

# Restaurant/Retail Space for Lease

3200-3210 WADSWORTH BOULEVARD, WHEAT RIDGE, COLORADO 80033



## Overview

Hoff and Leigh is proud to present this fully renovated 2,100 SF restaurant/retail space for Lease. This space offers an exceptional opportunity for any restaurant or retail user seeking a clean, move-in-ready location with great visibility and lighted corner location. The space features two ADA-compliant restrooms and one standard restroom, 3-phase power, and a hood system already in place—ideal for a variety of food or service concepts. While there is no grease trap currently installed, the existing infrastructure provides a solid foundation for fast-casual restaurants, cafés, bakeries, or light food prep operations. The interior is super clean and modern, and prominent lighted signage on Wadsworth Boulevard ensures excellent exposure to daily traffic. With convenient access, ample parking, and strong surrounding demographics, this location is ready to support your business from day one.

**Suite 3206:** 2,100 SF x \$17.00 NNN (NNN=\$8.00) = \$4,375/Month

Unit:	Size:	Lease Rate:
3206	2,100 SF	\$17.00 SF/YR (NNN)

## Highlights

- 2 ADA-Compliant Restrooms + 1 Standard
- 3-Phase Electrical Service
- Hood System in Place
- Ample Customer Parking

## Property Details

	<b>Lease Rate</b> \$17.00 SF/YR (NNN)		<b>Building Size</b> 10,200 SF
	<b>Space Available</b> 2,100 SF		<b>Zoning</b> PCD

Rev: August 25, 2025





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## Our Network Is Your Edge

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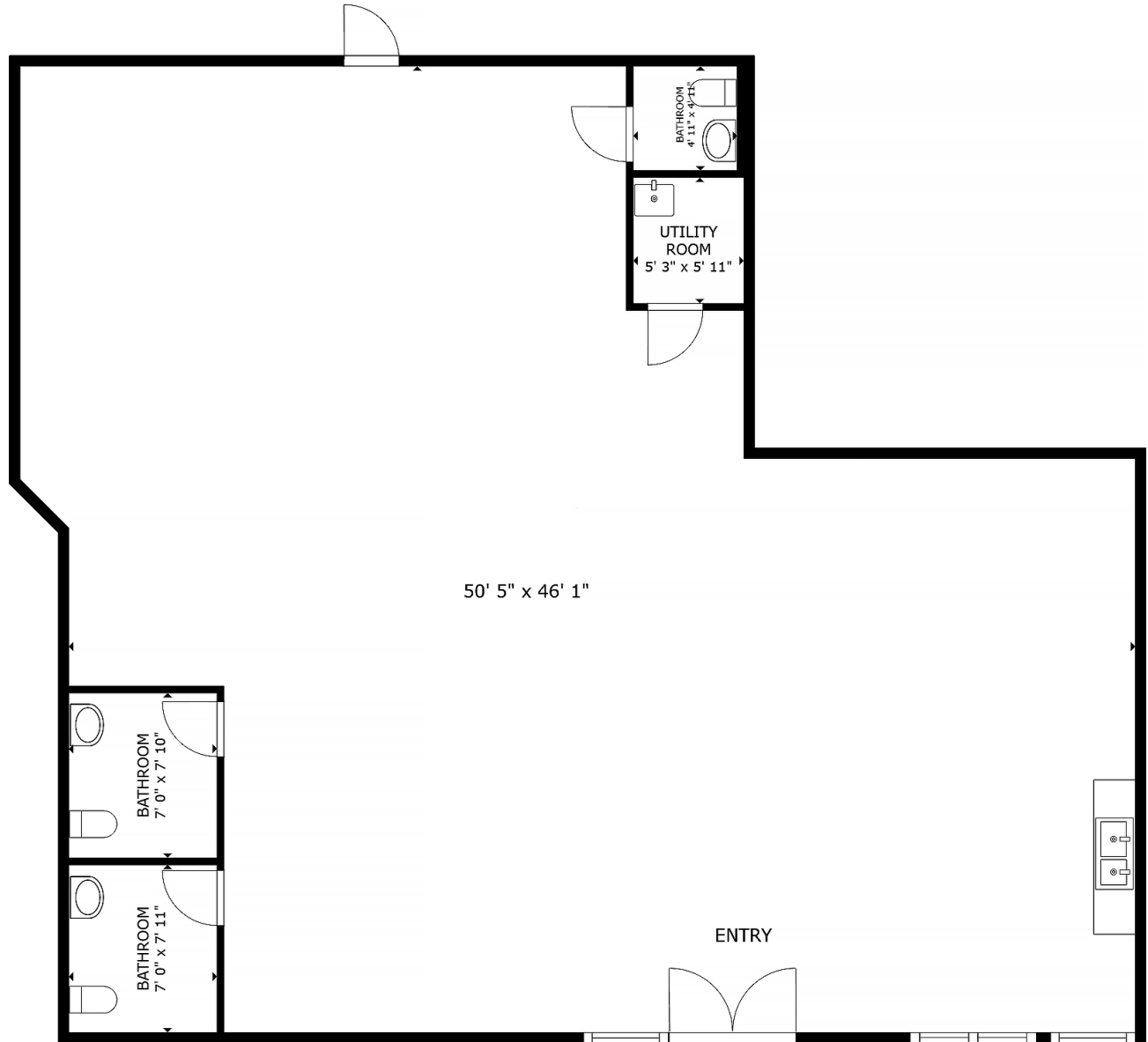
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FLOOR PLAN

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## DEMOGRAPHICS



13,181  
Population



43.3  
Median Age



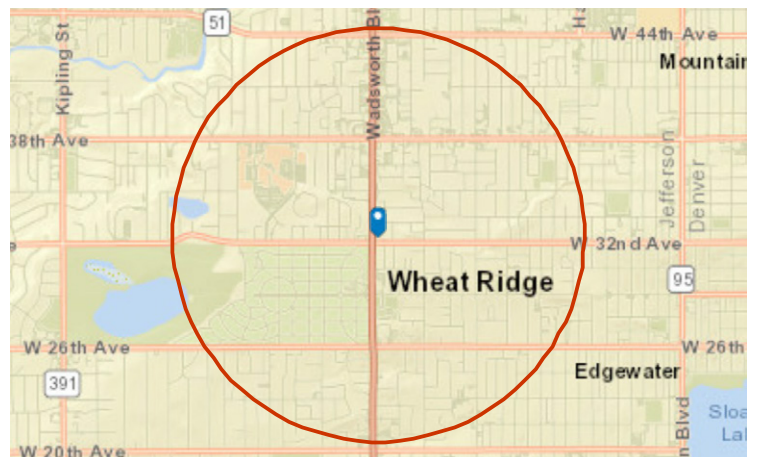
2.1  
Average  
Household Size



\$84,139  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Webster St	6,755	0.0
W 32nd Ave	39,996	0.0
Webster St	6,755	0.1
Wadsworth Blvd	7,678	0.1
Wadsworth Blvd	7,714	0.1



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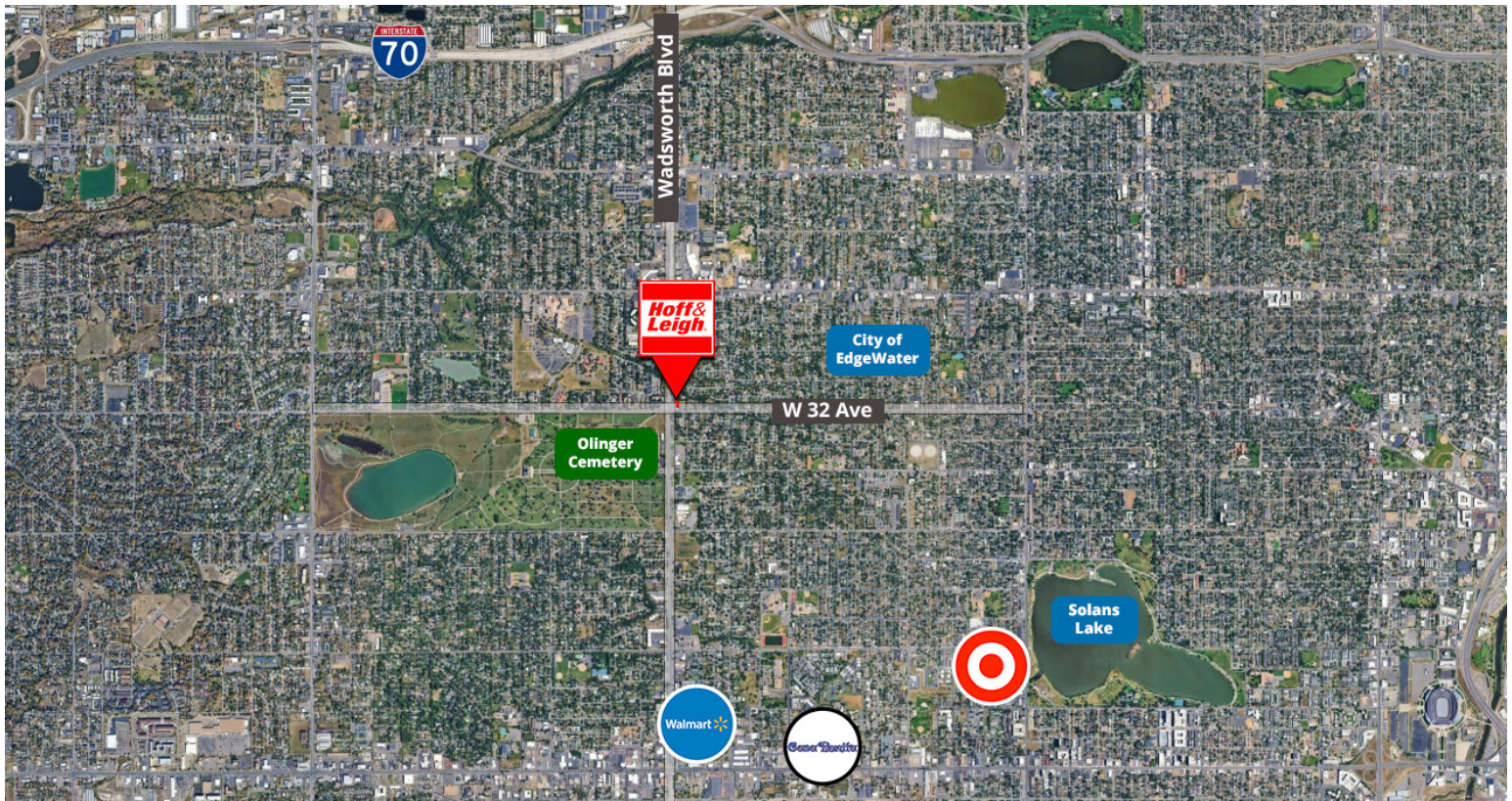






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