



REAL
ESTATE
GROUP

MINDFULLY CREATING COMMUNITY



For Sale

Wadsworth Office & Land \$535,000 | \$170/SF

3660 Wadsworth Boulevard
Wheat Ridge, CO 80033

3,149 Total SF Office Building

\$19.80/SF Land

0.62 Acres Mixed Use (MU-N) Zoning



3660 Wadsworth Boulevard, Wheat Ridge, CO

\$535,000 | 3,149 SF Total (\$170/SF) | 2,874 SF Finished (\$186/SF) | 0.62 Acres

LC Real Estate Group is pleased to present the opportunity to purchase 3660 Wadsworth Boulevard, a 3,149 SF office building on 0.62 acres with MU-N zoning in Wheat Ridge, Colorado.

- **Location Overview:** The Wadsworth Office/Mixed Use Land is conveniently located on the east side of Wadsworth Boulevard immediately south of W. 38th Ave (E/W) and Wadsworth Blvd (N/S) approximately 1.25 miles south of Interstate 70
- **Property Overview:** Built in 1947 and converted into an office building in 1970. Ample parking with 7,600 SF of paved area. Forced air heating from gas boiler and two fireplaces.
- **Property Layout:** The property features four (4) offices, five (5) additional office areas, a conference room, kitchen, ADA bathroom, and two (2) additional bathrooms including a 3/4 bath with updated shower, file storage room, and utility room
- **Construction Cost:** Property is an excellent value for suburban infill office property priced well below replacement cost at \$186/SF Finished and \$170/SF Total
- **Zoning:** Future development potential with attractive and flexible Mixed Use Neighborhood (MU-N) zoning on 0.62 acres
 - Residential Uses:** Permitted uses include assisted living facility, single, duplex, and multiple unit attached or detached residential, live/work, and short term rental
 - Commercial Services & Retail Uses:** Animal daycare facility, banks, bars/taverns/night clubs, bed & breakfast, day care center, fast food, food truck park, lodging, massage, microbrewery/distillery with tap room, medical and dental clinics, offices, personal services, retail sales, restaurant, and vet clinics. Auto repair/service and drive-up or drive-through uses are conditional uses
- **Location Amenities:** Walking distance to many shopping and business services at Safeway anchored shopping center as well as many quick serve options including but not limited to Five Guys, Raising Cane's, and Marco's Pizza

TRAFFIC COUNT

3Q 2024

Wadsworth Boulevard

42,000 VPD

West 38th Avenue

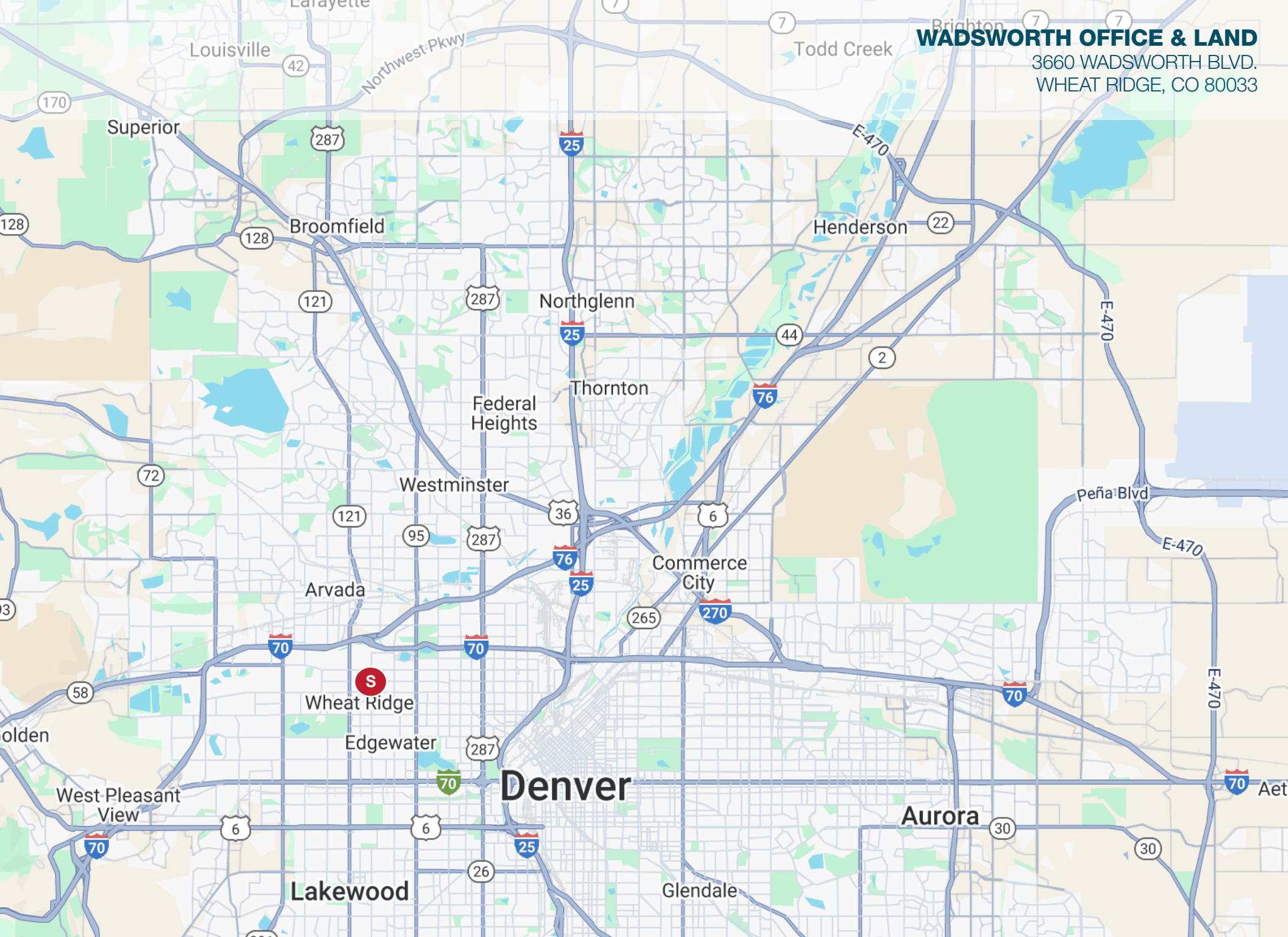
21,801 VPD



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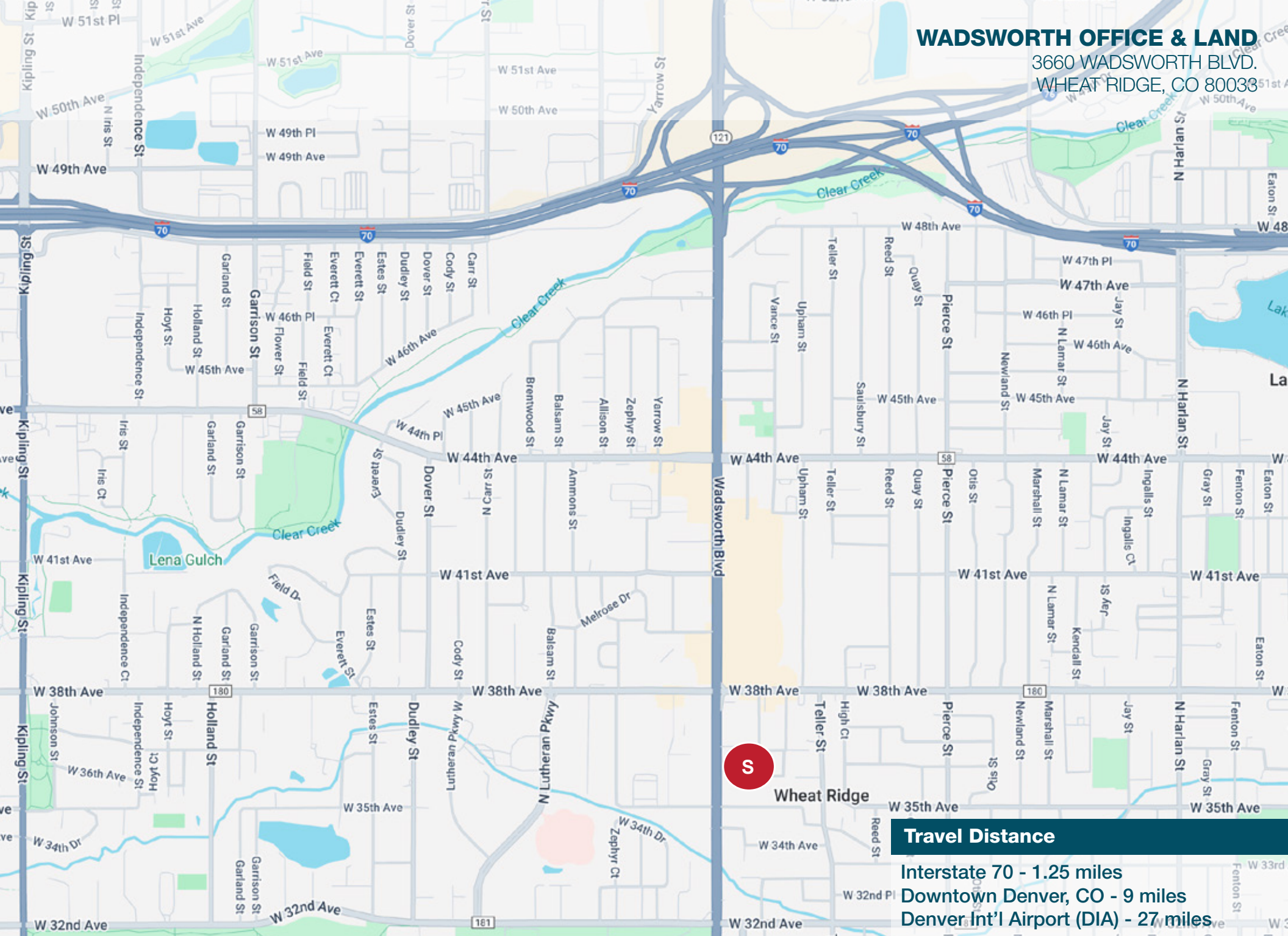


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WADSWORTH OFFICE & LAND

3660 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033



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Wheat Ridge

Travel Distance

Interstate 70 - 1.25 miles

Downtown Denver, CO - 9 miles

Denver Int'l Airport (DIA) - 27 miles

WADSWORTH OFFICE & LAND

3660 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033





PROPERTY OVERVIEW

Property Address	3660 Wadsworth Blvd., Wheat Ridge, CO 80033
Finished SF	+/- 2,874 SF (1,784 Main Floor (Assessor), Est. +/- 1,090 SF Basement)
Basement SF	1,365 SF (Est. +/- 1,090 SF Finished)
Total SF	3,149 SF
Year of Construction	1947 1970 (Converted)
Heating System	Whole Building Hot Water Boiler (Gas) (Unknown Age)
Cooling System	Main Floor Central Air Conditioner (Electric) (New condenser needed)
Roof	Asphalt Shingle (Unknown Age)
Offices	4 Private 5 Additional Office Areas Conference Room
Bathroom	3 Total One ADA, One 3/4 with Shower

PROPERTY AMENITIES

Office Amenities	Main floor includes three offices, one with fireplace and one with separate entry/exit, three general use/open office areas, kitchen w/dishwasher, microwave, & disposal, ADA handicap accessible bathroom, second half bathroom, and handicap accessible ramp at front entry. Basement includes a conference room with fireplace, non-conforming bedroom/office, storage room, general use area, copy/office supply area and utility room
Office Finish	Tile and carpet flooring, oak cabinets, and formica counters
Yard	Partially fenced, wood fence, irrigation clock

LAND OVERVIEW

Land Acres	0.62
Land SF	26,880
Flood Plain	Zone X - Area of Minimal Flood Hazard



PROPERTY TAXES

County	Jefferson
Legal	Meets & Bound Description (Project Number NHPP 1211-086, Parcel Number: NW-8, Project Code 21006)
Parcel Account Number	39-261-00-267 300519446
Mill Levy	87.434
Assessed Value Assessment Rate	\$890,254 \$248,381
Current Year Tax Estimate	\$21,716.96 (2025)

ZONING OVERVIEW

Zoning	Mixed Use Neighborhood (MU-N)
Residential Uses	Permitted uses include assisted living facility, single, duplex, and multiple unit attached or detached residential, live/work, and short term rental
Commercial Uses	Animal daycare facility, banks, bars/taverns/night clubs, bed & breakfast, day care center, fast food, food truck park, lodging, massage, microbrewery/distillery with tap room, medical and dental clinics, offices, personal services, retail sales, restaurant, and vet clinics. Auto repair/service and drive-up or drive-through uses are conditional uses
General Zoning Code	Building Height: 35' Residential, 50' Commercial, 25' Accessory Dwelling Unit, 15' Accessory Building Building Setbacks: 5'-10' Rear, 10' Side (2 Story), 15' (3 Story) Building Area Width: Minimum 60% Lot to Frontage Maximum Drive-Up Lane: One (1) Parking: Minimum 1 space per unit residential, 2 spaces per 1,000 SF office, 3 spaces per 1,000 SF retail Minimum Open Space: 15% Single Use Development

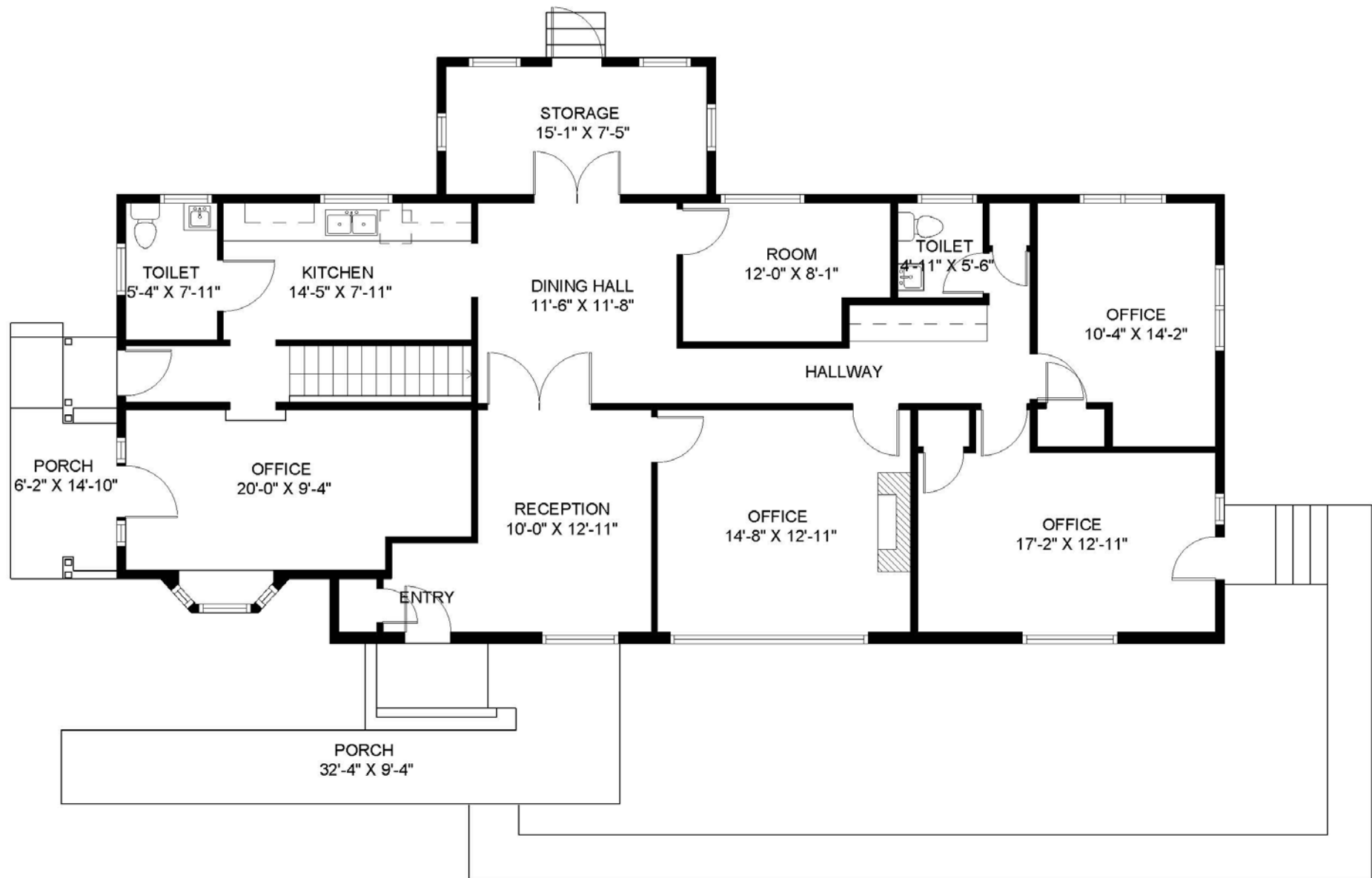
FLOOR PLAN OVERVIEW

Offices	4 Private 5 Additional Office Areas Conference Room
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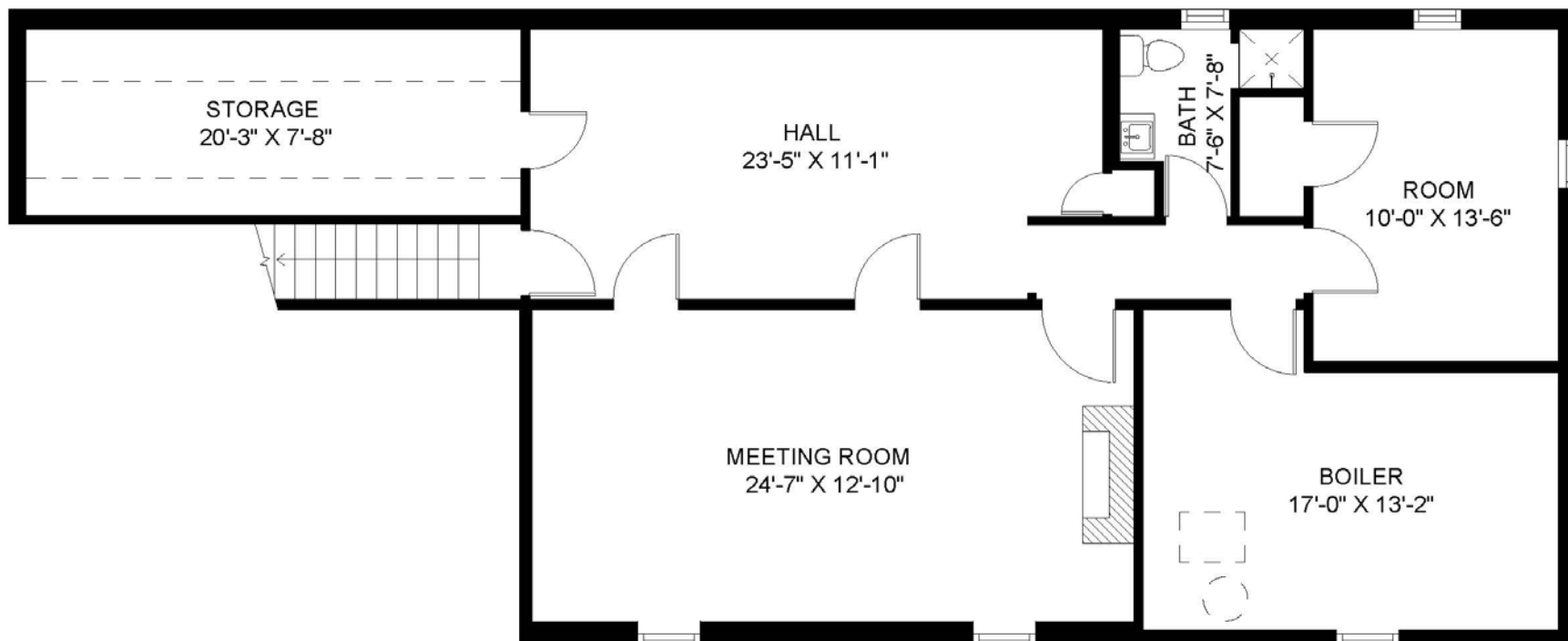
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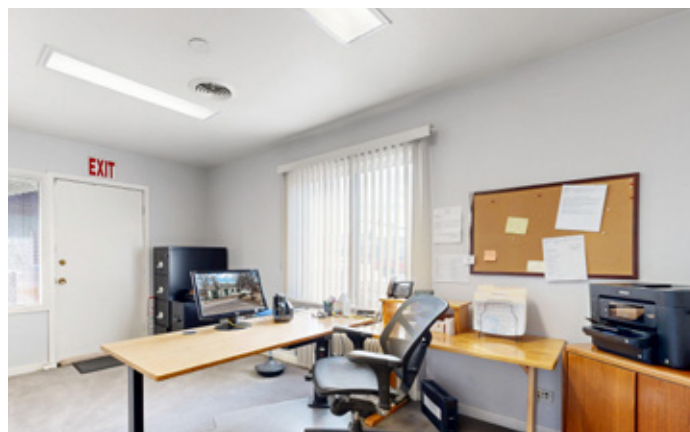
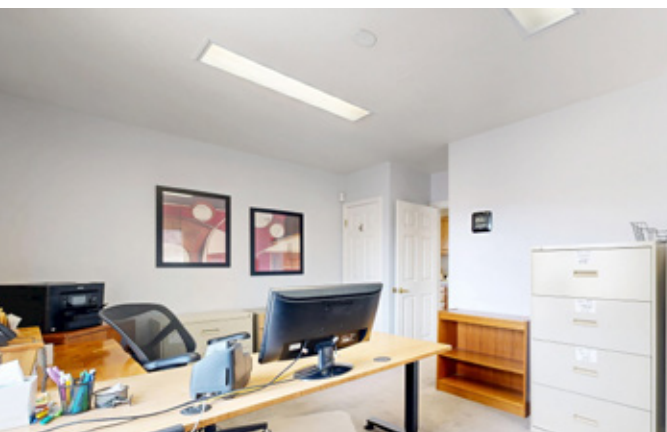
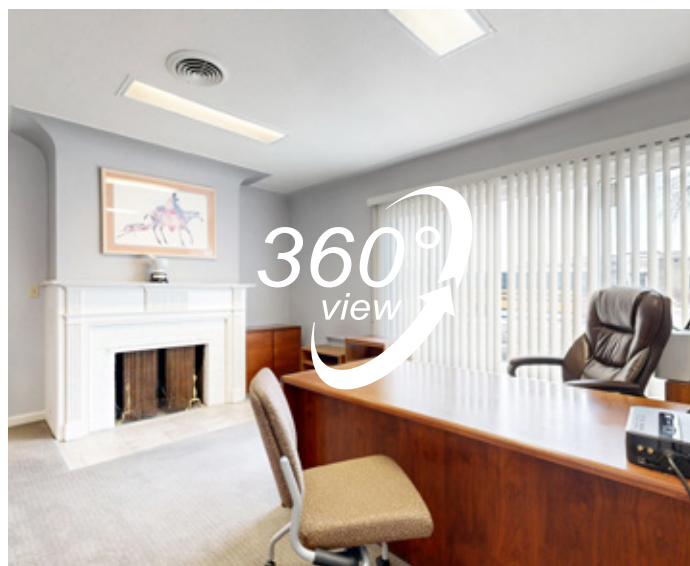
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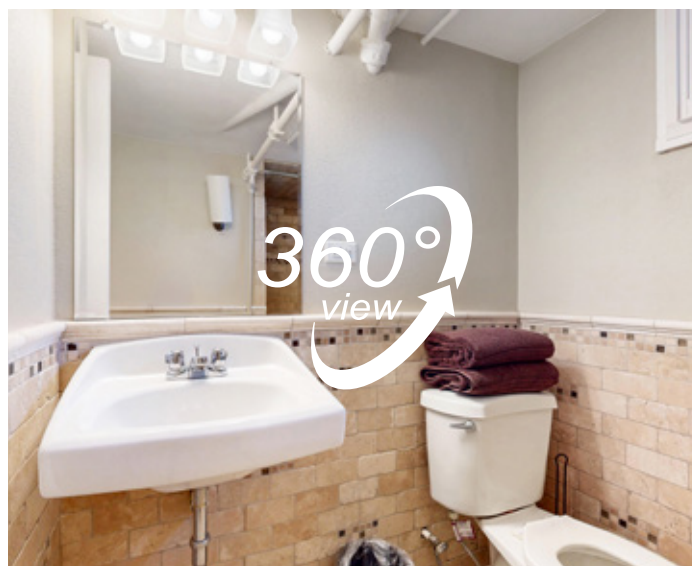
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Sale Name	Sale Date	Sale Price	Total SF	Fin SF	Above SF	YOC	Ren	Total \$/SF	Fin \$/SF	Above \$/SF	Acres	Ac. \$/SF
6701 W 44th Ave Wheat Ridge, CO 80033	4/2/2024	\$465,000	1,575	1,575	1,575	1910	1990	\$295	\$295	\$295	0.45	\$23.72
4243 Harlan St Wheat Ridge, CO 80033	3/9/2023	\$1,200,000	4,936	2,273	3,434	1958	2010	\$243	\$528	\$349	0.24	\$114.78
5001 Ward St Wheat Ridge, CO 80033	5/31/2024	\$750,000	1,185	1,071	1,071	1939	2024	\$633	\$700	\$700	0.53	\$32.49
9201 W 44th Ave Wheat Ridge, CO 80033	1/12/2024	\$925,000	4,137	4,137	2,519	1928	1980	\$224	\$224	\$367	0.32	\$66.36
7718 Grandview Ave Arvada, CO 80002	10/11/2023	\$590,000	1,127	1,099	791	1935	1950 Renov. TBD	\$524	\$537	\$746	0.32	\$42.33
5780 Dudley St Arvada, CO 80002	5/19/2023	\$448,000	2,120	2,120	1,207	1924	1973 Renov. TBD	\$211	\$211	\$371	0.45	\$22.85
1970 Kipling St Lakewood, CO 80215	3/22/2023	\$700,000	3,385	3,385	2,325	1952	1958 Renov. TBD	\$207	\$207	\$301	0.25	\$64.28
Total / Average		\$5,078,000	18,465	15,660	12,922	1937		\$275	\$324	\$393	2.56	\$45.54
Listing Price		\$535,000	3,149	2,874	1,784	1947	Renov.	\$170	\$186	\$300		
As Applied To Subject												
Total \$/SF		\$865,996	3,149					\$275				
Finished \$/SF		\$931,939			2,874				\$324			
Above Grade \$/SF		\$701,064				1,784				\$393		

WADSWORTH OFFICE & LAND

Wheat Ridge, Colorado

Exclusively Marketed For Sale By:



LCRealEstateGroup.com

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Information Disclosure

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