

LAND FOR SALE

3930

W 38TH AVENUE
DENVER, COLORADO



**HARD CORNER AT
W 38TH AVENUE &
PERRY STREET**

Positioned between
Tennyson Street and
Highlands Square on one of
Northwest Denver's
most established
neighborhood corridors.

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Kentwood
Commercial



ONE CORNER. MULTIPLE STRATEGIES.

Flexibility today. Optionality for tomorrow.



	ADDRESS	3930 W 38th Avenue
	SALES PRICE	\$1,450,000
	LOT SIZE	11,761 SF / 0.27 AC
	BUILDABLE SF	17,430 SF
	PROPERTY TYPE	Land/Development
	COUNTY	Denver
	SUBMARKET	Berkeley
	ZONING	U-MS-3

OPTION 1 MULTIFAMILY DEVELOPMENT



29 UNITS | 17,430 BUILDABLE SQUARE FEET

26 Studios · One 1-Bedroom · One 2-Bedroom
Ground Level Retail/Office

An existing architectural plan set will be made available to the buyer and represents meaningful pre-development work completed for a previously contemplated multifamily project.

While a purchaser pursuing a similar development concept may benefit from this prior work, potentially reducing the time and cost associated with initiating a new design and entitlement process, the plans are provided for informational purposes only.

Prospective Buyers are advised to independently verify the current status of all entitlements, permits, approvals, and applicable development requirements with the City and County of Denver Community Planning & Development Department, including whether any prior approvals remain valid or would require renewal or resubmittal. Kentwood Commercial has not independently verified the current status or validity of any plans, permits, entitlements, or governmental approvals.

OPTION 2 RETAIL/RESTAURANT/MIXED-USE



URBAN MAIN STREET DEVELOPMENT OPPORTUNITY

-  **Prime Hard-Corner Visibility** – Signalized Main Street intersection with excellent exposure and accessibility.
-  **Flexible U-MS-3 Zoning** – Supports a variety of retail, restaurant, office, and mixed-use concepts, subject to City approval.
-  **Mixed-Use Opportunity** – Potential for active ground-floor commercial with residential above.
-  **Walkable Urban Setting** – Surrounded by established neighborhoods, parks, transit, and local amenities that drive pedestrian activity.

Buyer Verification Required – Buyers should independently confirm permitted uses, development standards, and any drive-through or site-specific requirements with Denver Community Planning & Development.

THE SITE

3930 W 38TH AVENUE | DENVER, CO

A RARE HARD-CORNER OPPORTUNITY IN THE HEART OF WEST HIGHLAND/BERKELEY -

Positioned at the signalized intersection of West 38th Avenue and Perry Street, this prominent corner site offers exceptional visibility, accessibility & long-term potential.



LOCATION ADVANTAGE

Walkable Neighborhoods.
Proven Retail Corridors.
Strong Connectivity.



Hard corner, signalized intersection at W 38th Avenue & Perry Street, with four-way traffic control and marked crosswalks.



Positioned between two premier retail corridors- Tennyson Street & Highlands Square - both known for strong, consistent buyer & tenant demand.



West Highland and Berkeley neighborhoods
Among Denver's most walkable, close-in, tree-lined residential areas, with a long track record of strong resale values & steady buyer interest.



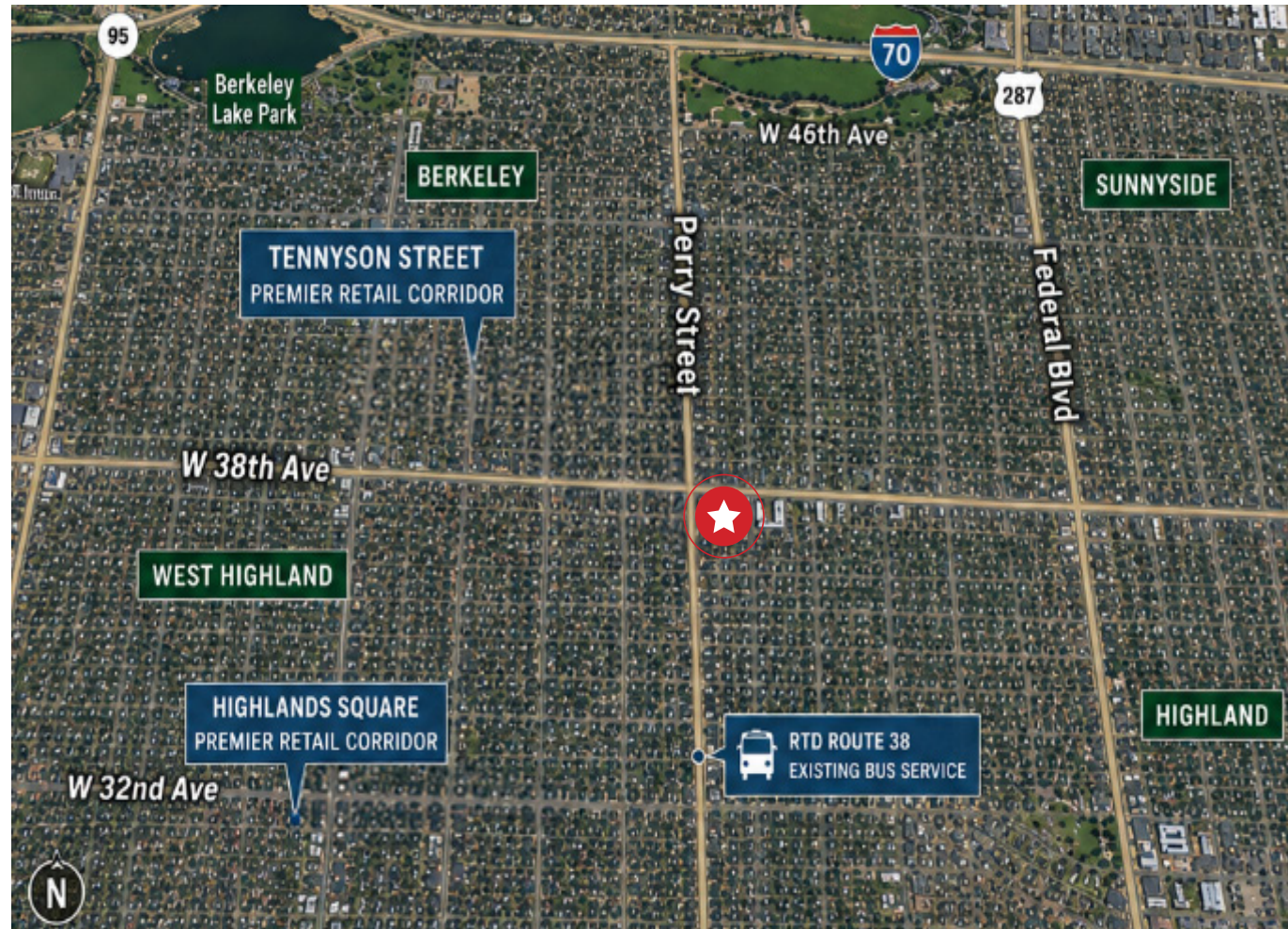
West 38th Avenue Main Street Arterial -
A city-designed corridor identified in Denver's West 38th Avenue Corridor Plan (DOTI - Finalized in 2025) for future transit, pedestrian, and streetscape investment.



Existing transit service today -
RTD's Route 38 bus currently runs the length of the West 38th Avenue corridor, with the corridor plan recommending further frequency and reliability improvements over time.



1-2 Miles from Downtown Denver - Via West 38th Avenue and nearby arterial connections, keeping the site convenient to LoDo and the CBD, all while retaining a quieter residential-adjacent feel.



Strategic Corridor Positioning -

West 38th Avenue is designated by the City and County of Denver as a Main Street Arterial and priority multimodal corridor connecting northwest Denver. In April 2025, Denver's Department of Transportation & Infrastructure (DOTI) adopted the West 38th Avenue Corridor Plan, outlining a long-term vision for wider sidewalks, enhanced pedestrian crossings, streetscape improvements, green infrastructure, and transit-priority enhancements to improve RTD Route 38 service.

The plan identifies approximately \$50–\$60 million (2024 dollars) in potential near- and mid-term capital improvements, subject to future funding and implementation. As a highly visible hard-corner site along this designated corridor, the property is well positioned to benefit from continued public investment and neighborhood reinvestment. Buyers should note that these improvements remain planning-stage recommendations and are not currently funded or guaranteed.



WEST HIGHLAND/BERKELEY

Positioned at the intersection of Denver's highly desirable West Highland and Berkeley neighborhoods, the property benefits from one of the city's most established and resilient residential markets. Known for their mature tree canopy, historic architecture, walkable streets, and enduring neighborhood character, both communities have experienced decades of reinvestment while maintaining a strong sense of place. The surrounding housing stock includes a blend of historic homes, luxury infill residences, and boutique multifamily developments, supporting consistently strong home values and broad buyer appeal among professionals, families, and empty nesters.

The property is strategically located between Tennyson Street and Highlands Square, two of northwest Denver's premier neighborhood retail districts. These established destinations feature an eclectic mix of restaurants, cafés, breweries, boutiques, fitness studios, and neighborhood services that generate consistent pedestrian activity and continue to drive private investment and commercial demand throughout the area.

Located just 1–2 miles northwest of Downtown Denver, West Highland and Berkeley provide convenient access to the Central Business District, Union Station, LoDo, and RiNo while maintaining a quieter, neighborhood-oriented atmosphere. The area offers excellent regional connectivity via Interstate 25, Interstate 70, Federal Boulevard, Sheridan Boulevard, existing RTD transit service, and nearby light rail stations. Residents also enjoy easy access to Berkeley Lake Park, Rocky Mountain Lake Park, Sloan's Lake Park, and numerous neighborhood parks and trails. Together, these amenities, combined with strong residential fundamentals and continued public and private investment, have positioned West Highland and Berkeley among Denver's most desirable and supply-constrained neighborhoods, supporting long-term residential and commercial demand.

WALK SCORE	93 ('Walker's Paradise')
BIKE SCORE	77 ('Very Bikeable')
TRANSIT SCORE	37 ('Some Transit')

DEMOGRAPHICS

Population 2025	1 mi	24,448	Average Household Income	1 mi	\$163,339	Daytime Businesses	1 mi	1,249
	2 mi	87,161		2 mi	\$145,532		2 mi	4,500
	3 mi	175,042		3 mi	\$131,728		3 mi	13,267
Renter Occupied Households	1 mi	5,479	Daytime Employees	1 mi	7,590	Consumer Spending	1 mi	\$468,005,476
	2 mi	22,205		2 mi	28,111		2 mi	\$1,511,658,605
	3 mi	52,070		3 mi	121,212		3 mi	\$2,838,099,456

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PRESENTED BY:



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