



5500 & 5540 W 29th Avenue

Wheat Ridge, CO 80214

Confidential Offering Memorandum



Peter Sengelmann Vice President

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



Conceptual Rendering

WEST 29TH AVENUE SHOPPETTE

5500 & 5540 West 29th Avenue | Wheat Ridge, CO 80214

OFFERING SUMMARY

Price:	\$1,325,000
Price/SF:	\$276.56
Building Size (county):	4,791 SF
Land Size (county):	6,650 SF

PINNACLE REAL ESTATE ADVISORS IS PLEASED TO ANNOUNCE THEY HAVE BEEN RETAINED AS THE EXCLUSIVE MARKETING ADVISOR FOR A UNIQUE MIXED USE VALUE ADD OPPORTUNITY AT 5500 & 5540 W 29TH AVENUE IN WHEAT RIDGE, COLORADO.

This property encompasses both a residential unit and a retail development. The retail space offers versatility, accommodating one to three concepts and featuring an outdoor patio at its core. Retaining its original structure, the property boasts an open layout, providing developers with the flexibility to customize the building according to the intended use by tenants. Situated in the trajectory of ongoing development, this opportunity in the northwest metro Denver area has seen continuous improvement alongside the evolving neighborhood. Its proximity to the city and county of Denver is advantageous, allowing the asset to benefit from its close proximity without being encumbered by recent laws and restrictions enacted in the city of Denver.

INVESTMENT OVERVIEW



PROPERTY FEATURES

Building Type:	Retail, Residential
Building Size:	4,791 SF
Lot Size:	6,650 SF
Current Zoning:	R-1C
YOC:	1900, 1953
Retail Units:	3
Residential Units:	1
Off Street Parking Spaces:	4 (Approx.)
Patios:	2

PROPERTY HIGHLIGHTS

- New TPO roof
- Structurally reinforced
- Harmonious concepts connected by a covered patio and a shared kitchen
- Oversized 1.5" water tap. Additional 3/4" tap on site
- Destination based neighborhood retail
- Abundant street parking with few other retailers with daily use in the immediate submarket
- Residential unit attached

PROPERTY OVERVIEW



Peter Sengelmann
303.962.9552
PSengelmann@PinnacleREA.com

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

LOCATION OVERVIEW



AREA OVERVIEW

EDGEWATER

The City of Edgewater is a Home Rule Municipality located in Jefferson County, Colorado, United States. Edgewater is located immediately west of Denver and has a population of 5,342.

Edgewater is a small suburb with a suburban neighborhood vibe. There are many restaurants, coffee shops, and parks. The latest addition to the Edgewater neighborhood is the Edgewater Public Market, a brand new, 52,000 SF food and market hall with 18 food and beverage vendors and 10 retail businesses. This exciting new development, opened in November 2019, is set to transform the area and attract an array of new development.



SLOANS

WELCOME
TO THE
NEIGHBORHOOD

Lakehouse



The 12-story condo project in St. Anthony Hospital was completed in 2019.



New modern homes have popped up along the tree-lined streets, joining sleek remodels and classic tudors to create an eclectic mix of residences that attract both young professionals and families. With its proximity to downtown, Highlands Square, and, of course, 284-acre Sloan Lake Park—plus the snazzy mixed-use recently completed redevelopment on the former St. Anthony Hospital campus to the south—it's not surprising home prices in Sloans Lake continue to increase.

225

Units of Affordable Housing
recently built in the Sloans Redevelopment

Koelbel & Co. and Trailbreak Partners
completed renovations on the Kuhlman Building,
the former nurses' dormitory at St. Anthony's, into



49 Tax Credit Apartments
with ground-floor retail

Housing Prices increased **48%** in Sloans Lake Neighborhood since 2009

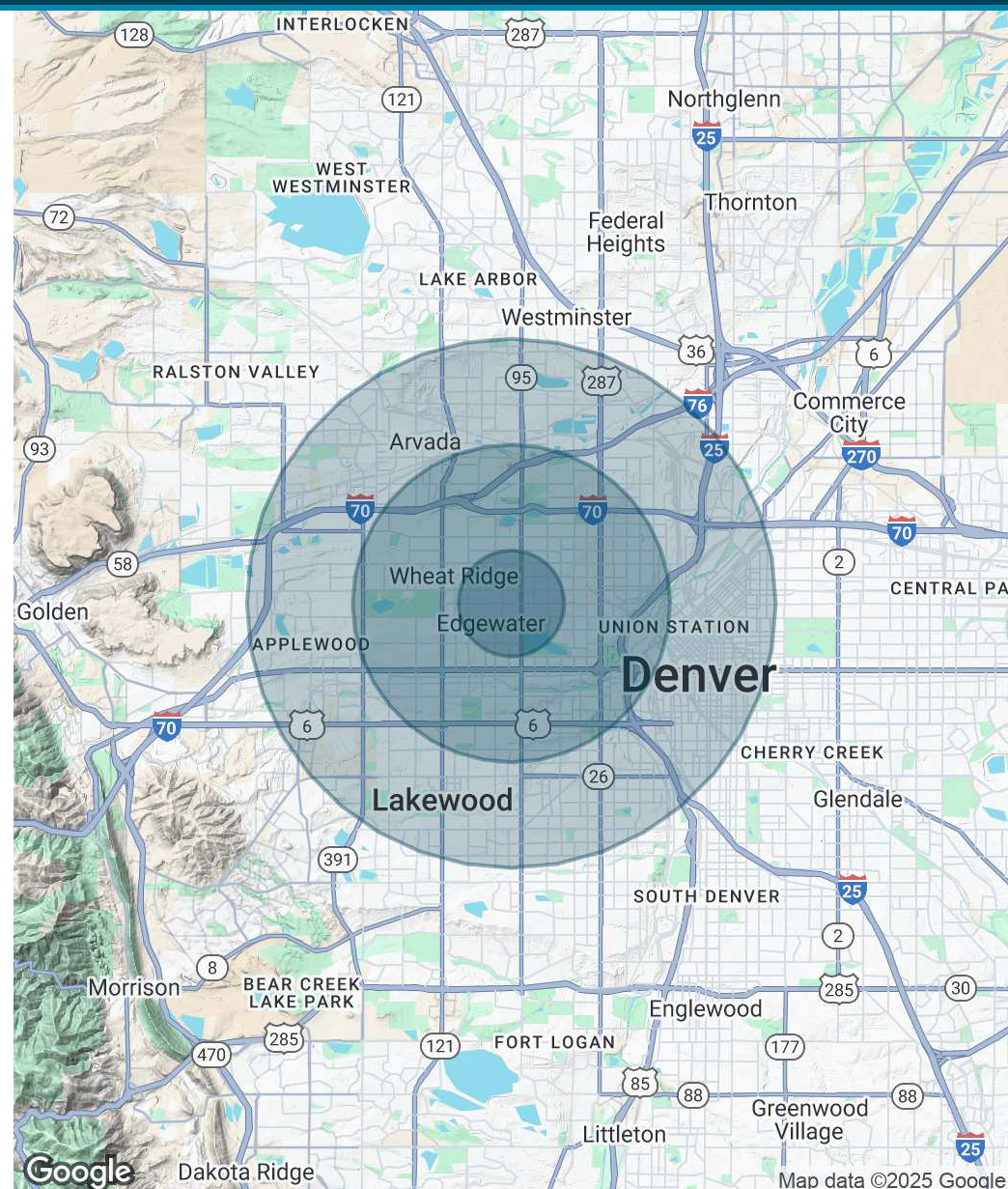
\$113K
Average
Household Income

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,150	156,325	425,811
Average Age	38.8	36.2	36.0
Average Age (Male)	38.9	35.6	35.6
Average Age (Female)	40.6	37.1	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,581	70,686	191,982
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$96,190	\$91,494	\$86,873
Average House Value	\$469,874	\$442,529	\$389,743

2020 American Community Survey (ACS)



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 5500 & 5540 W 29th Avenue located in Wheat Ridge, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



5500 & 5540 W 29th Avenue

Wheat Ridge, CO 80214



Peter Sengelmann Vice President

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