

# REDEVELOPMENT OPPORTUNITY

## FOR SALE

## 1,500 SF

# 7100 W. 38TH AVE

## WHEAT RIDGE, COLORADO



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
WWW.AXIORE.COM



### FOR SALE

1,500 SF BUILDING ON 3,700 SF LOT ON THE SOUTH WEST CORNER OF W 38TH AVE AND HIGH CT IN THE HEART OF WHEAT RIDGE.

#### SPECIFICATIONS

TOTAL LAND: 3,700 SF  
TOTAL BUILDING: 1,500 SF  
PARKING: 5 SPACES  
YEAR BUILT: 1940  
TRAFFIC COUNT: 18,225 VPD

AVERAGE HH INCOME:  
1 MILE 3 MILE 5 MILE  
\$62,564 \$62,166 \$65,757

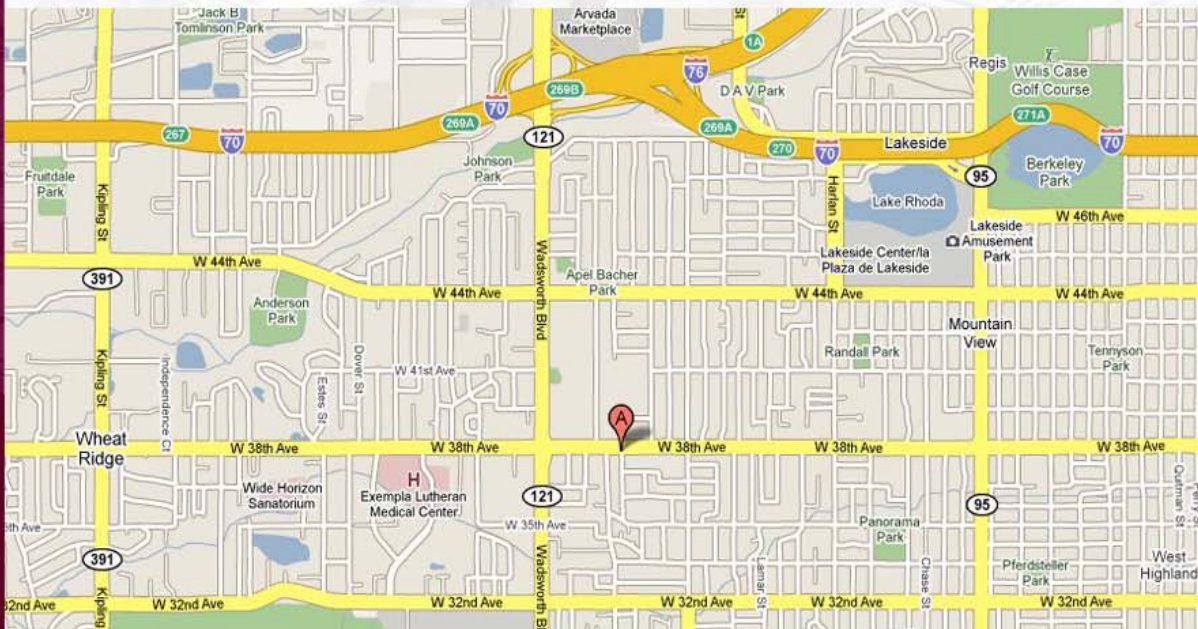
POPULATION:  
1 MILE 3 MILE 5 MILE  
12,880 131,036 338,314

#### INCENTIVES THROUGH WHEAT RIDGE 2020:

- UP TO \$14,000 IN MATCHING FUNDS FOR FACADE IMPROVEMENTS
- LOW INTEREST LOAN PROGRAM

[WWW.WHEATRIDGE2020.ORG](http://WWW.WHEATRIDGE2020.ORG)

#### LOCATION



THE SALE OF THIS PROPERTY IS SUBJECT UPON HAVING A DEVELOPMENT AGREEMENT IN PLACE THAT IS ACCEPTABLE TO SELLER (WHEAT RIDGE 2020).

JOHN LIVADITIS  
C: 303.877.4146  
E: JOHN@AXIORE.COM

TANNER JOHNSON  
C: 303.875.9675  
E: TANNER@AXIORE.COM