

# Retail/Office Space for Lease

4550 WADSWORTH BOULEVARD, WHEAT RIDGE, CO 80033



**Click on Unit for Virtual Tour**

## Overview

Hoff & Leigh is excited to bring you this highly desirable retail space available for lease at 4550 Wadsworth next to Discount Tire in Wheat Ridge. With a 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 double-sided monument signage, abundant parking and extremely competitive rates.

Current tenants: barbershop, chicken restaurant, salon, massage spa, gift shop, and gun shop.

Hoff & Leigh property listing website: [www.hoffleigh.com/listing/4550-wadsworth-boulevard](http://www.hoffleigh.com/listing/4550-wadsworth-boulevard)






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

Unit:	Size:	Lease Rate:
A	1,200 SF	1,200 SF x \$17.50/SF/YR + \$7.50/SF/YR NNN = \$2,500 / Month
H	2,200 SF	2,200 SF x \$14.20/SF/YR = \$2,600 / Month (Gross)

## Highlights

- Prime Location
- Abundant Parking
- Double-Sided Monument Sign
- Excellent Street Exposure
- Diverse Tenant Mix

## Property Details

	<b>Lease Rate</b> \$14.20 - \$17.50 SF/YR		<b>Building Size</b> 15,080 SF
	<b>Space Available</b> 1,200 - 2,200 SF		<b>Zoning</b> PCD
	<b>Lot Size</b> 0.85 Acres		

Rev: June 14, 2024

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## Unit A

Unit A is the end-cap unit and has an open area, 1 private office, 1 private bathroom, curtain racks to create 2 private spaces in front open area, reception desk, ample electrical outlets.

1,200 SF x \$17.50/SF/YR + \$7.50/SF/YR NNN = \$2,500 / Month



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Unit A



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## Our Network Is Your Edge



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**Michael Crawford**

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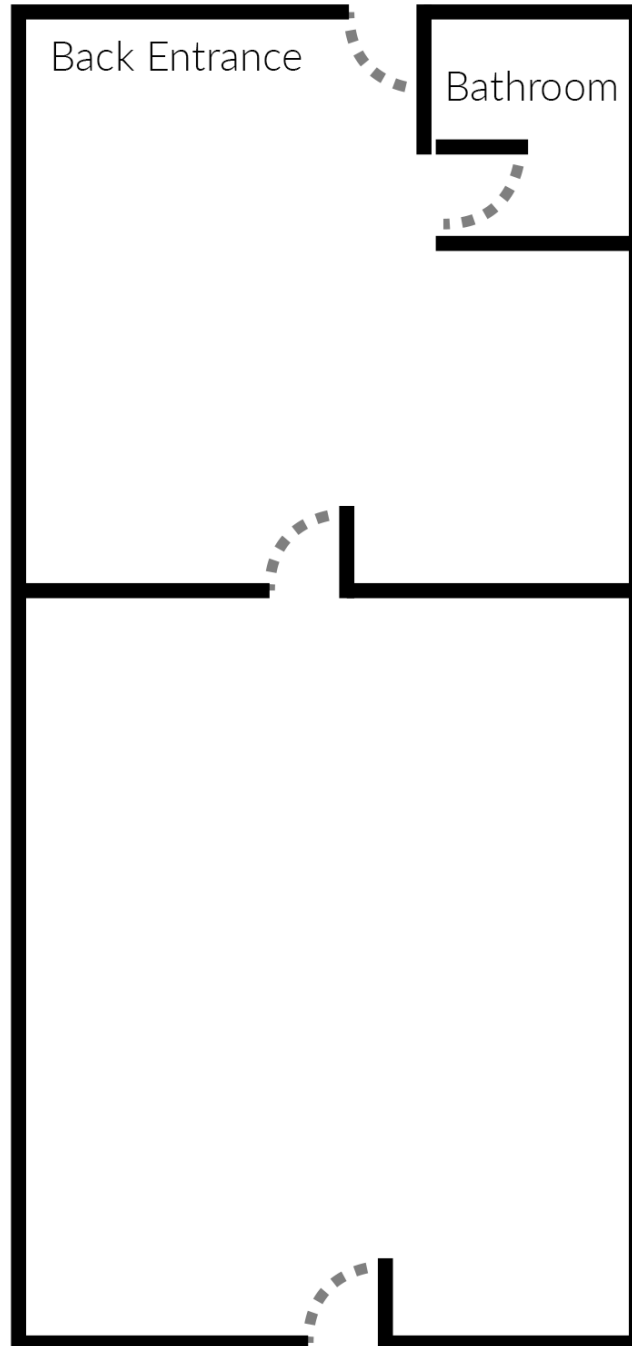
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## Unit A Floorplan



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## Unit H

Unit H is a garden-level unit and has an open area, 4 private offices total (2 facing outside with big windows and ample light, 1 bigger office/conference room, 1 smaller office), 2 private bathrooms.

2,200 SF x \$14.20/SF/YR = \$2,600 / Month (Gross)

- 4 Private Offices
- 2 Private Bathrooms



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Unit H

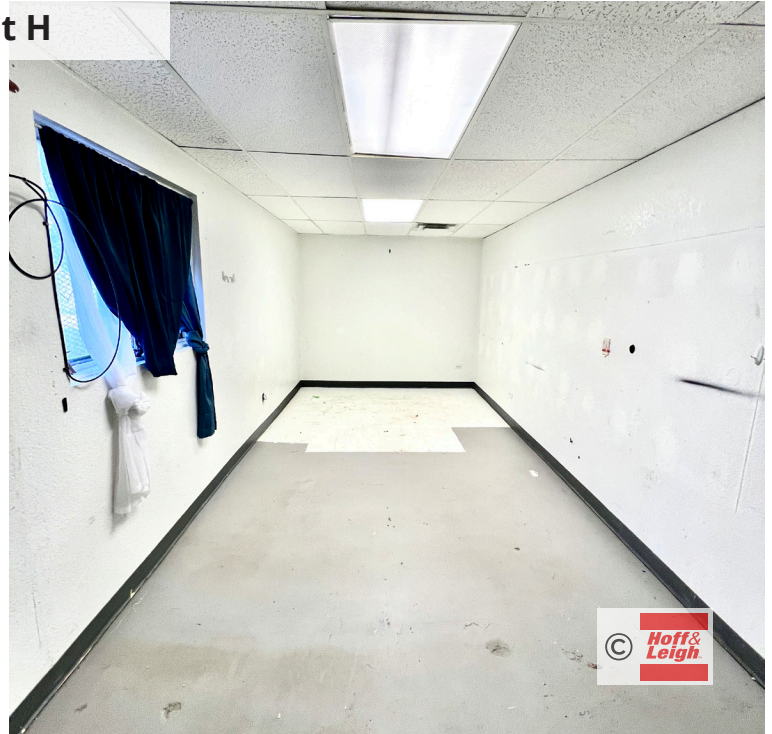


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Unit H



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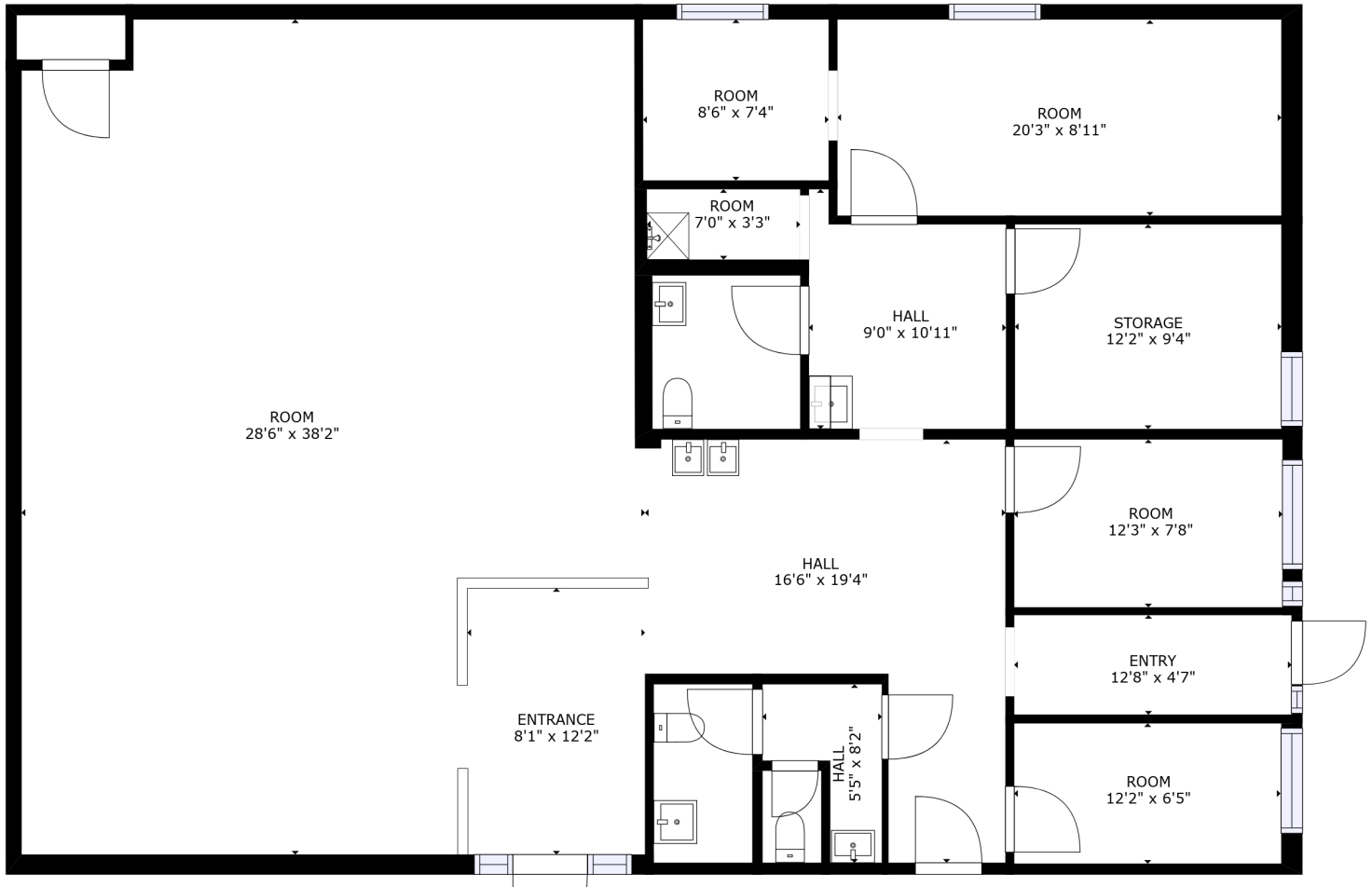
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## Unit H Floorplan



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4550 Wadsworth Blvd, Wheat Ridge, Colorado, 80033

## DEMOGRAPHICS



132,092  
Population



41.2  
Median Age



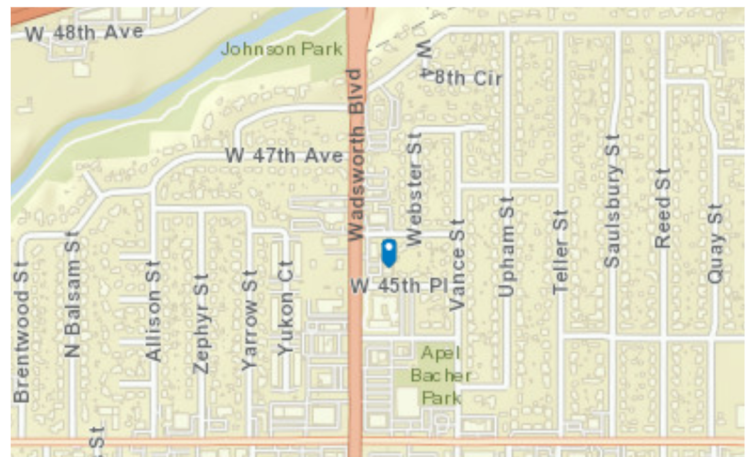
2.2  
Average  
Household Size



\$80,591  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W 47th Ave	42,000	0.1
W 44th Ave	42,458	0.2
W 48th Ave	48,158	0.2
W 48th Ave	49,113	0.2



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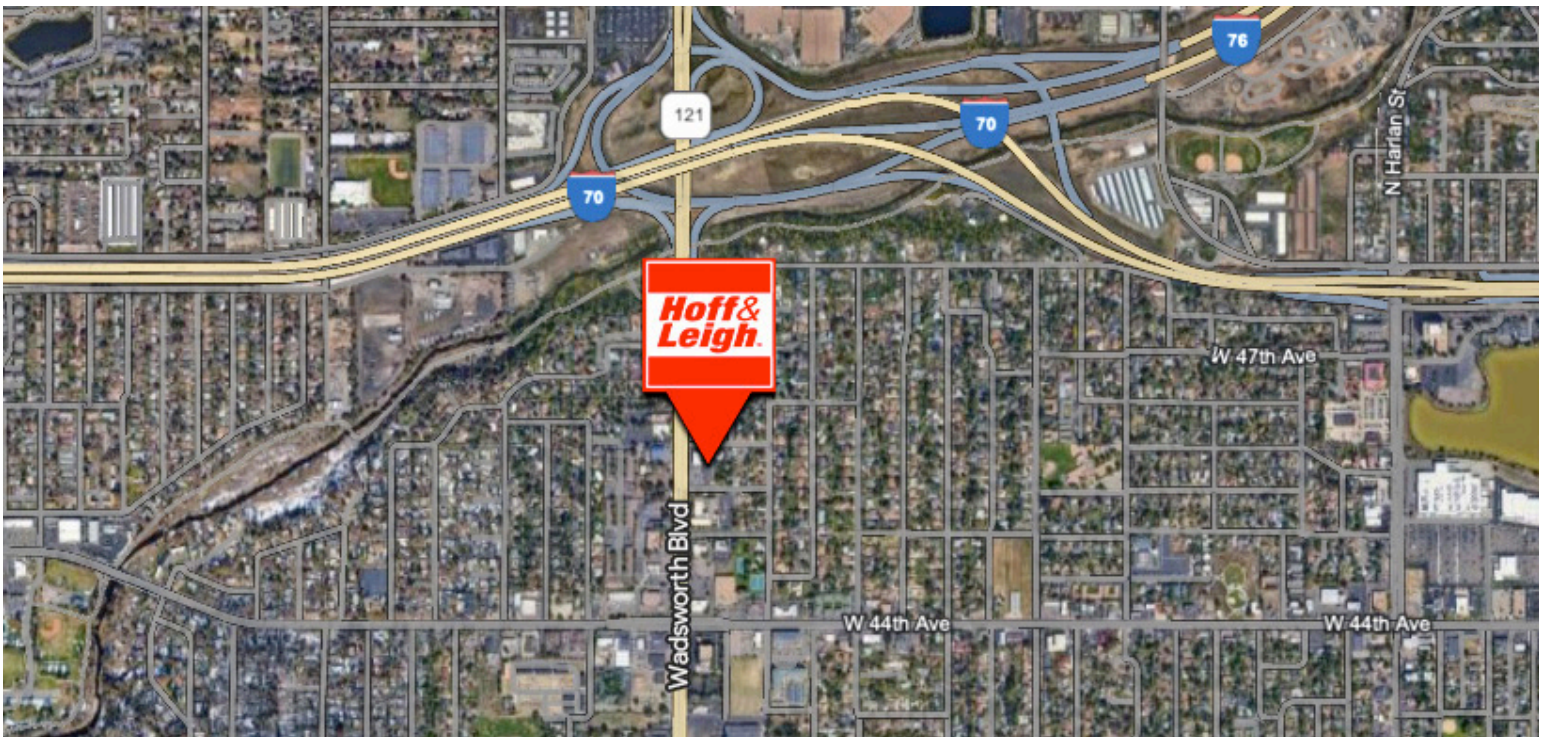
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