

1.0 ACRE – COMMERCIAL PAD SITE – FOR SALE

4084 Wadsworth Boulevard

WHEAT RIDGE, COLORADO 80033



Property Details

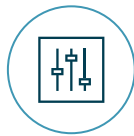
[MU-C ZONING USE LINK](#)

Parcel Size Two (2) parcels totaling ±44,170 SF - 1.0 acre

Zoning Mixed-Use Commercial (City of Wheat Ridge)



Great frontage
and visibility on
Wadsworth Blvd



Utilities on Site



Flexible Zoning

For more information, please contact: _____

Esther Kettering, MBA

Vice President

T: 303.956.0444

EKettering@PinnacleREA.com

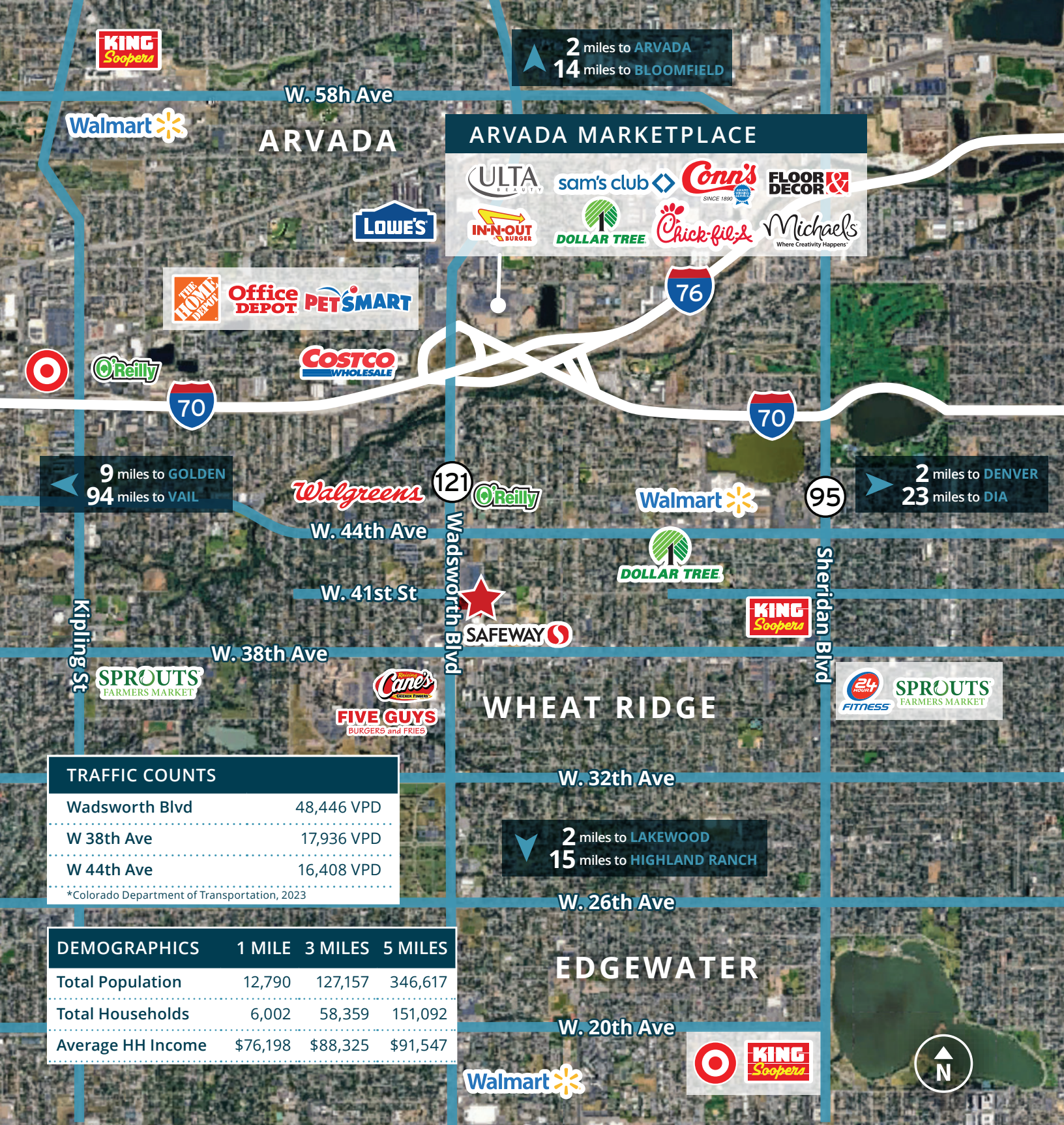
Joe Owston

Associate Advisor

T: 303.396.2633

JOwston@PinnacleREA.com





TRAFFIC COUNTS	
Wadsworth Blvd	48,446 VPD
W 38th Ave	17,936 VPD
W 44th Ave	16,408 VPD
*Colorado Department of Transportation, 2023	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,790	127,157	346,617
Total Households	6,002	58,359	151,092
Average HH Income	\$76,198	\$88,325	\$91,547

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 **PINNACLE**
 REAL ESTATE ADVISORS
 One Broadway Suite A300, Denver, CO 80203
 T: 303.962.9555 / www.PinnacleREA.com