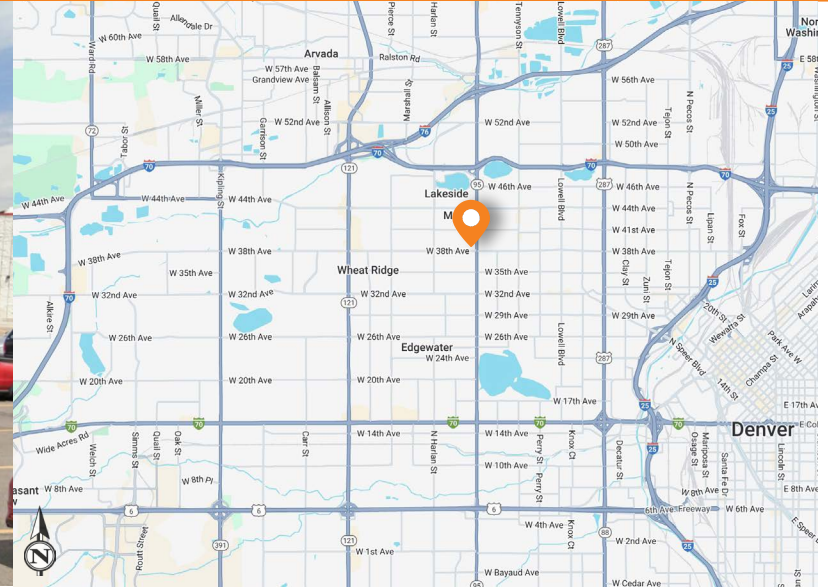


Ridge Valley

5301 W 38TH AVE - WHEAT RIDGE, CO



AVAILABLE

- High visibility endcap space available – 960 SF.
- Still operating **DO NOT DISTURB!**

PROPERTY HIGHLIGHTS

- High traffic community shopping center anchored by King Soopers.
- Excellent access and ample parking on busy Sheridan Blvd 35,138 CPD and 38th Avenue 20,785 CPD.

TRAFFIC COUNTS

On Sheridan Blvd north of W 38th Ave	35,138 CPD
On Sheridan Blvd south of W 38th Ave	34,202 CPD
On W 38th Ave east of Sheridan Blvd	20,785 CPD
On W 38th Ave west of Sheridan Blvd	17,601 PPD

Source: CDOT 2025

NEARBY RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,671	163,007	446,340
AVERAGE HH INCOME	\$162,577	\$142,432	\$128,835
BUSINESSES	1,289	11,336	33,997
EMPLOYEES	6,705	98,866	352,296

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE



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