

Retail/Office for Lease

4550 WADSWORTH BOULEVARD, UNIT K, 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 a 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 double-sided monument signage, abundant parking and extremely competitive rates.

Unit K is a garden-level unit with an open retail area, reception area, 1 large private office, 1 private bathroom, 2 entrances (one outside and one downstairs), and a foosball table in lobby.

Current tenants: barbershop, chicken restaurant, salon, massage spa, gift shop, and gun shop.

Unit K: 600 SF x \$18.00 SF/YR = \$900 / Month (Gross)

Hoff & Leigh property listing website: www.hoffleigh.com/listing/4550-wadsworth-boulevard-k/

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

Unit:	Size:	Lease Rate:
K	600 SF	600 SF x \$18.00 SF/YR = \$900 / Month (Gross)

Highlights

- Reception Area and Retail Area
- 1 Large Private Office
- 1 Private Bathroom
- Prime Location
- Abundant Parking
- Double-Sided Monument Sign
- Excellent Street Exposure
- Diverse Tenant Mix

Property Details

<p>Lease Rate \$18.00 SF/YR (Gross)</p>	<p>Building Size 15,080 SF</p>
<p>Space Available 600 SF</p>	<p>Zoning PUD</p>
<p>Lot Size 0.85 Acres</p>	

Rev: May 16, 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

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4550 Wadsworth Blvd, Wheat Ridge, Colorado, 80033

DEMOGRAPHICS



132,092
Population



41.2
Median Age



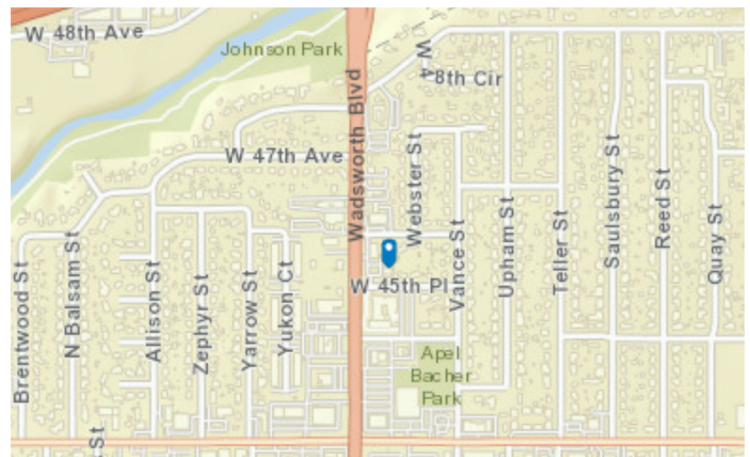
2.2
Average
Household Size



\$80,591
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 47th Ave	42,000	0.1
W 44th Ave	42,458	0.2
W 48th Ave	48,158	0.2
W 48th Ave	49,113	0.2



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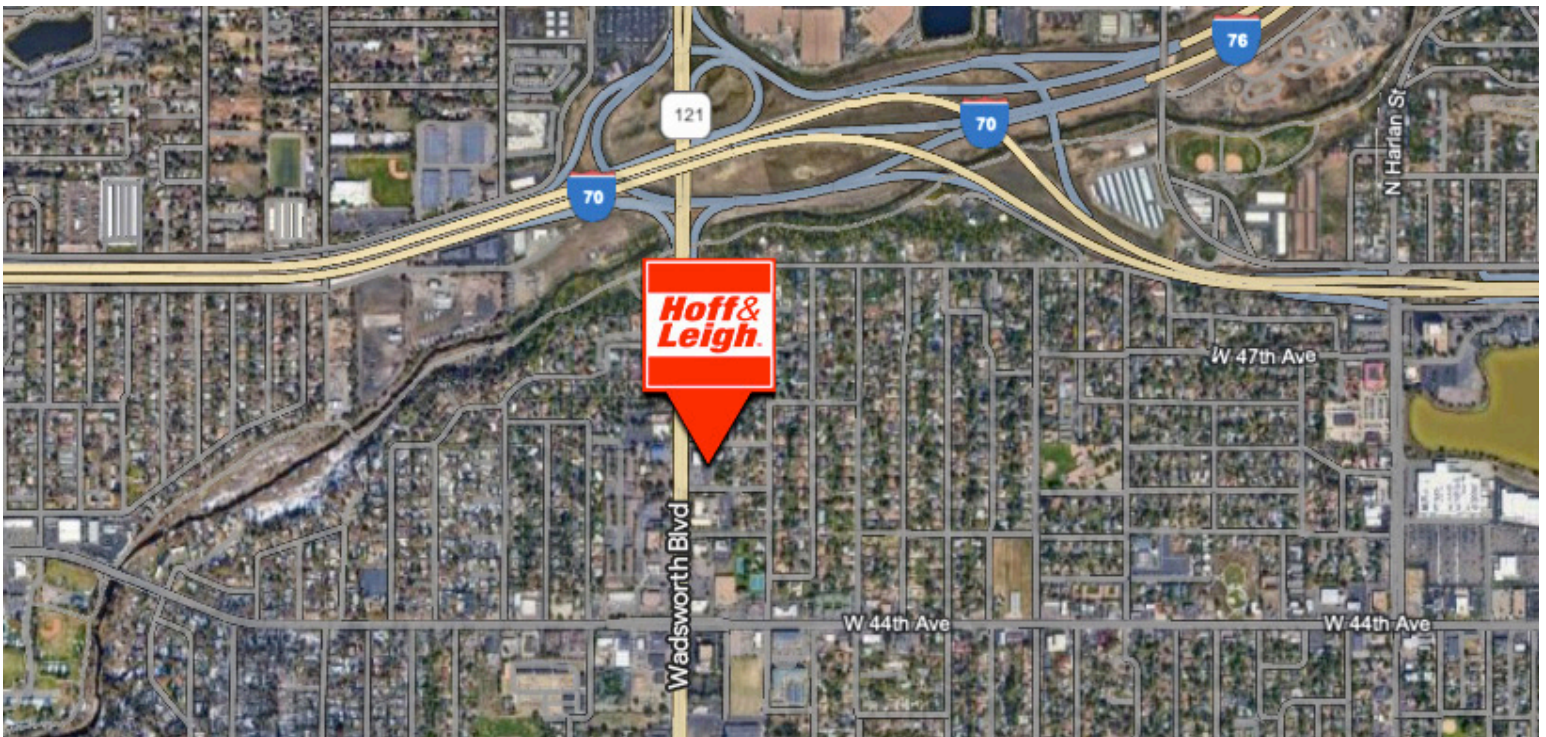
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