FOR SALE

6109 W 48TH AVE & 6105 W 49TH PL
WHEAT RIDGE, CO 80033

LAND | 1.76 - 4.06 AC | ~~$3,200,000~~

NOW OFFERED AT **$2,500,000**



DIGBY
COMMERCIAL ADVISORS
15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY HIGHLIGHTS

- I-70 Exposure
- Prime Redevelopment Site
- Easy Access to Major Freeways I-70, I-76, and I-25
- Flat Topography
- 2 parcels available to purchase together or separately

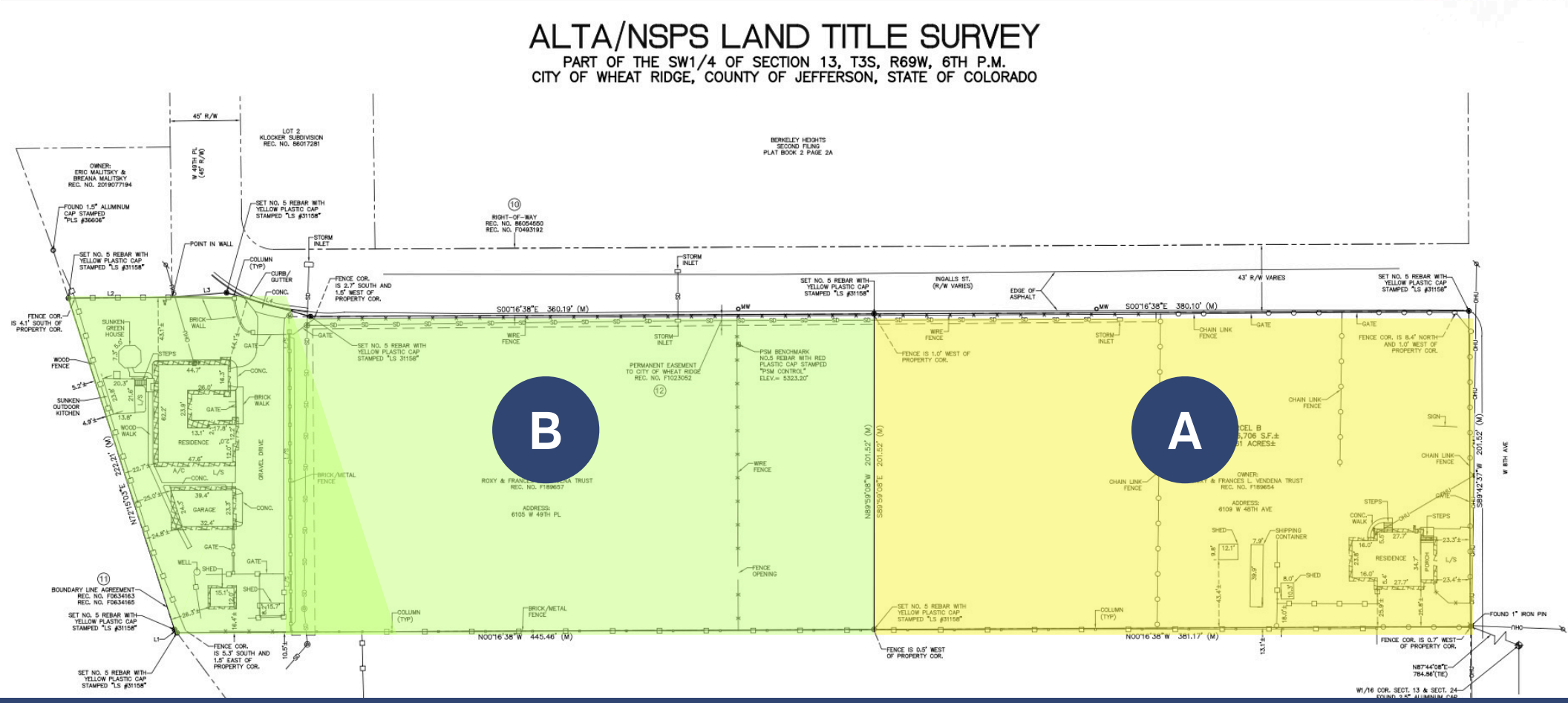
SUMMARY

PRICE	$2,500,000
LOT SIZE	4.06 Acres (174,864 SF)
ZONING	C-1 & R-2 (Wheat Ridge Split Zoning)
COUNTY	Jefferson
TAXES	$9,657.84

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SURVEY

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PARCEL A:

PRICE	$985,000
LOT SIZE	2.253 AC (98,158 SF)
ZONING	R-2 (Wheat Ridge Split Zoning)
BUILDING SF	1,931 SF Living Area, 371 SF Unfinished Basement
BED/BATH	2 Bedrooms, 2.5 Bath
YEAR BUILT	1977
TAXES	$6,942.22

PARCEL B:

PRICE	$1,515,000
LOT SIZE	1.76 AC (76,706 SF)
ZONING	C-1 & R-2 (Wheat Ridge Split Zoning)
BUILDING SF	962 SF
YEAR BUILT	1922
TAXES	$2,715.62

DEMOGRAPHIC SNAPSHOT

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POPULATION & GROWTH

	1 MILE	5 MILES	10 MILES
2025 POPULATION	10,125	388,111	1,246,480
2020 Population	10,389	375,242	1,232,875
2030 Population Projection	10,134	395,350	1,268,188
Annual Growth 2020–2025	-0.5%	0.7%	0.2%
Annual Growth 2025–2030	0%	0.4%	0.3%
Median Age	39.2	38.2	38
Bachelor's Degree or Higher	35%	41%	43%

HOUSEHOLD INCOME

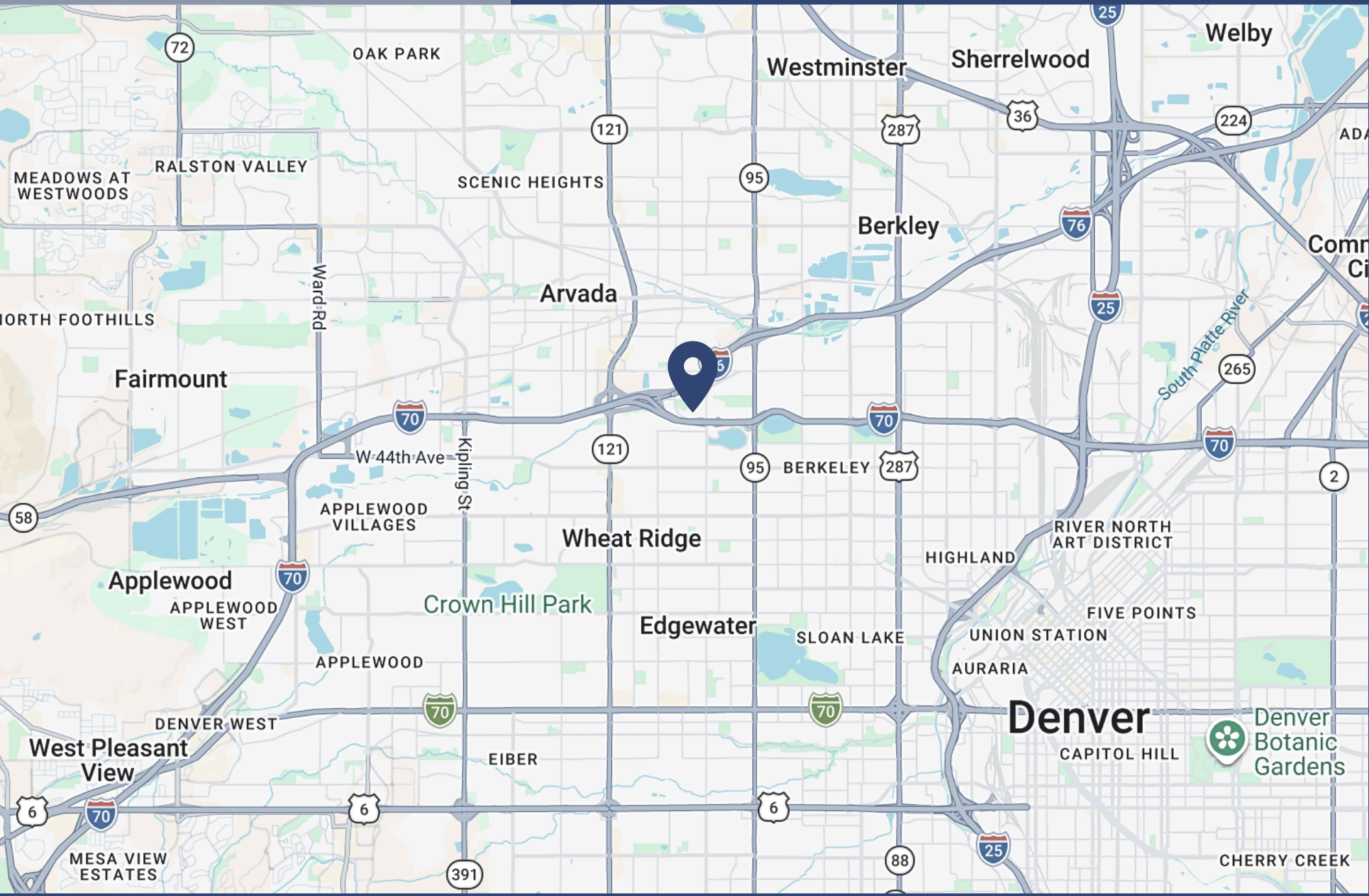
	1 MILE	5 MILES	10 MILES
Average Household Income	$110,023	$122,242	$125,252
Median Household Income	$83,456	$94,553	$96,287

HOUSEHOLDS BY INCOME RANGE (NUMBER OF HOUSEHOLDS)

	1 MILE	5 MILES	10 MILES
< $25,000	569	22,656	63,547
$25,000 - $50,000	545	21,111	66,014
$50,000 - $75,000	885	25,213	78,567
$75,000 - $100,000	439	20,920	65,725
$100,000 - $125,000	435	18,114	55,166
$125,000 - $150,000	333	13,199	42,367
$150,000 - $200,000	583	20,751	62,672
$200,000+	506	28,721	94,132

LOCATION MAP

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LISTED BY:
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ABOUT US

Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over $250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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