

5890-5892 West 44th Ave.

Wheat Ridge, CO 80212

FOR SALE

\$2,400,000



FOR MORE INFORMATION:

DAN PREVEDEL

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JAKE MALMAN

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COMMERCIAL REAL ESTATE

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PROPERTY FACTS

Price	\$2,400,000
Building Size	10,320 SF
Price Per SF Building	\$232/SF
Land Size	0.56 AC (24,390 SF)
Price Per SF Land	\$98/SF
Zoning	Restricted Commercial District (RC)
County	Jefferson
Year Built	1961
Parking	40+ Spaces
Taxes	\$18,385.80 (2023)

HIGHLIGHTS

- Owner/User or Investor opportunity
- Investor can lease the vacancy and achieve a 7.9% cap rate or an owner/user can occupy the vacant space and be the landlord for the tenant next door
- High visibility retail property on 44th Avenue
- Excellent location in the high growth area of Wheat Ridge
- New roof and AC unit in 2019
- Close proximity to I-70 & Sheridan Blvd

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Household Income	\$106,595	\$101,219	\$98,386
2023 Population	14,391	162,199	410,392
2023 Households	7,107	70,981	179,143



Pierce

Harlan

Sheridan

PROPERTY

44th

41st

Rent Roll

Address	Tenant	Square Footage	Lease Expiration	Rental Rate	Monthly Base Rent	Annual Base Rent
5890 W 44th Ave	Flesher Hinton Music Company	5,160	2/28/2028	\$18.38/sf NNN	\$7,905	\$94,860
5892 W 44th Ave	Vacant	5,160	N/A	N/A	N/A	N/A

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Meet the Brokers



Dan Prevedel joined Malman Commercial Real Estate in August 2022 with a focus on lease negotiations and acquisitions/dispositions in all asset types and classes. Prior to joining Malman CRE, Dan began his career in tenant representation for TB Advisors, assisting clients with identifying and aligning their strategic business, financial and operational objectives with their commercial real estate

requirements. He has quickly developed a trustworthy reputation with his clients through his knowledge base and accountability.

Dan is a Colorado native and holds a bachelor's degree in Business Management from Whittier College.



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$225M of transactions in the Colorado market.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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