

Retail Space For Lease

4550 WADSWORTH BLVD, WHEAT RIDGE, COLORADO 80033



Overview

Hoff & Leigh is excited to bring you this highly desirable retail unit available for lease at 4550 Wadsworth Unit E 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 E has 2 retail areas (back area can be used as office), 1 private bathroom, and 2 entrances (front & back).

Unit:	Size:	Lease Rate:
Unit E	1,200 SF	1,200 SF x \$24.50/SF/YR (+ \$7.50/SF/YR NNNs) = \$3,200/mo (NNN)

Highlights

- 2 retail areas
- 1 private bathroom
- Prime location
- Abundant parking
- Double-sided monument sign
- Excellent street exposure
- Diverse tenant mix

Property Details

	Lease Rate \$24.50 SF/YR (NNN)		Space Available 1,200 SF
	Lot Size .85 Acres		Zoning PUD

Rev: December 4, 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.



Michael Crawford

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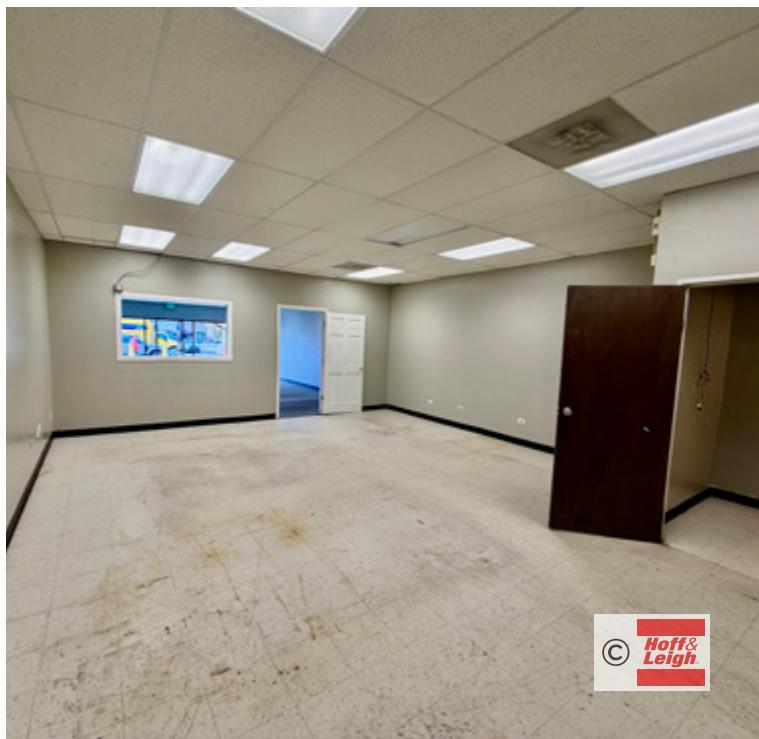
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DEMOGRAPHICS



12,486
Population



Average
Household Size



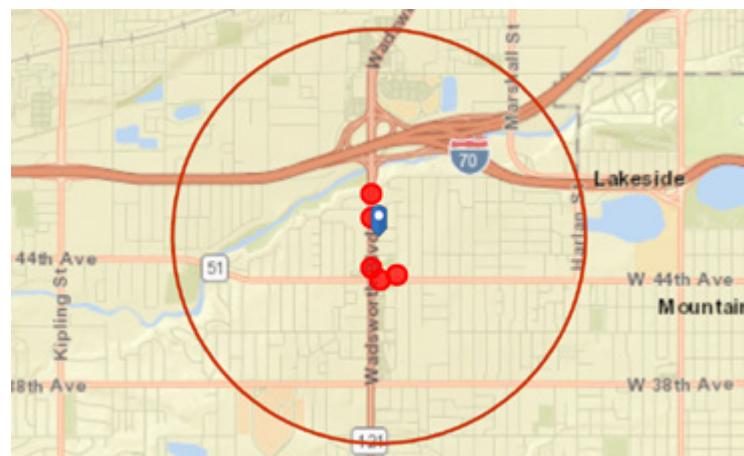
Median Age



\$54,834
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 48th Ave	48,158	0.2
Wadsworth Blvd	15,092	0.2



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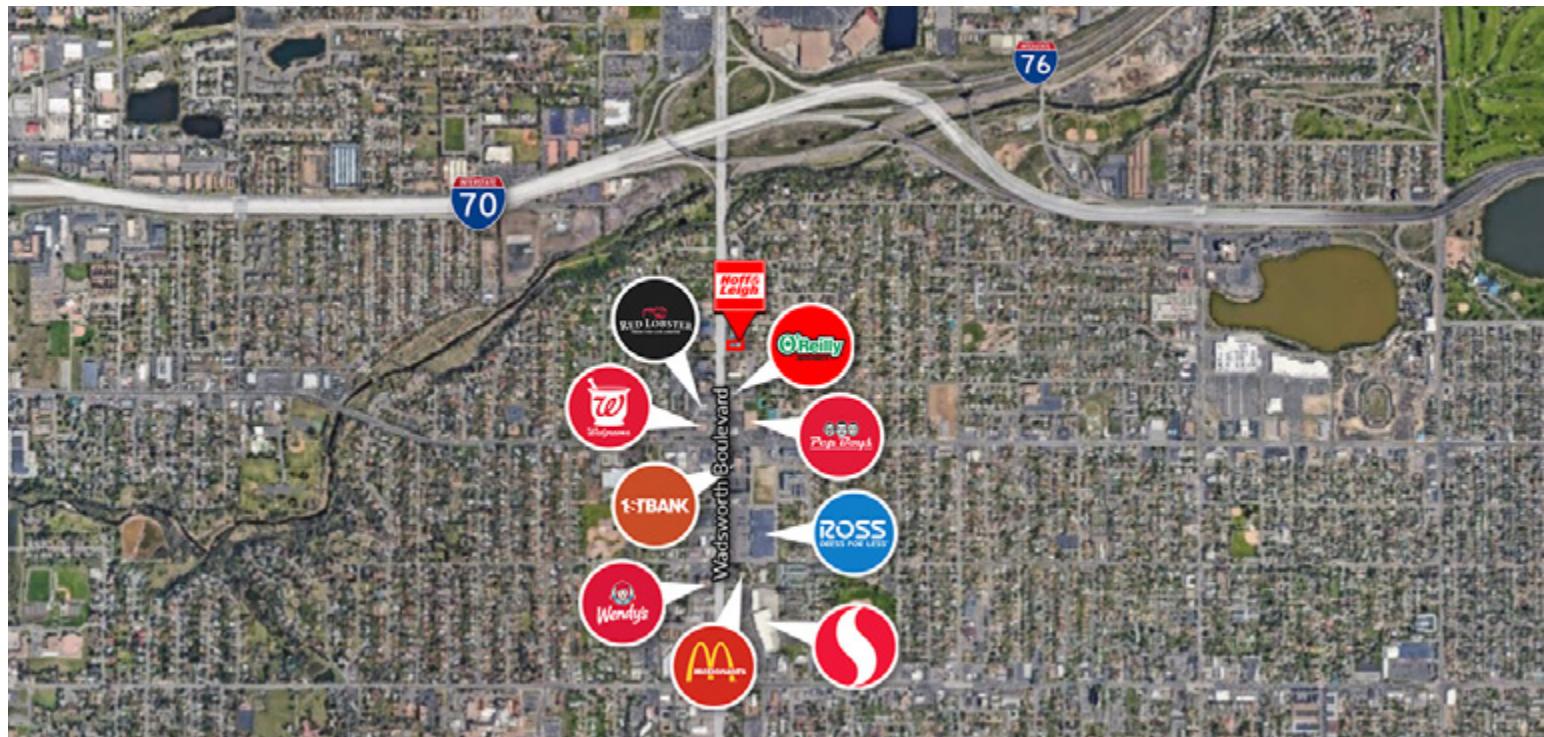
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