

7420-7430
W 38TH AVE
WHEAT RIDGE, CO



1,023 - 2,050 SF
FOR LEASE

W 38TH AVE - 17,519 VPD

MONUMENT
SIGNAGE

VANCE ST



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
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720-280-5757
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Brady Kinsey
Principal
303-847-1295
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Availability

- Pricing: Contact Broker
- SF: 1,023 – 2,050 SF

Traffic Counts

- W 38th Avenue: 17,519 VPD
Source: 2024 MPSI Estimate

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Highlights

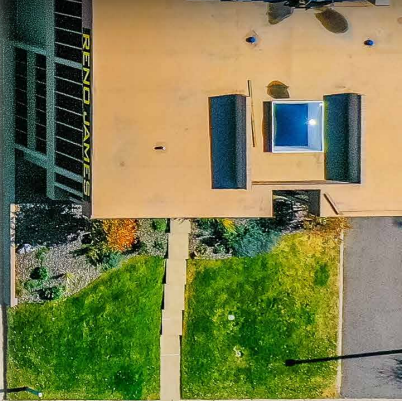
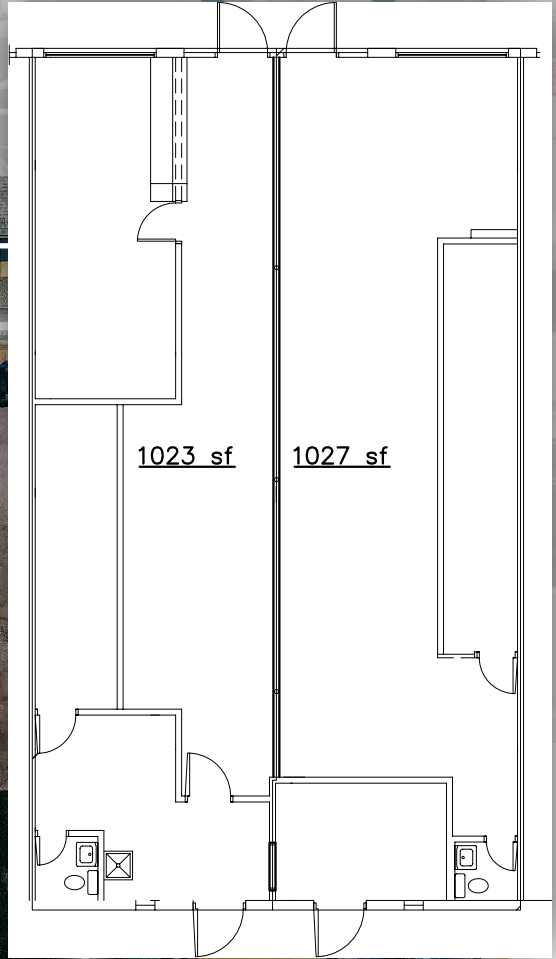
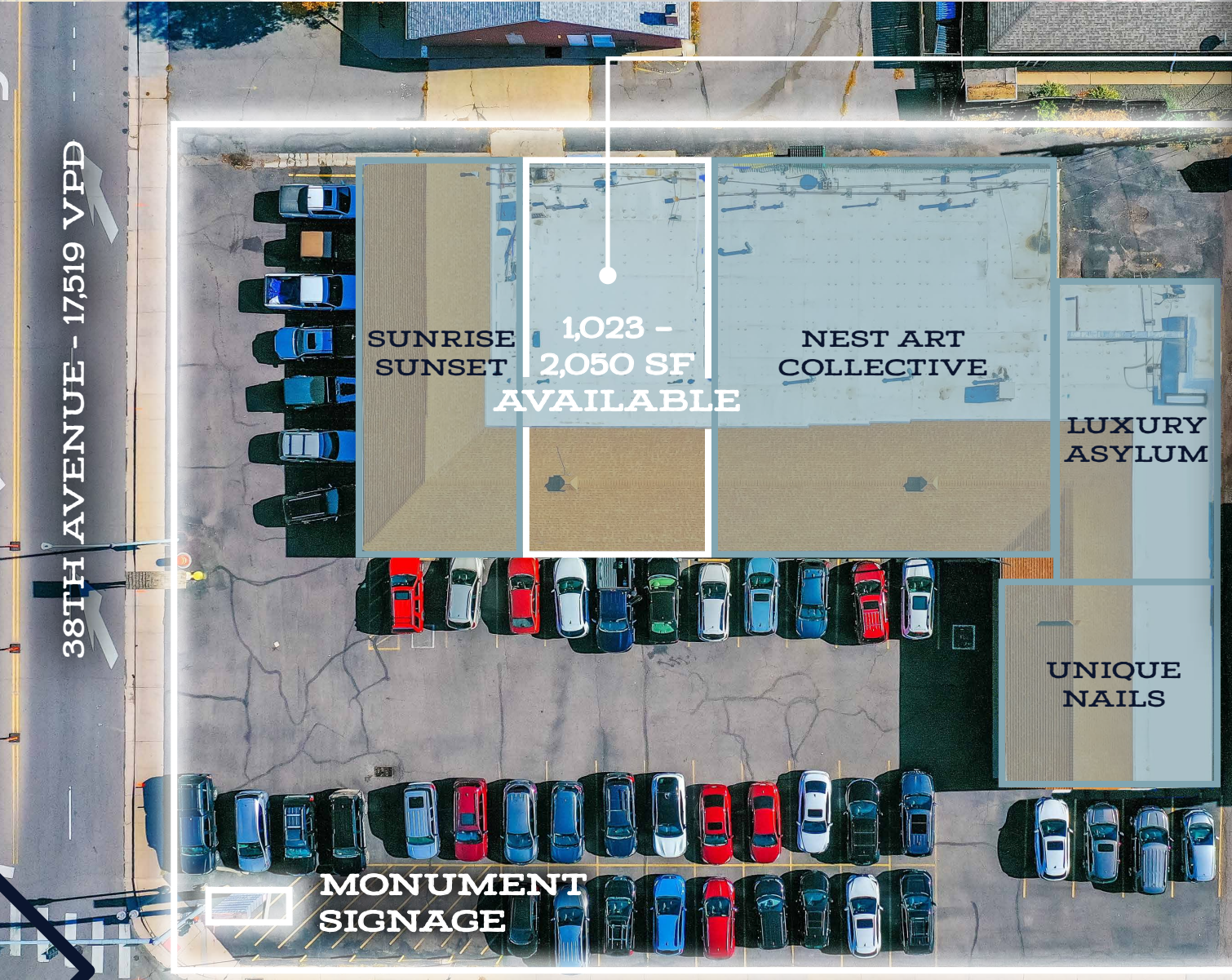
- 2,050 SF space that can be demised
- Ample parking
- New ownership! Recently painted facade
- Great building signage and monument signage
- Located along the bustling 38th Avenue corridor and within close proximity to Tennyson St (thriving shopping and dining district)



No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

7420-7430 W 38TH AVENUE, WHEAT RIDGE, CO

Floor Plans



VANCE ST



7420-7430
W 38TH AVE

WHEAT
RIDGE

HIGHLANDS
POSTINO
linger

DOWNTOWN
DENVER

Demographics

	1 Mile	3 Miles	5 Miles
Population	13,480	135,888	371,198
Average Household Income	\$96,814	\$101,293	\$104,690
Daytime Population	8,970	62,718	237,379

Source: CoStar



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