

Retail / Office Space for Lease

7747 W 44TH AVENUE, WHEAT RIDGE, CO 80033



Highlights

- Endcap Unit With Skylight and Natural Light
- One block from Wadsworth & 44th
- 28 Parking Spaces
- 3 Private Offices (One With Private Bathroom)
- Reception Area
- 2 Bathrooms
- Kitchenette Area with Sink
- Storage Area with Sink
- Parking Access in Back
- Monument Signage

Unit:	Size:	Price:
7747	975 SF	975 SF x \$25.00 SF/YR = \$2,031 / Month (Full Service)

Property Details



Lease Rate
\$25.00 SF/YR (Gross)



Space Available
975 SF

Rev: September 11, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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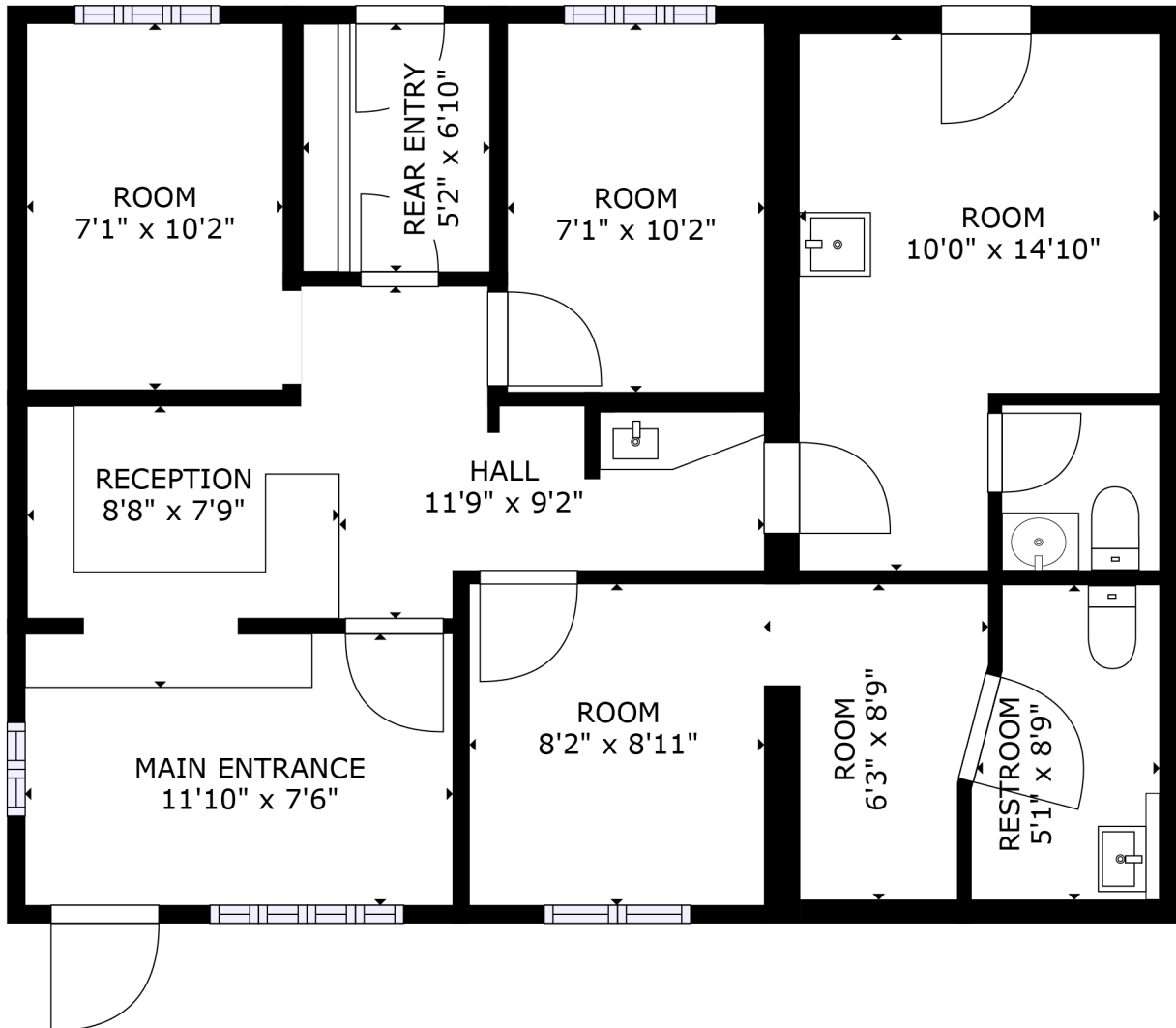
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Floor Plan



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DEMOGRAPHICS



130,633
Population



41.2
Median Age



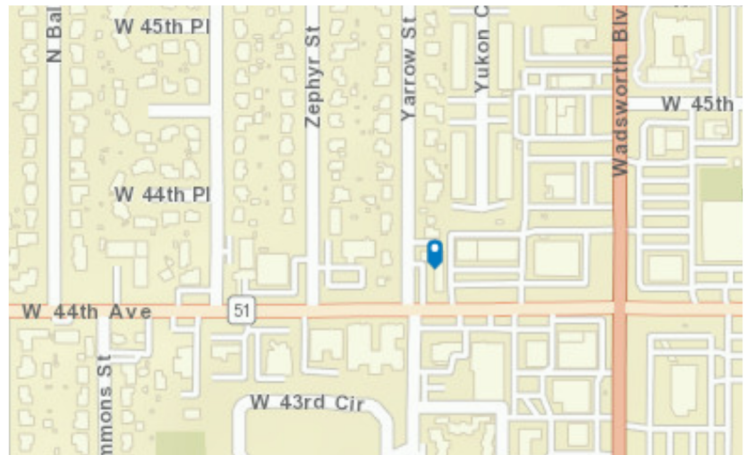
2.2
Average
Household Size



\$79,463
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Yarrow St	13,528	0.0
Wadsworth Blvd	16,217	0.1
Wadsworth Blvd	16,408	0.1
W 44th Ave	42,458	0.1
W 44th Pl	621	0.1



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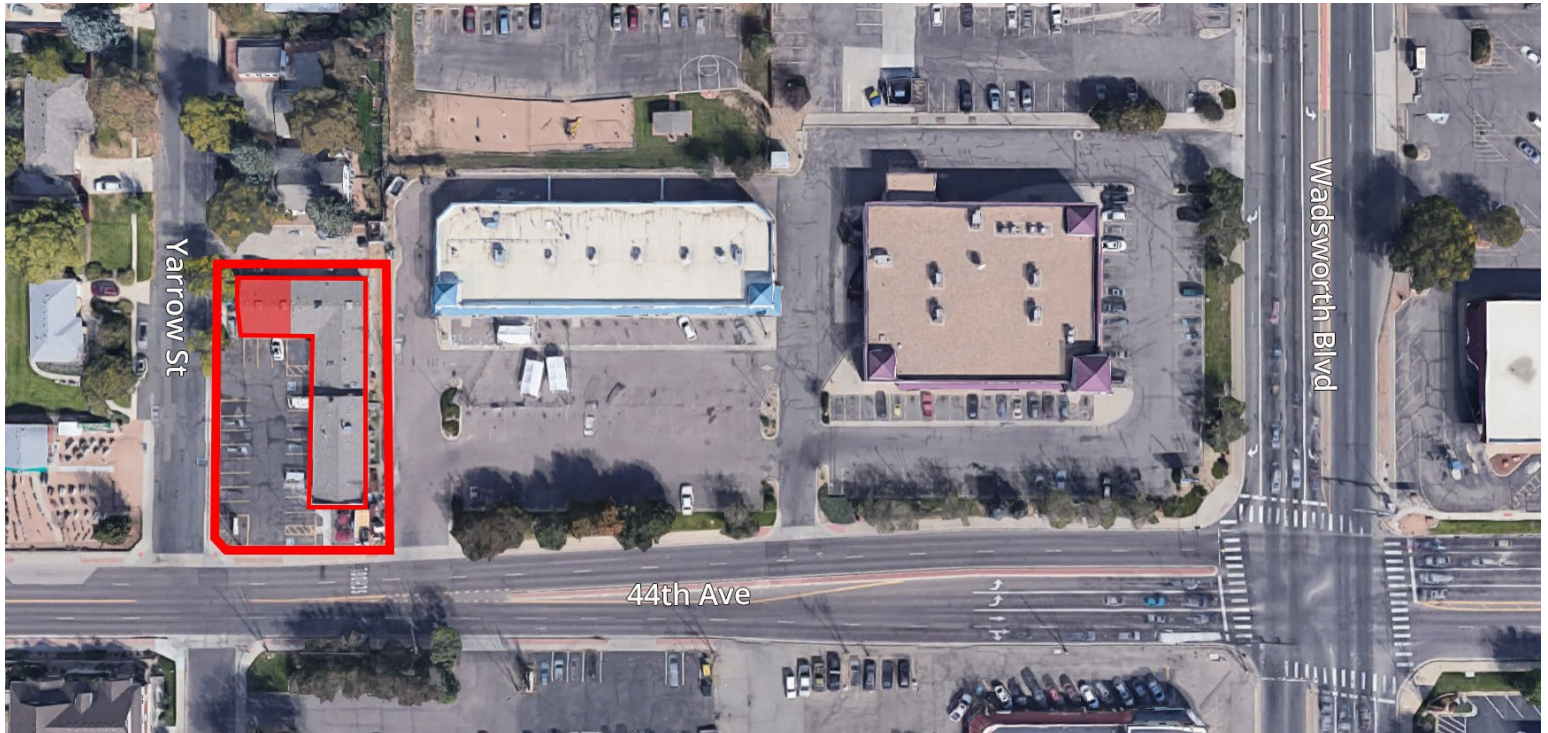
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