

Colorado Family Church: Tour of Potential New Church Building and Feasibility Report - Sunday

Michael and Adonia Hentrich
October 1, 2024



Some of you may have heard already that we are in the beginning phase of looking at a potential new church building that recently came on the market.

Over the past couple weeks, we have taken tours of the building with our council members, finance ministry, and ministry leadership. This Sunday at 2pm, there is an opportunity for anyone that would like to see the property to see it. We hope that you will come and give us your honest feedback. The feedback we've received so far has been incredibly helpful, with many people pointing out the positive aspects of the building and also many valid concerns. We take all feedback very seriously.

You may be wondering why we might need a new building, as this would undoubtedly be a big undertaking for us. In truth, we are ok in our current building for the time being, but we are already starting to be confined in our current space. It will not be too long down the road when we will need to consider expanding our current building or finding another. Some aspects of this building we like are that it is:

- In a safe and quiet neighborhood
- Right next to a park and playground
- Tons of parking
- 21 multipurpose rooms
- Dedicated space for the school
- Room for growth
- Only 10 minutes away from our current location
- 3 Acres of Land

Downsides include higher expenses, the lack of a dedicated dining room as is, and the need to raise funds.

6475 W 29th Ave, Wheat Ridge, CO 80214

[Here are a few photos and a video from our last couple tours.](#)

[Loopnet Property Listing](#)

In addition, this Sunday we will be presenting a financial feasibility report right after service. We understand that there are many mistakes that can be made when purchasing a large building and we don't want to end up in the same situation as so many other church properties and be burdened by a building that is too much for us, so we wish to share with you some of the progress we've made with plans to make this property not only sustainable but to provide a financial surplus to our community.

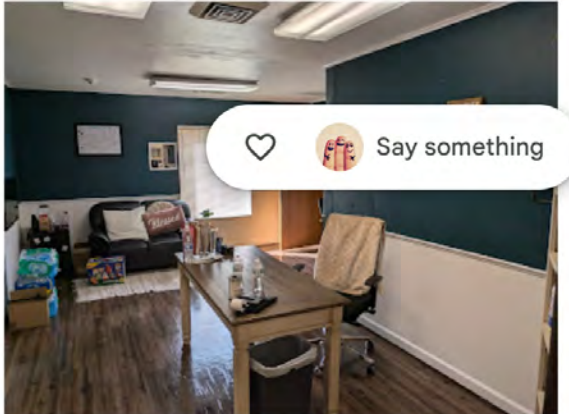
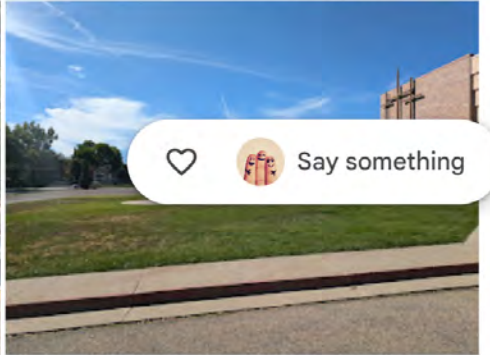
We understand that you may have many questions and/or concerns. Please feel free to reach out to us. We will also discuss after the tour.

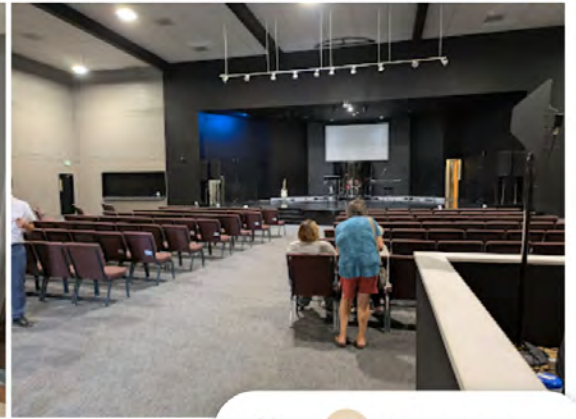
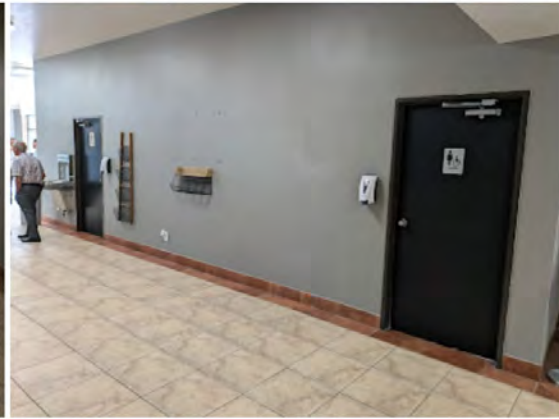
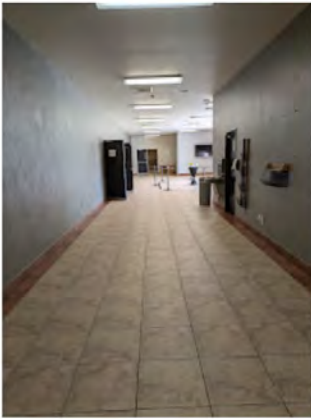
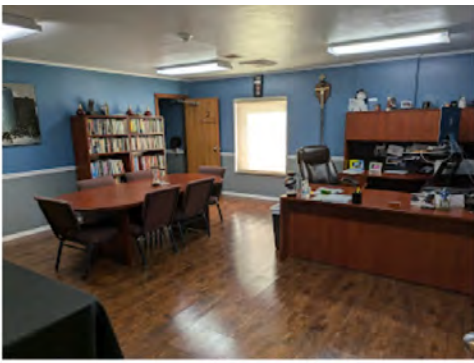
[COMMUNITY CALENDAR](#)


Give back

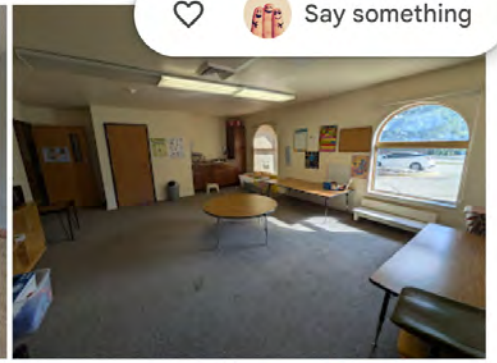
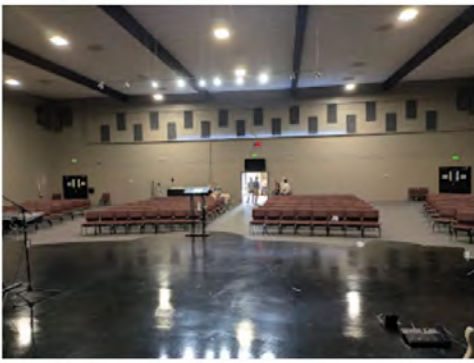









♡  Say something



♡  Say something

6475 W 29th Ave

26,722 SF Specialty Building Offered For Sale in Wheat Ridge, CO 80214

Churches & Religious Facilities / Colorado / Wheat Ridge / 6475 W 29th Ave, Wheat Ridge, CO 80214



INVESTMENT HIGHLIGHTS

- 300 seat sanctuary
- 19 rooms on main level - 7 rooms on second level
- Kitchen & 3 restrooms
- New stage and sanctuary carpet
- Open space on second level
- Redevelopment potential

EXECUTIVE SUMMARY

Church or Redevelopment Lot in Wheat Ridge. This church offer much potential for a congregation that has

outgrown their current location and is looking to expand in a vibrant growing Wheat Ridge Community.

ATTACHMENTS

[Marketing Brochure/Flyer](#) ↓

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Specialty
Property Subtype	Religious Facility
Building Class	C
Lot Size	3.19 AC
Building Size	26,722 SF
No. Stories	2
Year Built	1982
Parking Ratio	4.86/1,000 SF



Ramon Bargas



Call

AERIAL MAP





TRANSPORTATION

TRANSIT/SUBWAY

Lamar 	5 min drive	2.1 mi
Lakewood/Wadsworth 	5 min drive	2.8 mi
Sheridan 	6 min drive	2.4 mi
Perry 	8 min drive	3.2 mi
Garrison 	7 min drive	3.2 mi

COMMUTER RAIL

Olde Town Arvada W-Bound	7 min drive	3.6 mi
Olde Town Arvada E-Bound	8 min drive	3.8 mi
60Th & Sheridan - Arvada Gold Strike Station Track 1	11 min drive	4.6 mi
Arvada Ridge Station Track 2	10 min drive	5.1 mi
Arvada Ridge Station Track 1	10 min drive	5.1 mi

AIRPORT

Denver International 	38 min drive	28.2 mi
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PROPERTY TAXES

Parcel Number	39-253-11-042	Improvements Assessment	\$723,716
Land Assessment	\$484,358	Total Assessment	\$1,208,074

ZONING

Zoning Code **R-1 (Residentail)**

Listing ID: 33226212

Date on Market: 9/18/2024

Last Updated: 10/1/2024

Address: 6475 W 29th Ave, Wheat Ridge, CO 80214

[More public record information on 6475 W 29th Ave, Wheat Ridge, CO 80214](#)

The Specialty Property at 6475 W 29th Ave, **Wheat Ridge**, CO 80214 is currently available For Sale. Contact Keller Williams Urban Elite - Commercial for more information.

SPECIALTY PROPERTIES IN NEARBY NEIGHBORHOODS

[Barths Churches & Religious Facilities](#)

[Uptown Denver Churches & Religious Facilities](#)

[Skyland Churches & Religious Facilities](#)

[Downtown Denver Churches & Religious Facilities](#)

[Lakewood/West Corridor Churches & Religious Facilities](#)

NEARBY LISTINGS

[1128 28th St, Denver CO](#)

[2020 Arapahoe St, Denver CO](#)

[6245 Garrison St, Arvada CO](#)

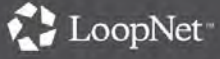
[2220 Broadway, Denver CO](#)

[9500 W 44th Ave, Wheat Ridge CO](#)

[5375 Marshall St, Arvada CO](#)

[1595 Pearl St, Denver CO](#)

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Church or Redevelopment Lot
FOR SALE
6475 W 29th Avenue
Wheat Ridge, CO 80214

Property Summary

Building Size	26,722 SF
Lot Size	138,884 SF
Building	Stand Alone
Year Built	1982
Roof	Composite & Membrane
Zoning	R-1
Parking	130+

Church or Redevelopment Lot in Wheat Ridge. This church offer much potential for a congregation that has outgrown their current location and is looking to expand in a vibrant growing Wheat Ridge Community. This church features

- 300 seat sanctuary
- New stage
- New sanctuary carpet
- 19 rooms on main level
- 7 rooms on second level
- Open space on second level
- Kitchen
- 3 restrooms
- Redevelopment potential

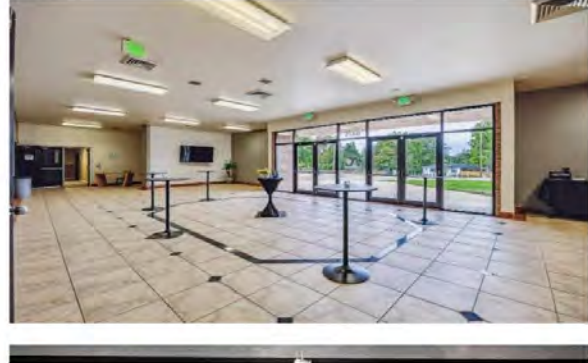
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Disclaimer: The information contained herein, while from sources deemed reliable, is not guaranteed and is subject to change. It is your responsibility to independently confirm its accuracy and completeness. KW Commercial is agent of the Seller.

Keller Williams Realty Urban Elite | 3550 W 38th Ave Suite 20, Denver, CO 80211

Wheat Ridge, Colorado
6475 W 29th Avenue, Wheat Ridge, CO 80214
Property Photos





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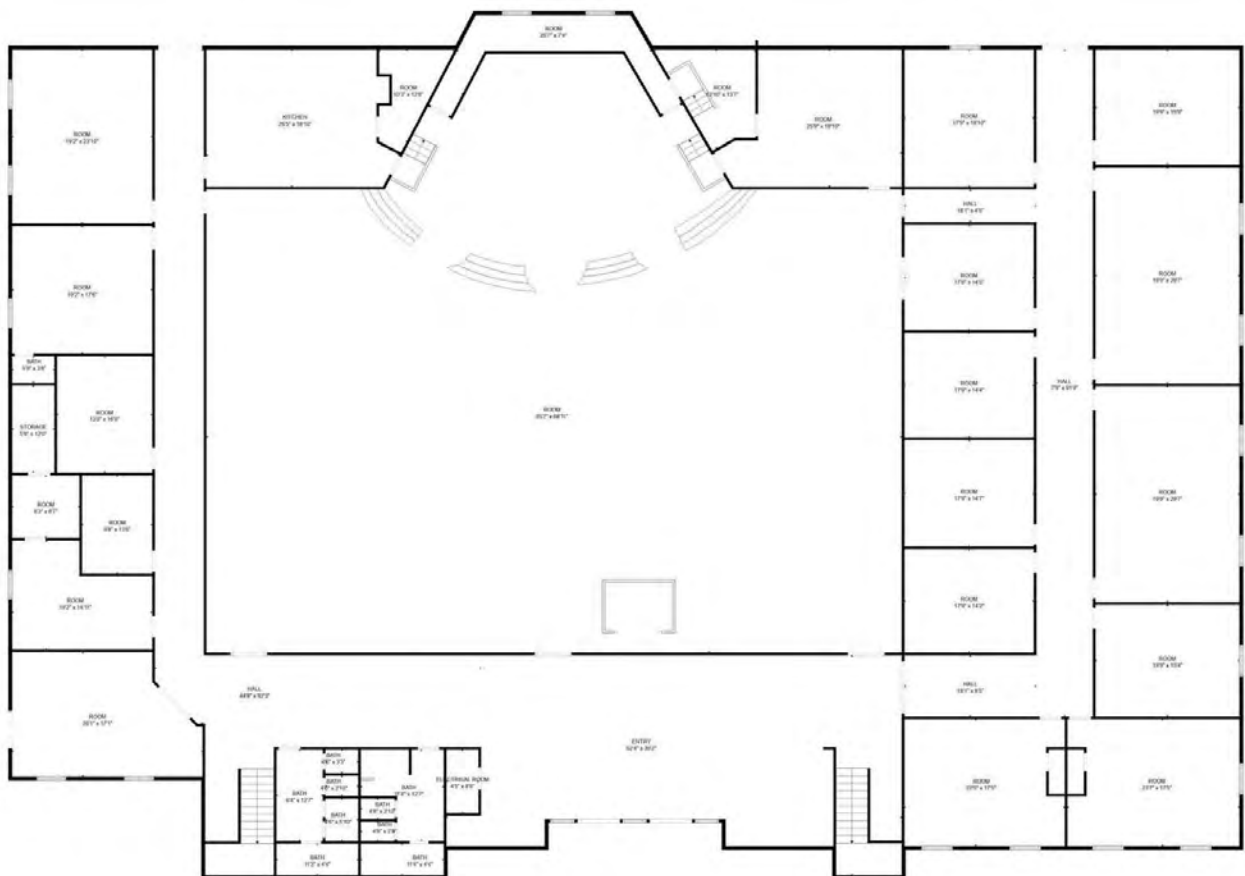
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Wheat Ridge, Colorado

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Floor Plan – main level

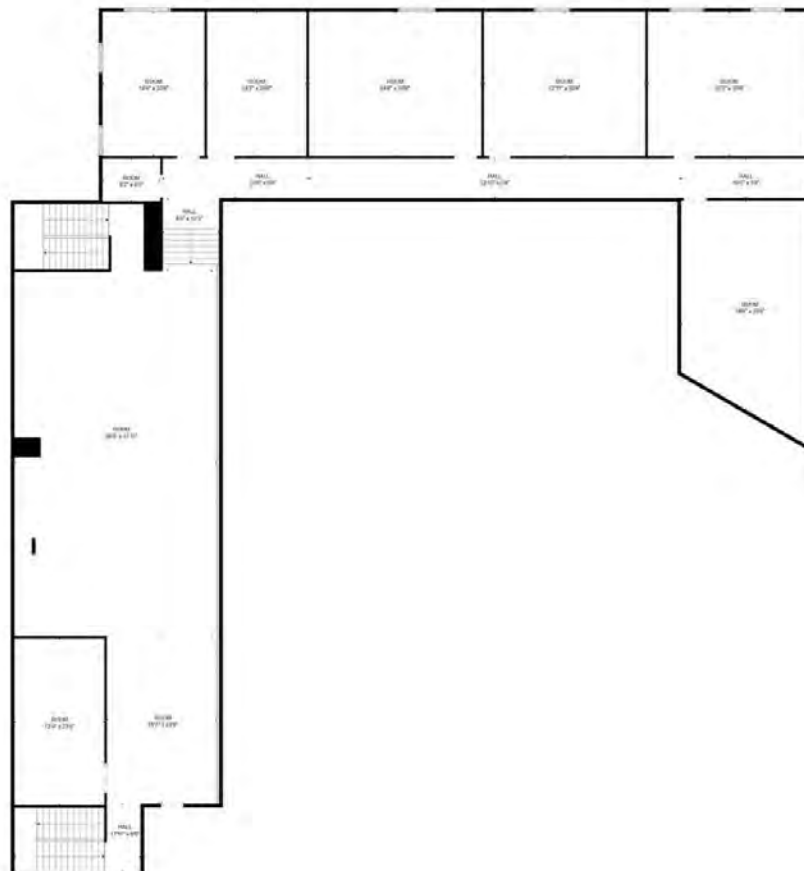


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Wheat Ridge, Colorado

6475 W 29th Avenue, Wheat Ridge, CO 80214

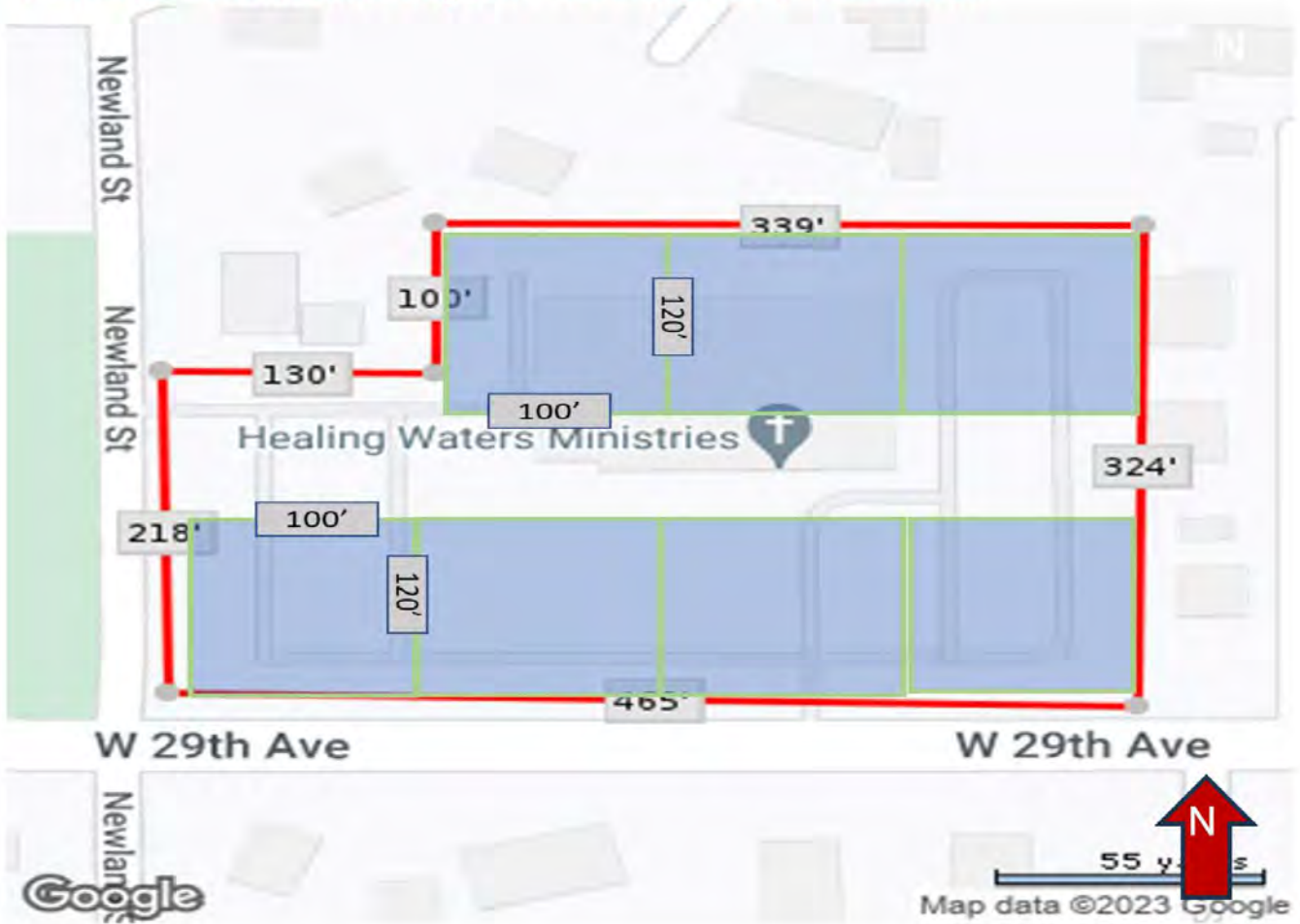
Floor Plan – second level;



FLOOR PLAN CREATED BY CURBCADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Principal Buildings	Single detached dwelling	35'	25%	12,500 sf	100'	Setback ^(a) 30' ^(c)	15'	15'
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Potential Residential Layout – Estimate of 7 Residents



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Wheat Ridge, Colorado

6475 W 29th Avenue, Wheat Ridge, CO 80214

Demographics

Income

	5-mile	10-mile	15-mile
Median Household Income (18'-22')	\$82,436	\$85,216	\$85,390

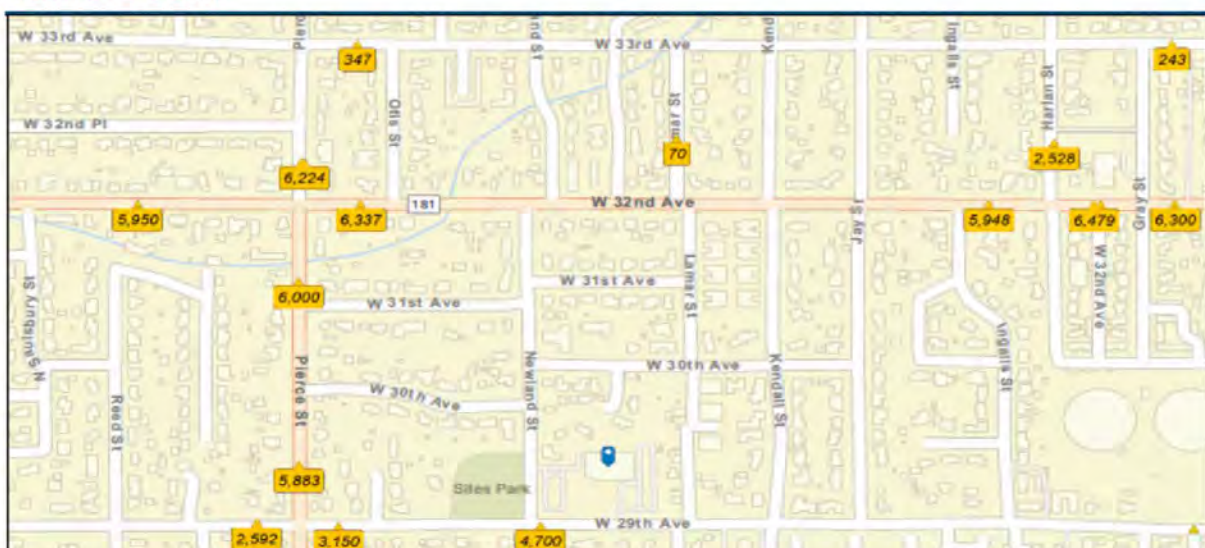
Source: U.S. Census Bureau, 2018-2022 American Community Survey

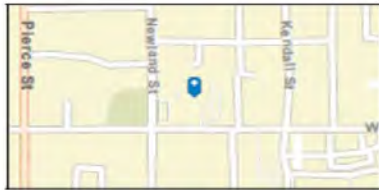
Population

	5-mile	10-mile	15-mile
2020 Household Population	262,650	946,827	1,739,970
2024 Household Population	273,733	964,447	1,763,152

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Traffic Count





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



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