

# 4415 WARD RD.

4415 Ward Rd Wheat Ridge, CO 80033



## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$28.00 - 30.00 SF/yr (NNN)
Building Size:	3,969 SF
Available SF:	3,969 SF
Lot Size:	0.75 Acres
Drive-Ins:	3
Year Built:	1966
Zoning:	C-1
Market:	West Denver
Submarket:	Wheat Ridge
Traffic Count:	33,000 VPD (Ward) 118,000 VPD (I-70)

## PROPERTY OVERVIEW

3,969 square foot retail/service building on 0.75 acres with lit highway signage, ample parking, ingress/eagress off 44th Ave. and Ward Rd., and secured lot with fenced outdoor storage. The property has 285+ feet of frontage along Ward Rd. & 170+ feet of frontage along 44th Ave. with immediate access to Hwy 58 & I-70 East & West. The building has 3 Drive-In service bays, private offices, service desk, and abundant interior storage.

## PROPERTY HIGHLIGHTS

- Ample Parking
- Secured Lot
- Partially Fenced Outdoor Storage
- Lit Highway Signage
- 3 Drive-In Bays
- 33,000+ VPD (Ward) & 118,000 VPD (I-70)

FOR MORE INFORMATION, PLEASE CONTACT:

MAXWELL MARCUM

Senior Advisor

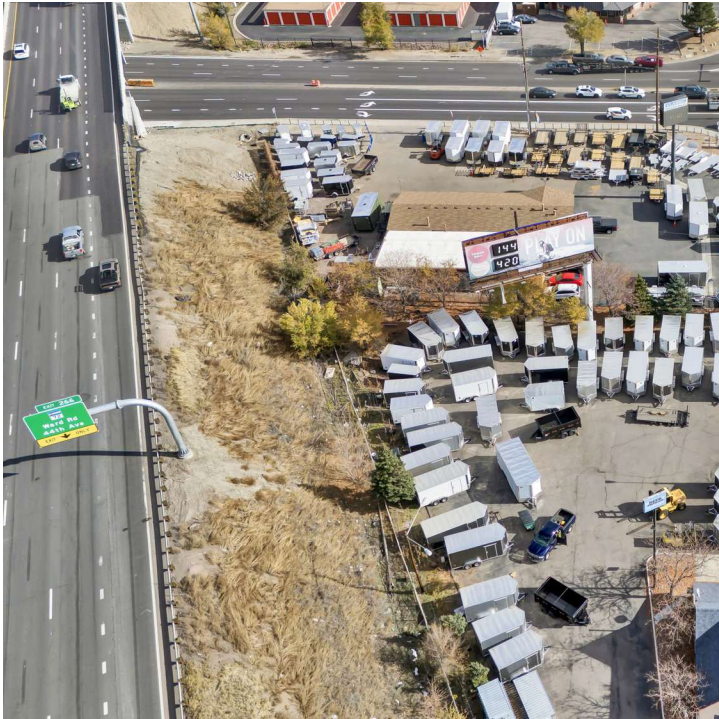
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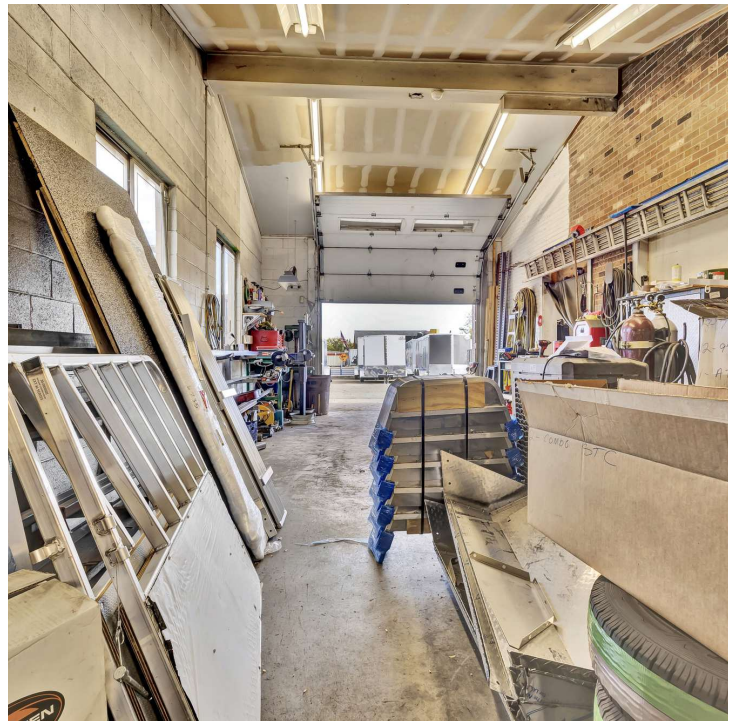
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(Not to Scale)



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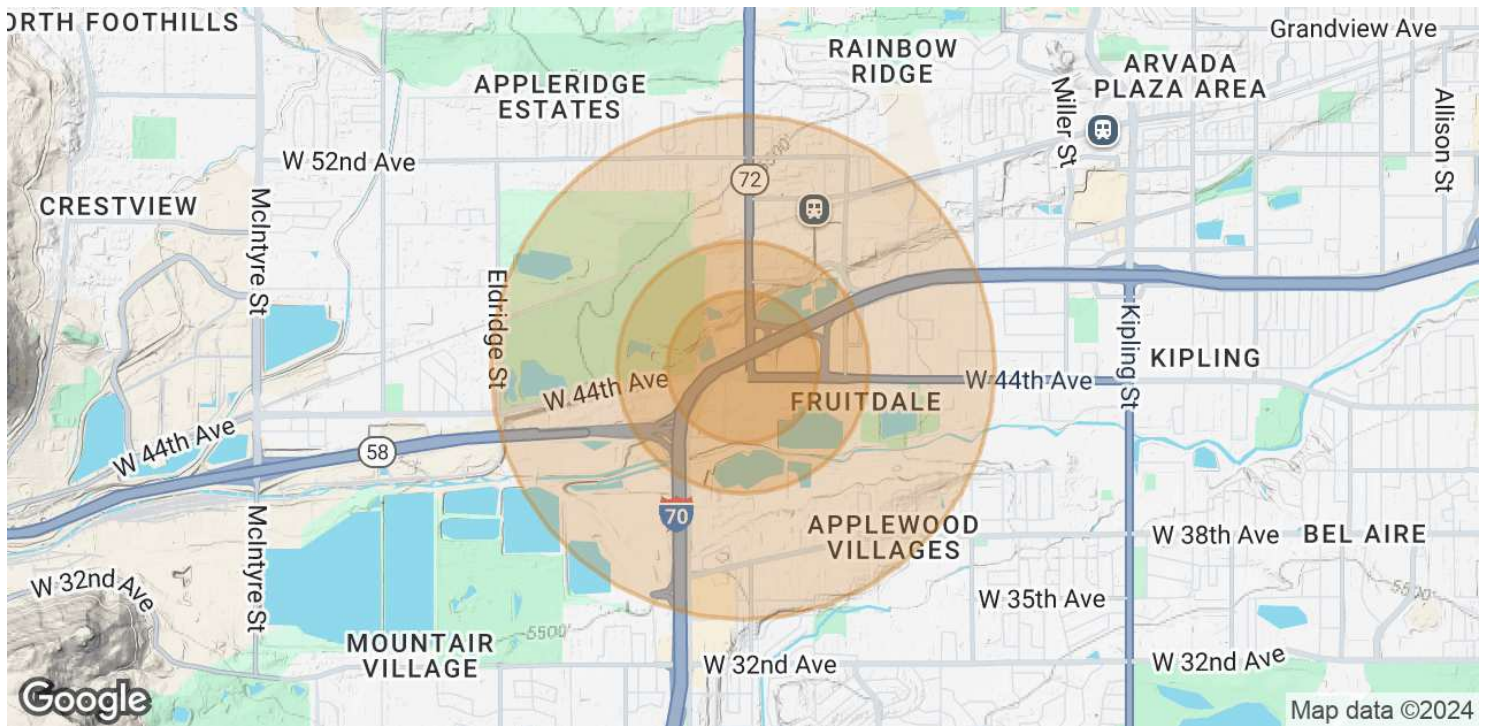
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	97	595	3,883
Average Age	42	43	44
Average Age (Male)	42	43	43
Average Age (Female)	42	44	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	43	261	1,670
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$116,931	\$122,031	\$136,704
Average House Value	\$718,502	\$741,571	\$754,555

Demographics data derived from AlphaMap

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