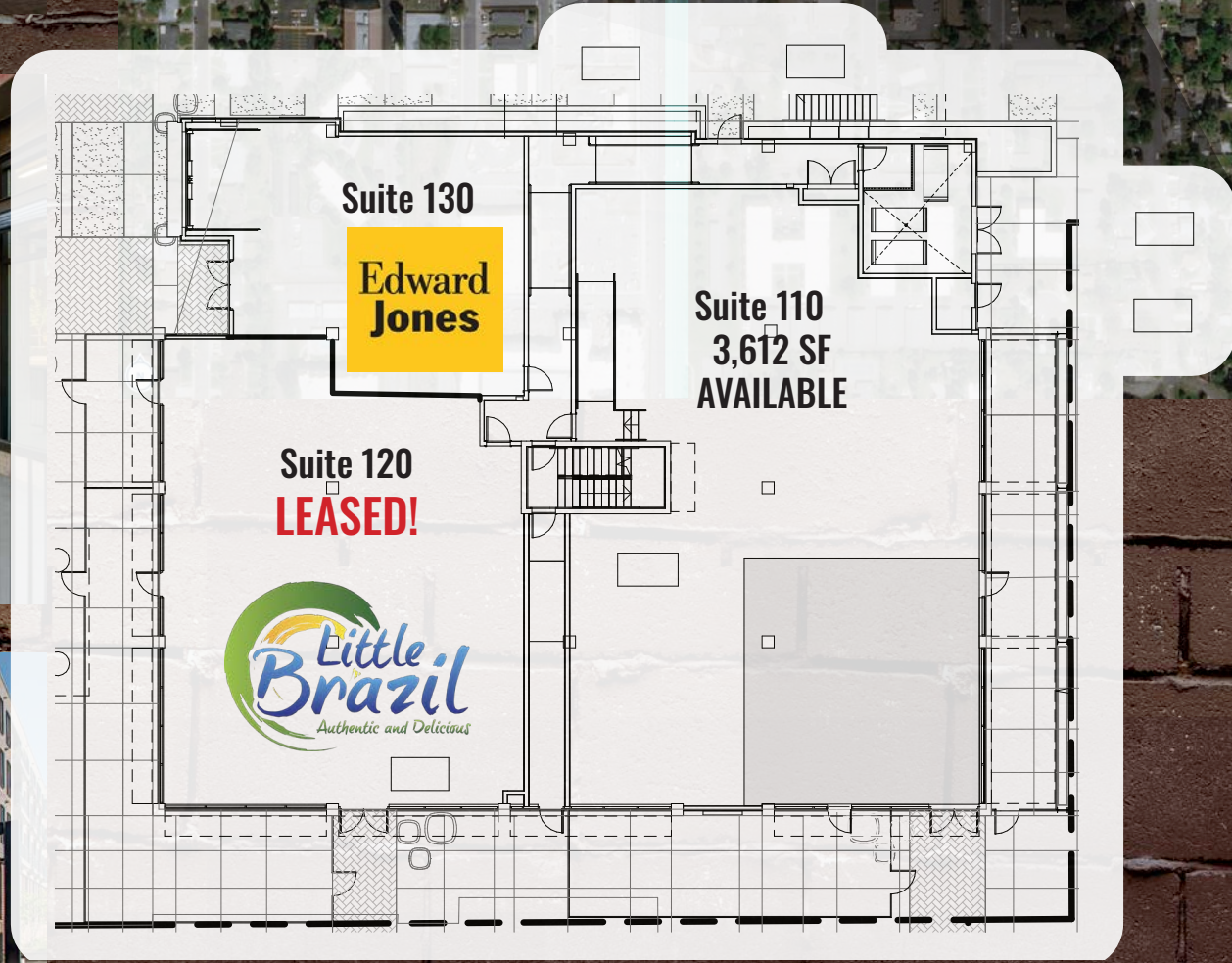
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The Green at 38th
Coming Summer 2024!
A new public park & cultural center

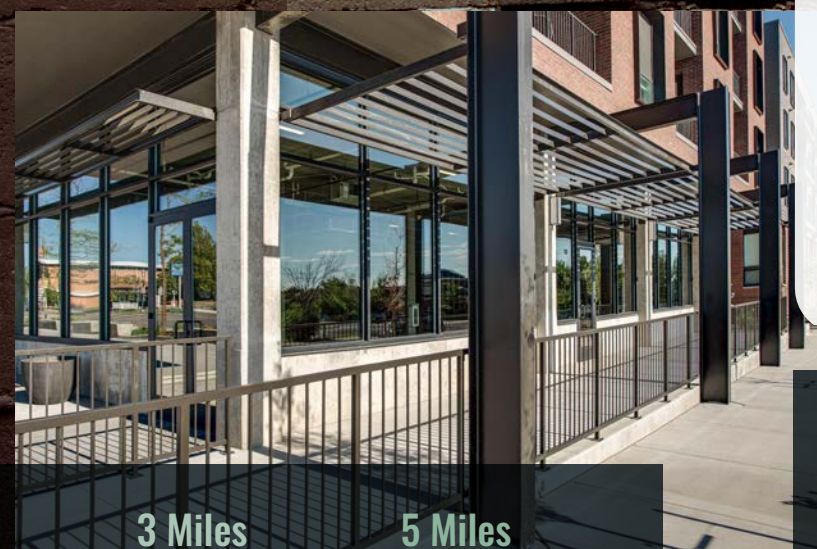
Ground floor retail/restaurant space
 in luxury 165-unit apartment building



Located
 in the emerging 38th Avenue corridor in Wheat Ridge. Next to The Green at 38 - a new public park and cultural center coming soon!

Underserved
 retail market

Grease
 trap & hood chase are in place



Demographics



	1 Mile	3 Miles	5 Miles
Total Population	13,860	137,081	375,448
Total Daytime Population	15,028	124,822	433,465
Average Household Income	\$117,920	\$129,491	\$130,758

Source: Esri 2024 estimates

Traffic Counts



W. 38th Ave.		Wadsworth Blvd.	
West of Upham St.	17,534 VPD	North of W. 38th Ave.	46,939 VPD
East of Upham St.	16,460 VPD	South of W. 38th Ave.	38,850 VPD

Source: MPSI 2025 estimates