

Retail Space For Lease

5820 W 44TH AVENUE, WHEAT RIDGE, COLORADO 80212



Overview

Hoff & Leigh is excited to present this desirable retail unit available For Lease at 5820 West 44th Ave on the corner of Fenton and 44th Ave. Positioned in the same center as Lakeside Liquor, this 654sf unit was previously a tattoo studio and has a layout with 3 booths, 2 offices/storage rooms, a reception area, a storage area with kitchenette, and 1 bathroom. Current tenants include a liquor store and vape shop. Come join this lively center in the growing market of Wheat Ridge!

654 SF x \$28 SF/YR (+\$5.23 SF/YR NNN) = \$1,811/mo.






Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/5820-w-44th-avenue/>

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

Highlights

- 3 Booths with Reception Area
- 2 Offices/Storage Rooms
- 1 Bathroom
- Storage Area with Sink
- Ample on-site Parking (14 spaces)
- High Traffic Count and Street Front Visibility on 44th Ave
- Signalized Intersection at Fenton & 44th
- Zoning: C-1

Property Details

-  **Building Size**
3,144 SF
-  **Lot Size**
0.65 Acres
-  **Space Available**
654 SF
-  **Zoning**
C-1
-  **Lease Rate**
\$28.00 SF/YR
(+ \$5.23 SF/YR NNN)

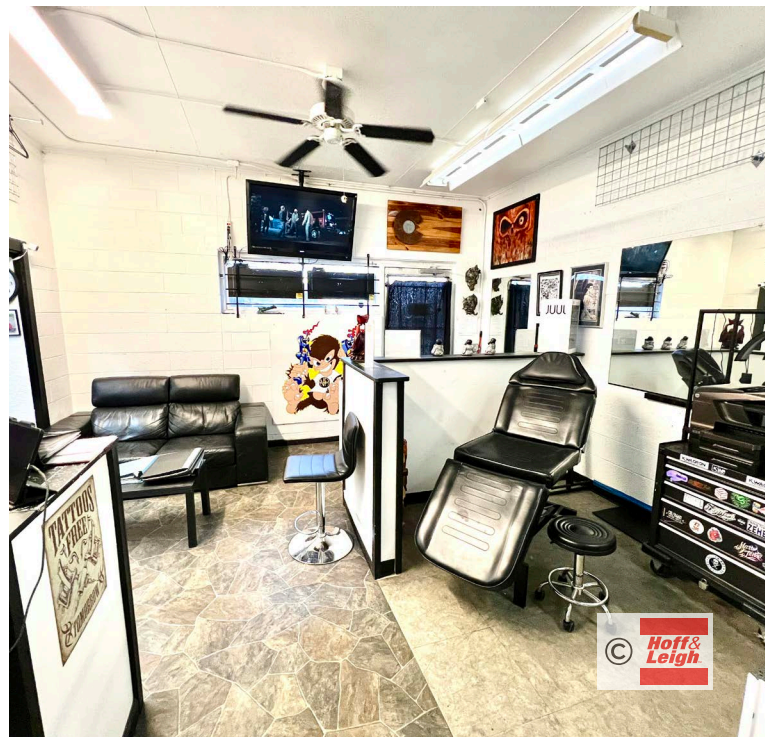
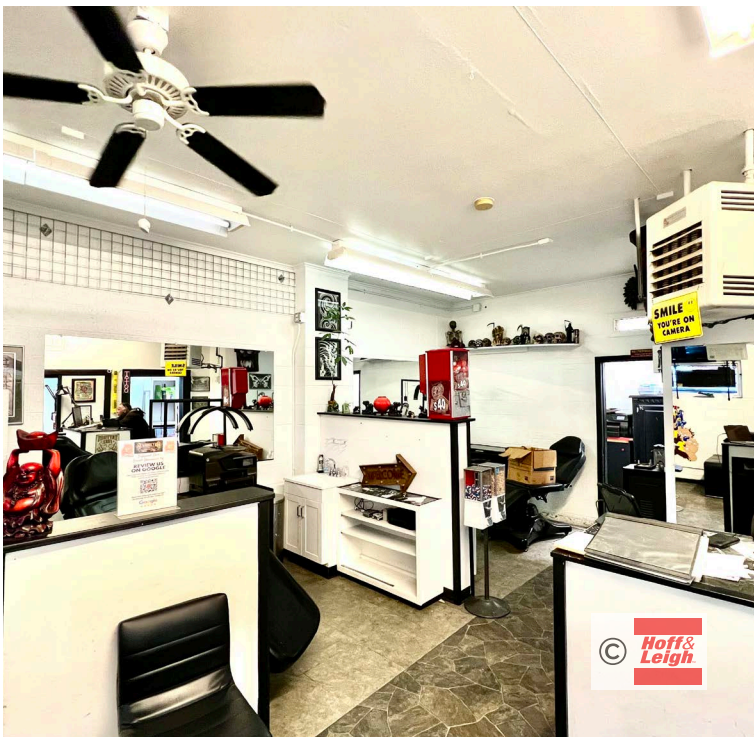
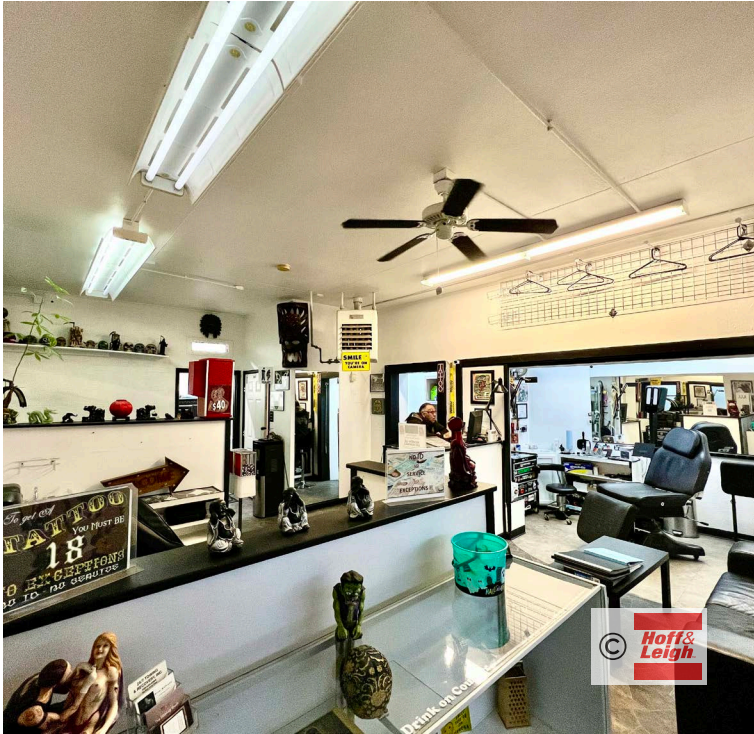
Rev: December 12, 2024





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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

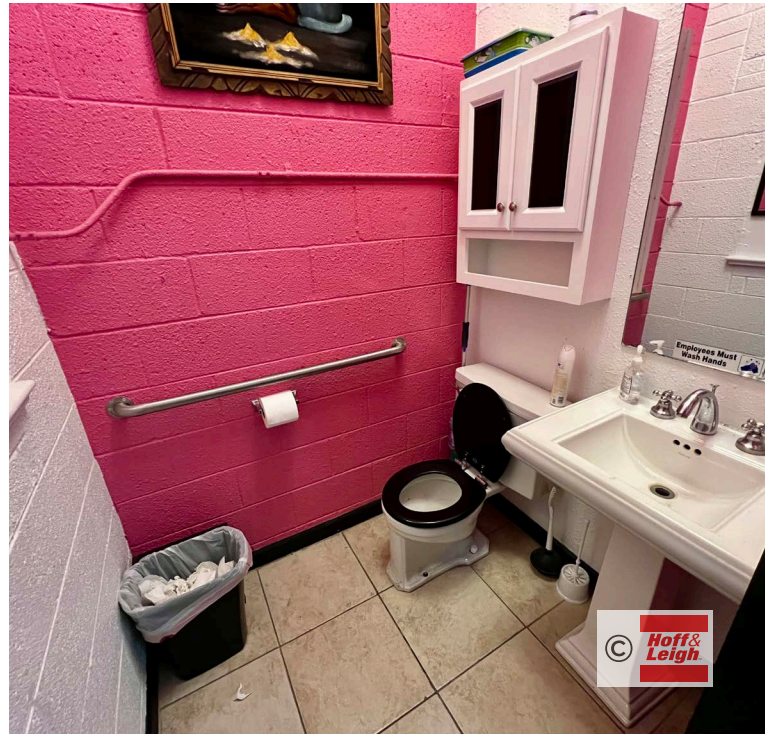
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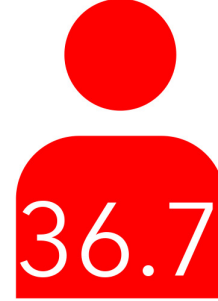
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DEMOGRAPHICS



154,271
Population



36.7
Median Age



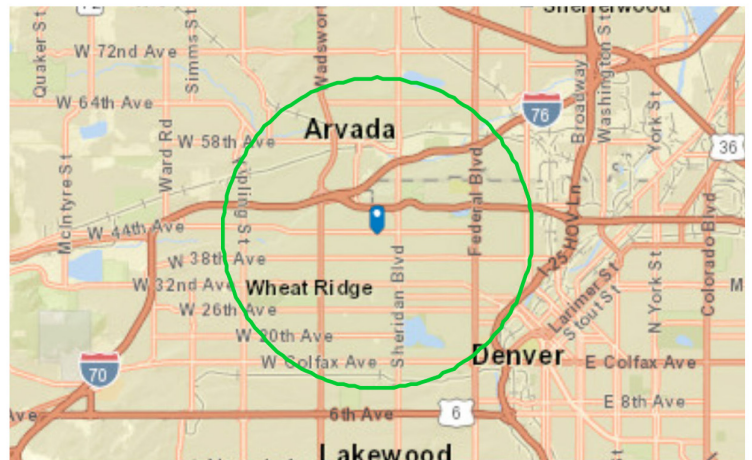
2.1
Average Household Size



\$96,891
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 39th Ave	8,148	0.1
W 44th Ave	9,529	0.1
W 44th Ave	10,930	0.1
Ingalls St	12,682	0.1
Ingalls St	13,470	0.2

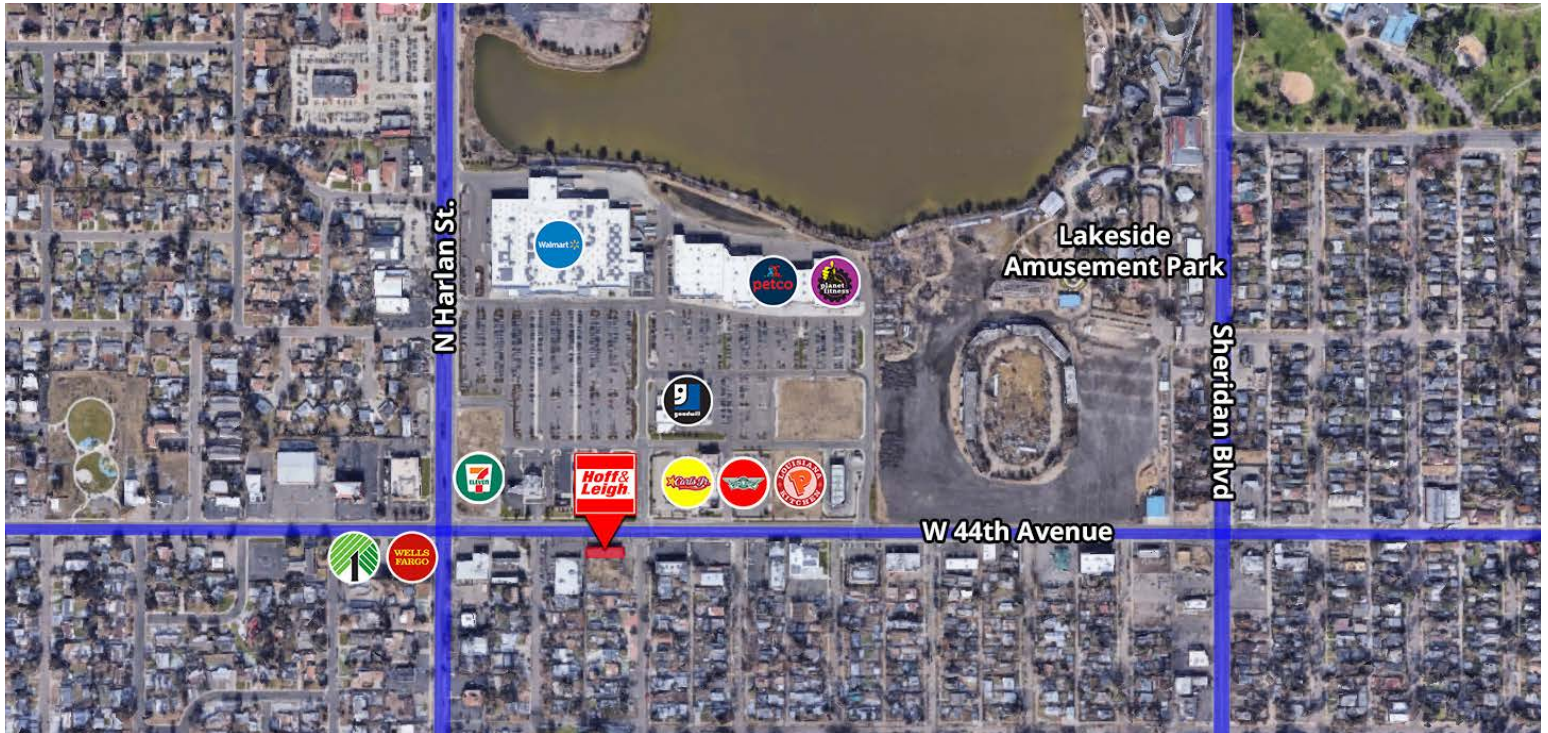


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