

Retail/Office for Lease

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



Overview

Hoff & Leigh is excited to bring you this highly desirable retail unit available for lease at 4550 Wadsworth Unit M next to Discount Tire in Wheat Ridge. Barkley Square gives your business excellent street exposure with double-sided monument signage, abundant parking and extremely competitive rates.

Unit M is a garden-level unit with an open area, 1 private office, and 1 private bathroom.

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

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

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

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

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

Highlights

- Open Retail Area
- 1 Private Office
- 1 Private Bathroom
- Prime Location
- Abundant Parking
- Double-Sided Monument Sign
- Diverse Tenant Mix

Property Details

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

Rev: April 17, 2025



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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

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4550 Wadsworth Blvd, Wheat Ridge, Colorado, 80033

DEMOGRAPHICS



132,092
Population



41.2
Median Age



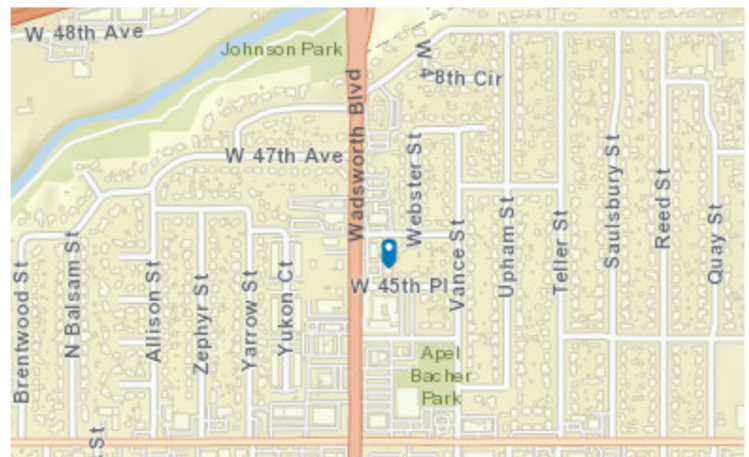
2.2
Average
Household Size



\$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

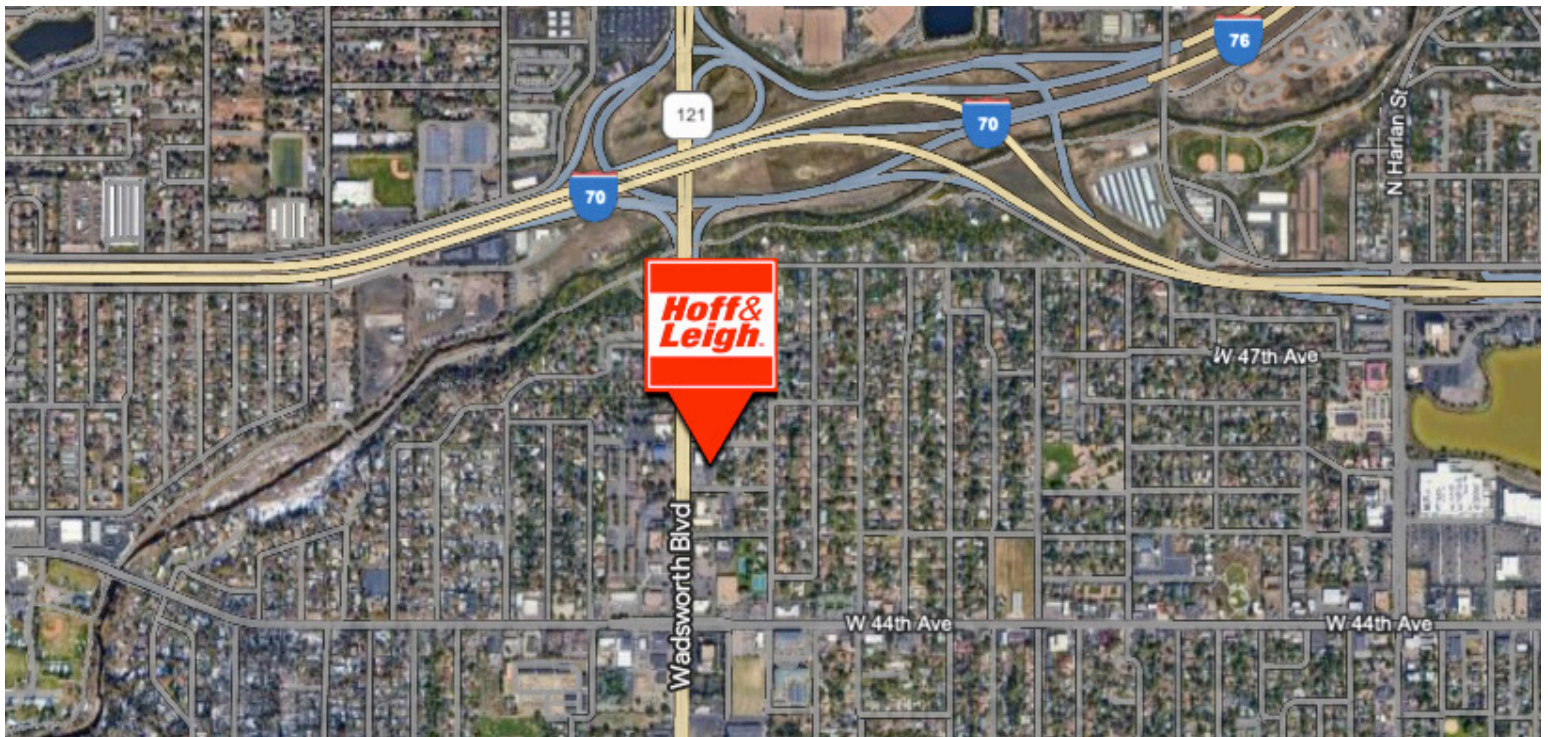


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