

PRIME RETAIL

RIDGE AT 38th DISTRICT

FOR LEASE

7172-7176 W. 38TH AVE., WHEAT RIDGE, CO 80033



Walking distance to 396 brand new apartments

2,490 SF Available

\$21-24/SF | NNN \$10.00/SF

Suite 7172 - 1,910 SF
Suite 7176 - 580 SF
Combined - 2,490 SF



Cheryle Powell

PRESIDENT
720.330.4333
cheryle.powell@sperrycga.com
CO #ER 100066584

303.333.5466







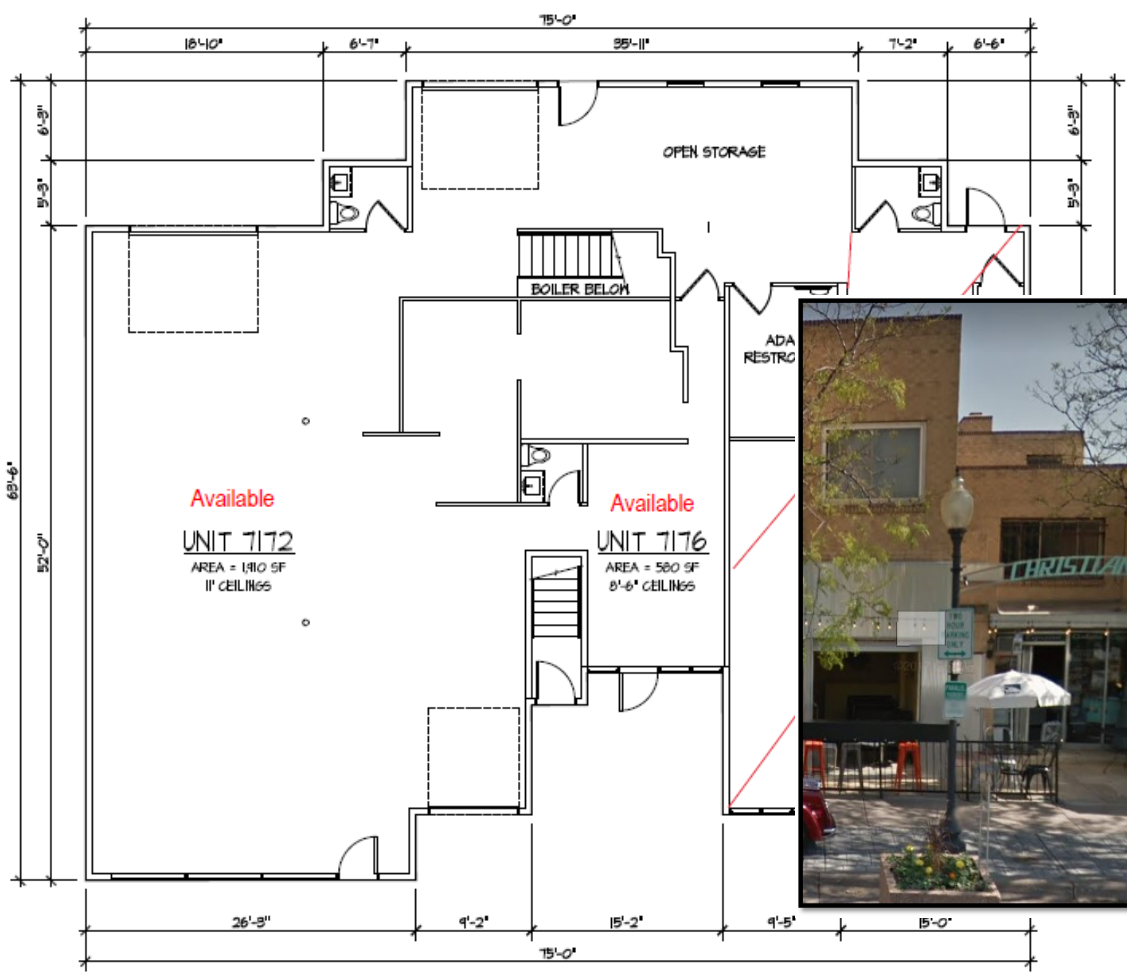
LIFESTYLE

RIDGE AT 38th DISTRICT

7172-7180 W. 38TH AVE., WHEAT RIDGE, CO 80033

Property Features

-  In the heart of Ridge at 38th culture district with Multiple Airbnb's nearby
-  Traffic Count over 18,800 VPD
-  Outdoor patio space with fantastic street visibility
-  Small town feel with community support



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