

Retail Space for Lease

9192 W 44TH AVE #102, WHEAT RIDGE, CO 80033



[Explore Virtual Tour](#)

Overview

Hoff & Leigh is excited to present a desirable retail space available for lease at 9192 W 44th Ave #102 on the corner of Garrison and West 44th Avenue in Wheat Ridge. Positioned between Kipling and Wadsworth, this 1,515 SF unit has great visibility with a wide stretch of windows, large retail space, back room/storage space with sink hook ups, 1 restroom, ample parking, and was most recently a sandwich shop. Come join this lively area in the growing market of Wheat Ridge!

Suite 102: 1,515 SF x \$17 SF/YR (+ \$5.75 SF/YR NNN) = \$2,872 / Month

Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/9192-w-44th-avenue/>

Highlights

- New Remodel with Plank Floors
- Perfect for a Coffee Shop, Café, or Sandwich Shop
- Large Retail Area with Ample Electrical Outlets
- Large Office/Storage Room in Back
- Multiple Sink Connections with Drains
- Ample On-site Parking
- Pylon Sign (Double-Sided)
- Option of 1 Garage Bay

Property Details

	Lease Rate \$17.00 SF/YR (+ \$5.75 SF/YR NNN)		Building Size 5,226 SF
	Space Available 1,515 SF		Zoning C-1
	Lot Size 0.40 Acres		

Rev: March 27, 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.



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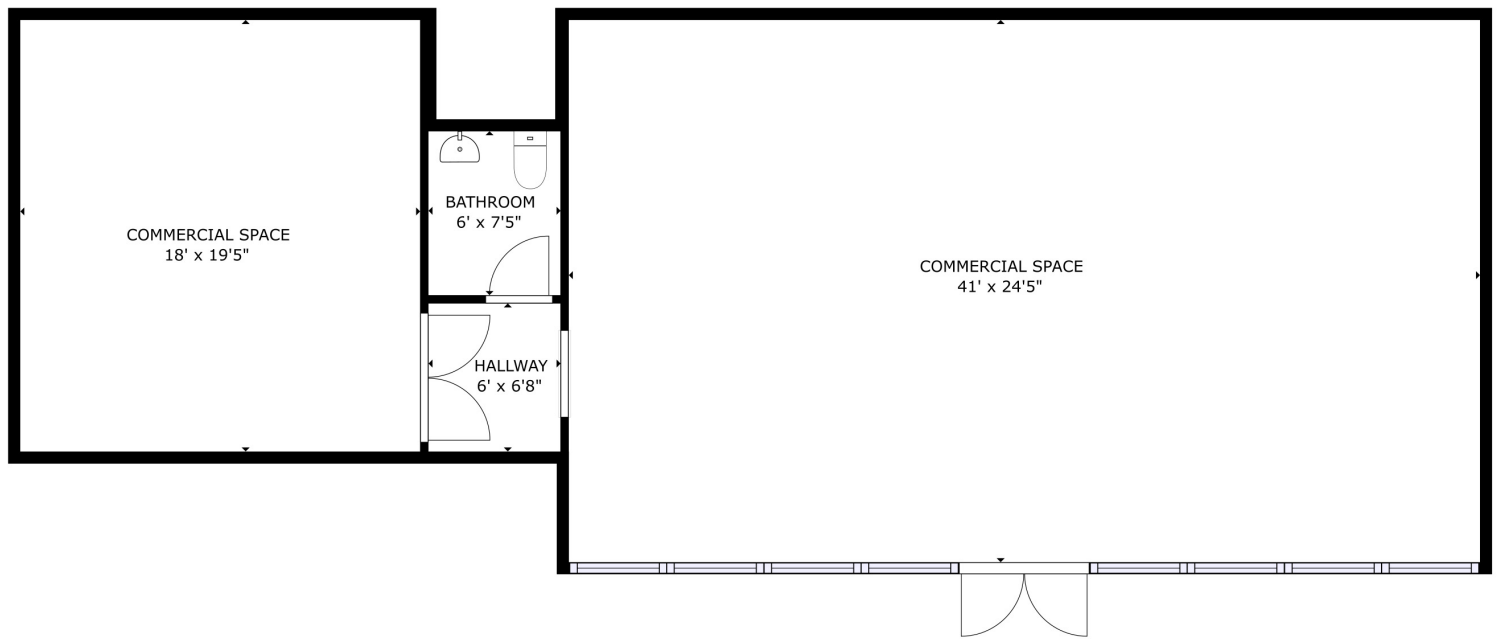
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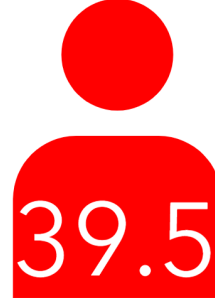
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DEMOGRAPHICS



112,430
Population



39.5
Median Age



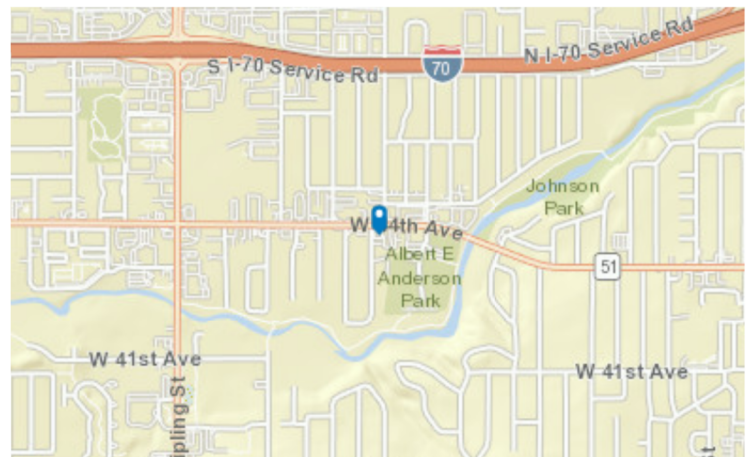
2.2
Average
Household Size



\$90,339
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 45th Pl	5,698	0.1
Garland St	12,314	0.1
Ridge Rd	5,697	0.1
Hoyt St	11,551	0.2
W 45th Ave	616	0.2



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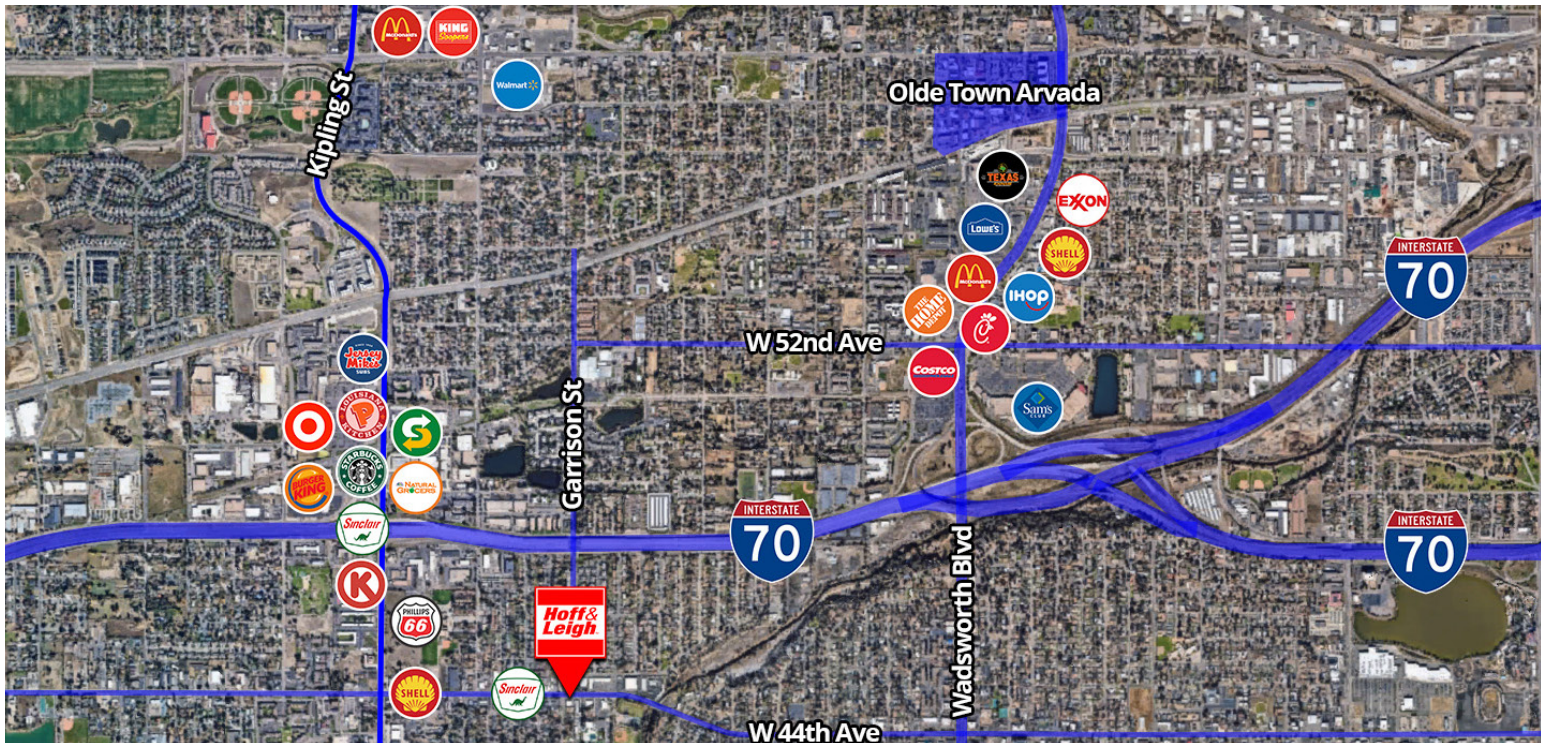
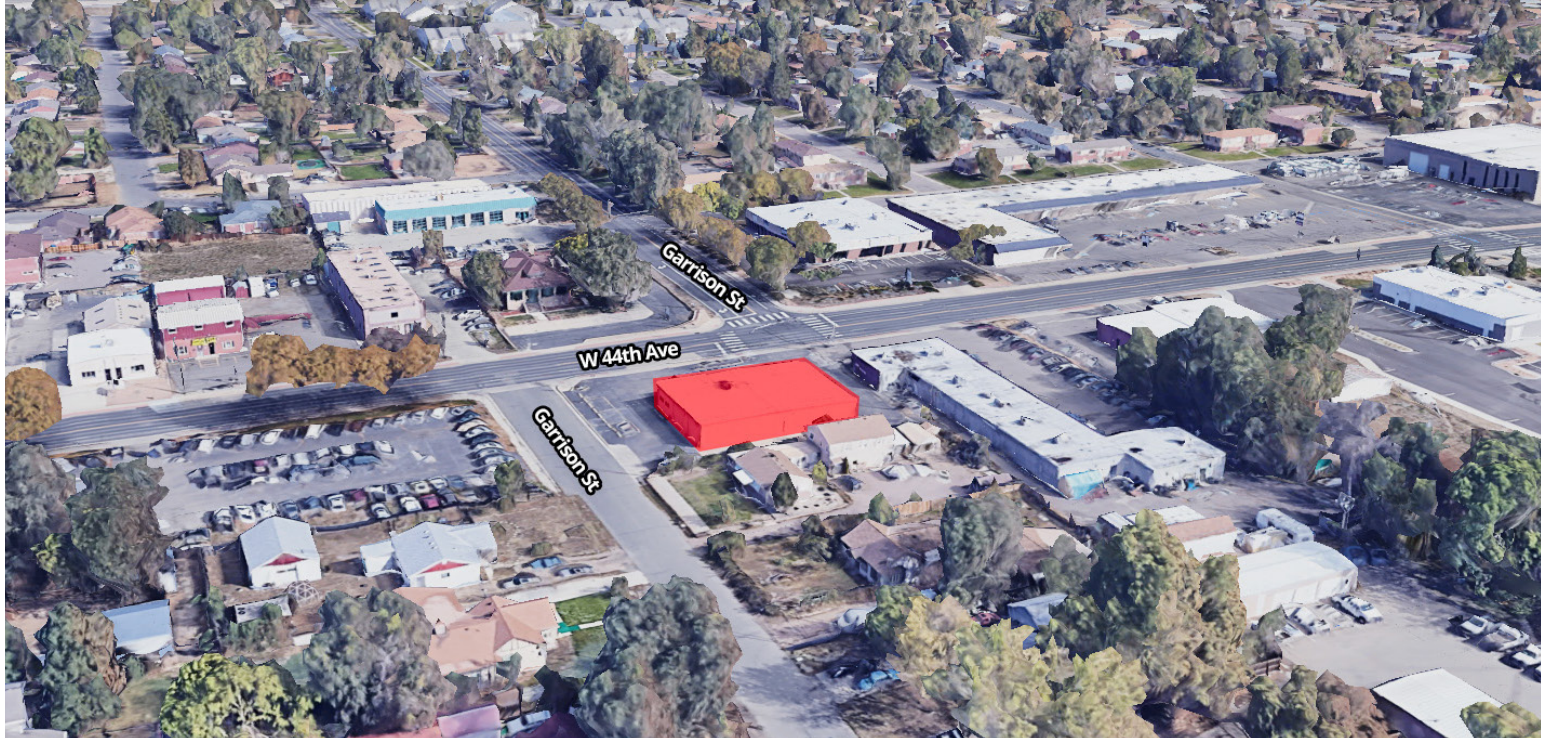
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