

Retail Space for Lease

4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033



Overview

Hoff & Leigh is excited to bring you this highly desirable retail unit available for lease at 4550 Wadsworth Unit H next to Discount Tire in Wheat Ridge. With prime location facing Wadsworth and just seconds away from I-70, there is no better exposure for your business! Barkley Square gives your business excellent street exposure with a double-sided monument signage, abundant parking and extremely competitive rates.

Unit H is a garden-level unit and has an open area, 4 private offices total (2 facing outside with big windows and ample light, 1 bigger office/conference room, 1 smaller office), 2 private bathrooms (one is ADA, one has stalls), 2 entrances (one outside and one downstairs), a kitchenette room/breakroom, reception area, 2 water fountains, washroom, and a foosball table in lobby.

Current tenants: barbershop, chicken restaurant, salon, massage spa, gift shop, tattoo, gunshop.

Unit H: 2,200 SF x \$14.20/SF/YR = \$2,600 / Month (Gross)

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/4550-wadsworth-boulevard-h/>

For more info, please text/call Michael Crawford: (720) 683-0399. MCrawford@HoffLeigh.com

Unit:	Size:	Lease Rate:
H	2,200 SF	2,200 SF x \$14.20/SF/YR = \$2,600 / Month (Gross)

Highlights

- 4 Private Offices
- 2 Private Bathrooms
- Prime Location
- Abundant Parking
- Double-sided Monument Sign
- Excellent Street Exposure
- Diverse Tenant Mix

Property Details



Lease Rate

2,200 SF x \$14.20/SF/YR = \$2,600 / Month (Gross)



Space Available

2,200 SF



Building Size

15,080 SF



Lot Size

37,026 SF

Rev: February 23, 2024

Our Network Is Your Edge

Hoff & Leigh
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.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

Retail Space for Lease

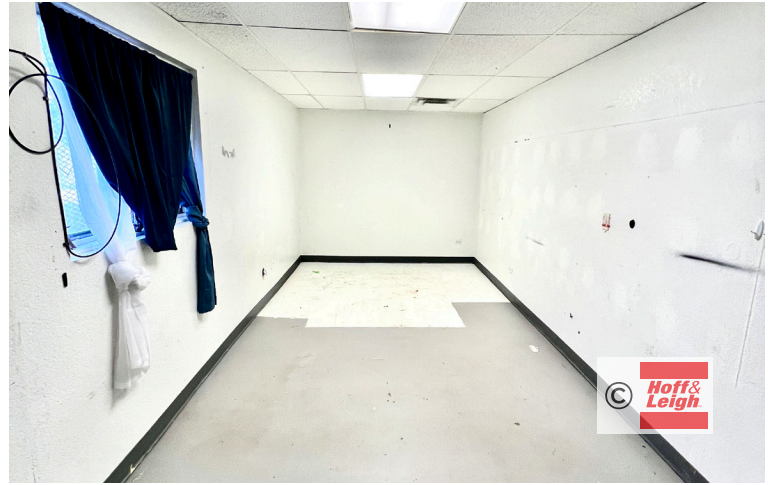
4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033



Rev: February 23, 2024

Retail Space for Lease

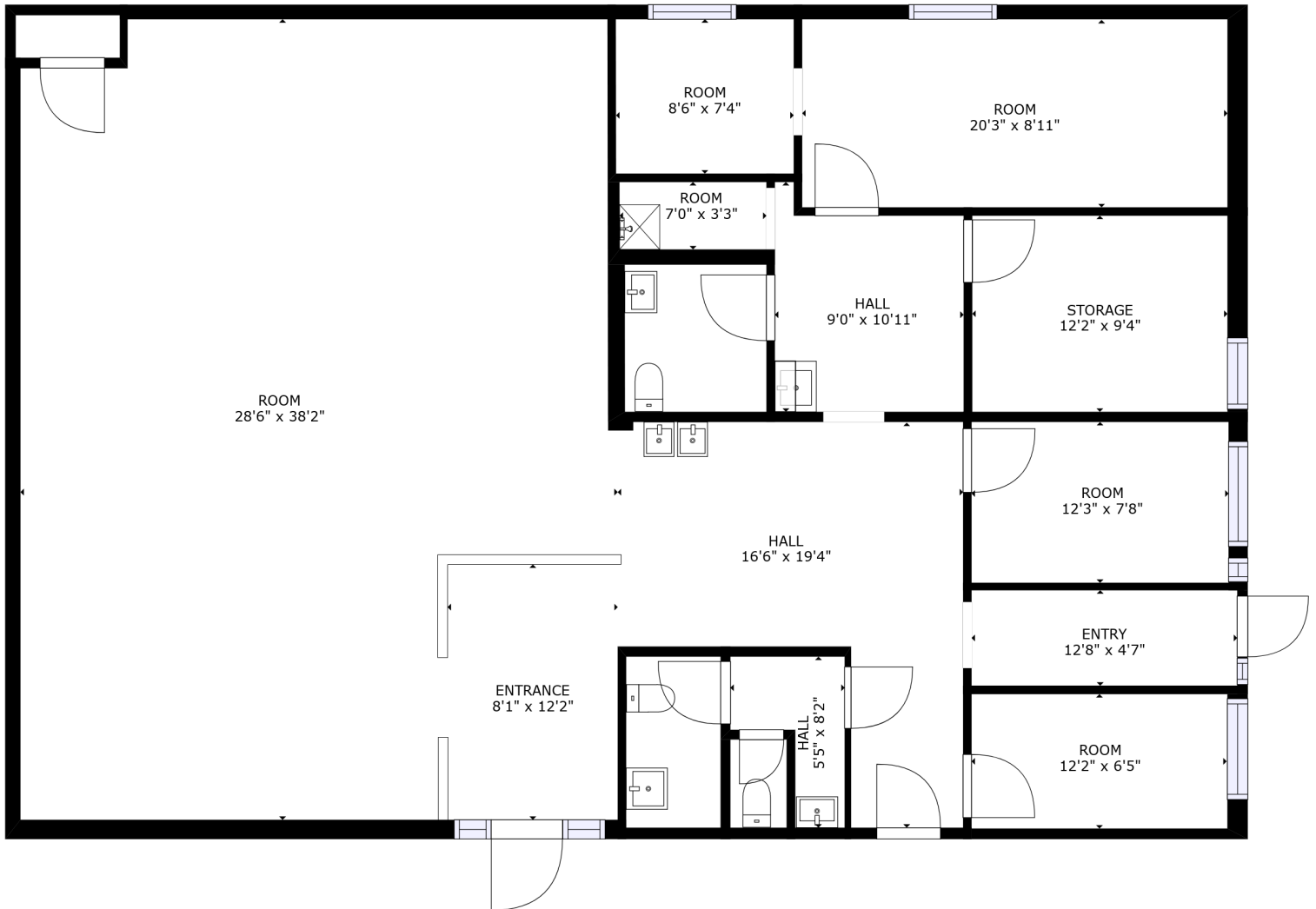
4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033



Rev: February 23, 2024

Retail Space for Lease

4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033



Rev: February 23, 2024

Retail Space for Lease

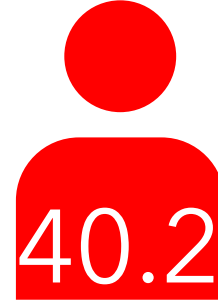
4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033

4550 Wadsworth Blvd, Wheat Ridge, Colorado, 80033

DEMOGRAPHICS



129,594
Population



40.2
Median Age



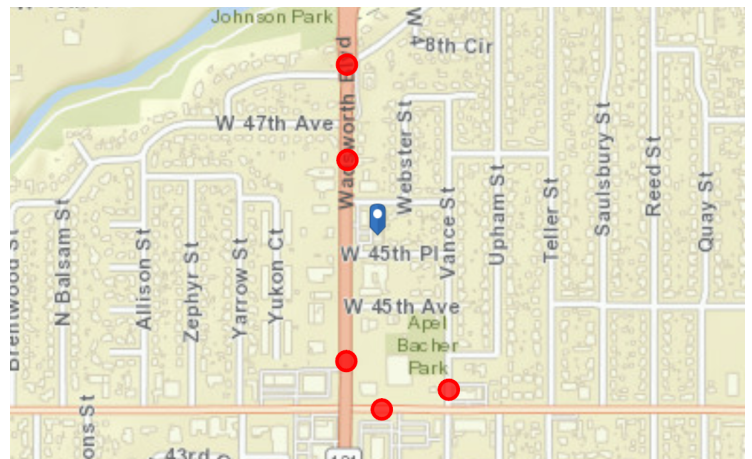
2.2
Average Household Size



\$60,929
Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W 47th Ave	46,000	0.1
W 44th Ave	42,458	0.2
W 44th Ave	1,470	0.2
W 48th Ave	48,158	0.2
Wadsworth Blvd	15,092	0.2



Rev: February 23, 2024



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.

Michael Crawford

C: 720.683.0399

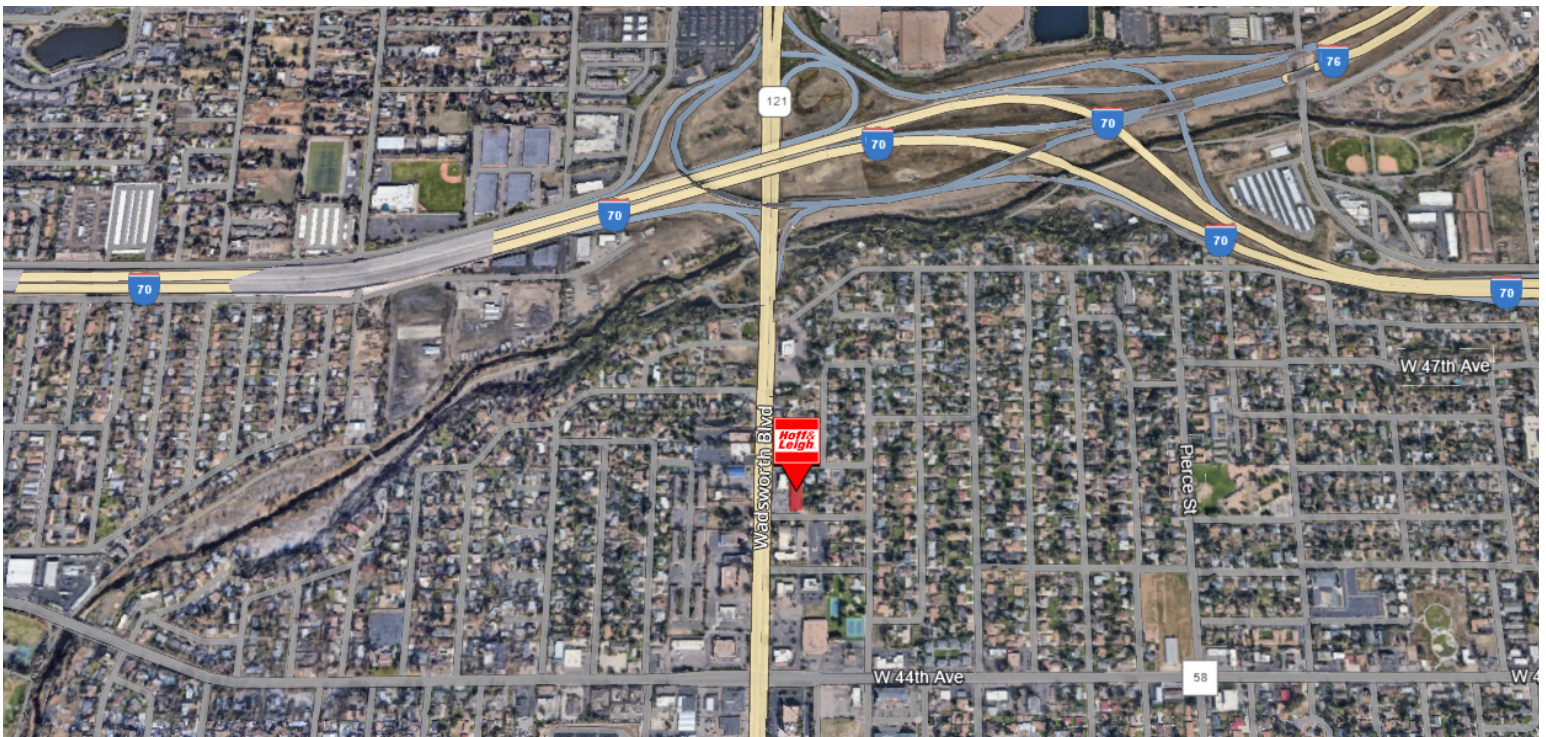
O: 720.572.5187

MCrawford@HoffLeigh.com



Retail Space for Lease

4550 WADSWORTH BOULEVARD, UNIT H, WHEAT RIDGE, CO 80033



Rev: February 23, 2024



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.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com