



FOR SALE PRIME REDEVELOPMENT OPPORTUNITY

7651 W 41ST AVE
WHEAT RIDGE, CO 80033



LIST PRICE: \$1,450,000

PROPERTY OVERVIEW

Building Size:	9,782 SF
Lot Size:	31,360 SF / 0.72 Acres
Product Type:	Office / Redevelopment
Property Taxes:	\$14,348 (2023)
Zoning:	MU-C
City:	Arvada
Year:	1971
Zoning:	MU-C

PROPERTY/AREA DETAILS

This well located, 31k SF site in the popular Wheat Ridge submarket includes attractive mixed-use zoning that can provide investors with many options moving forward. The property currently includes a 9,782 SF office building that was built in 1971 and approximately 50 surface parking spaces.

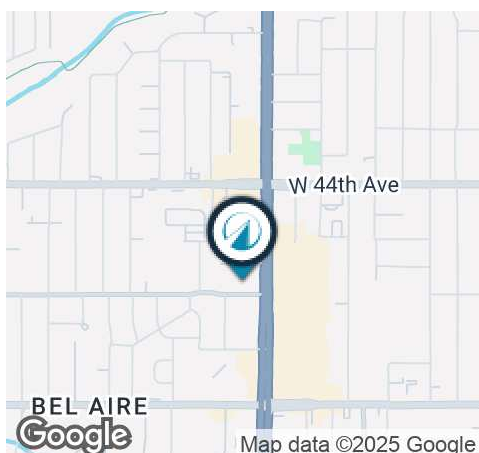
For more information, please contact:

DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com



Pinnacle Real Estate Advisors
One Broadway Suite A300 Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



AREA DEMOGRAPHICS:



Population

1 Mile	624
3 Mile	3,554
5 Mile	12,110



Households

1 Mile	287
3 Mile	1,705
5 Mile	5,663



Average HH Income

1 Mile	\$105,293
3 Mile	\$104,579
5 Mile	\$102,074

For more information, please contact:



DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



MU-C ZONING OVERVIEW

Minimum Height (a)	20'
Maximum Height	N/A
Mixed Use:	6 Stories (90')
Single Use:	4 Stories (62')
Accessory Building	20'
Parking Requirements:	1 Space Per Unit

Setbacks

East & West Sides:	0'
North Side:	5'
Build to Area:	0' - 20'
Zoning:	MU-C

MU-C ZONING PURPOSE

MU-C zone district is located along major commercial corridors and at community and employment activity centers. It was established to encourage medium to high-density, mixed-use development. In addition to residential and civic uses, it allows for a wide range of commercial and retail uses. Townhomes are permitted in the MU-C zone district.

This site is located within the Wadsworth Corridor Urban Renewal Plan Area and is located an area that voters exempted in 2008 from the Charter's height and density limitations.

For more information, please contact:



DAVID BAROCAS

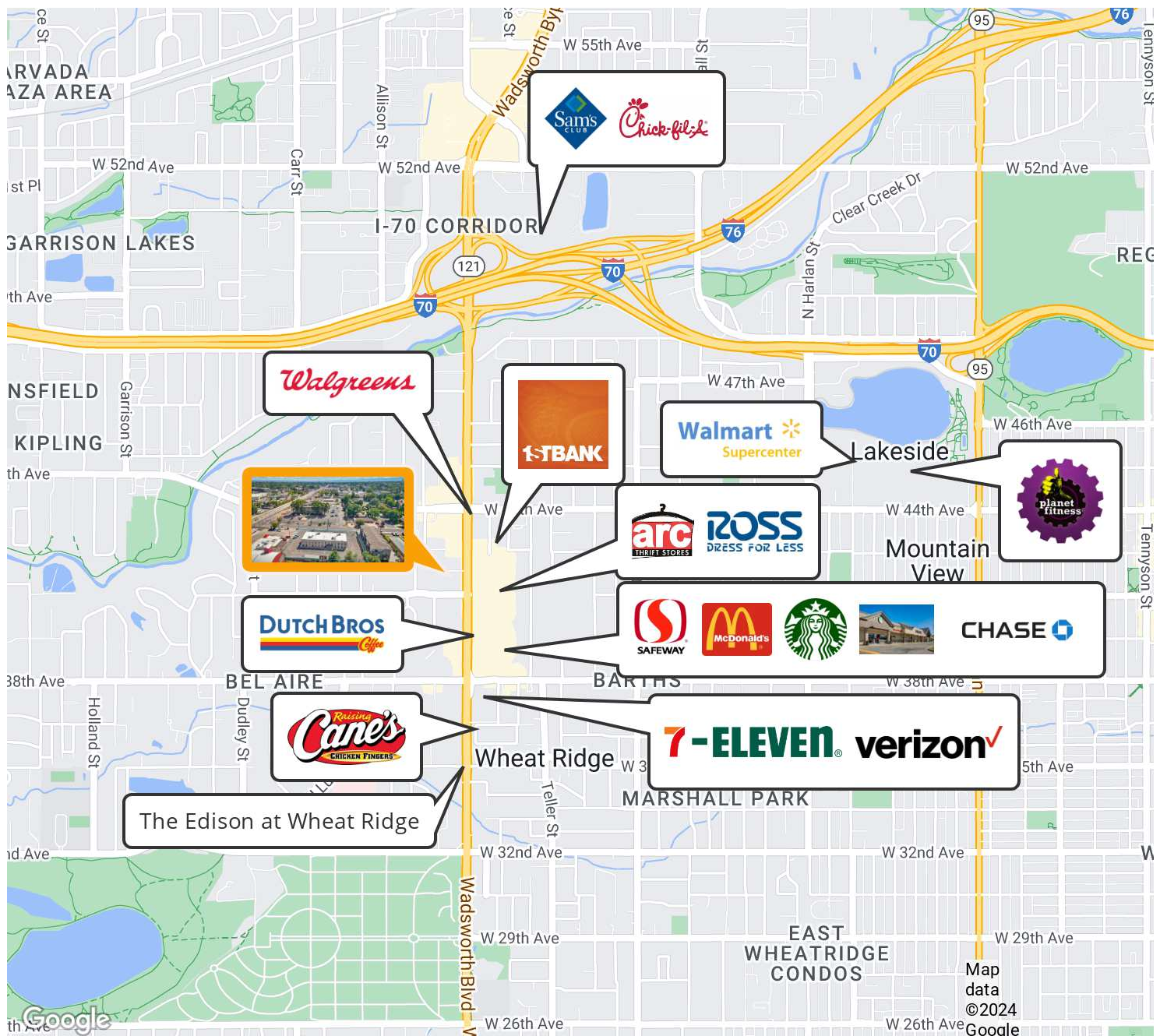
Senior Advisor
 303.669.2475
 DBarocas@PinnacleREA.com

ANDY MONETTE

Vice President
 303.962.9554
 AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



For more information, please contact:



DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com