



## LEASE RATE: \$25.00 SF/YR MG

### PROPERTY FEATURES

- Brand New Monument Signage
- Excellent Access in and out of property
- Modern and well-maintained building
- Close to major transportation routes

### PROPERTY/AREA DETAILS

3845 Wadsworth is a newly renovated 6-unit retail neighborhood center with updated parking lot, new signage and landscaping. The 1,000sf available space is at the south corner of the property. The space was previously used as office/retail and was renovated in 2023.

The Wadsworth Boulevard Improvement Project in Wheat Ridge, Colorado, is a major infrastructure initiative aimed at modernizing the corridor between 35th Avenue and I-70. With active construction concluding in late 2025, the project seeks to enhance traffic flow, safety, and multimodal accessibility.

For more information, please contact:

**CARLOS VALENCIA**

Advisor

720.638.5418

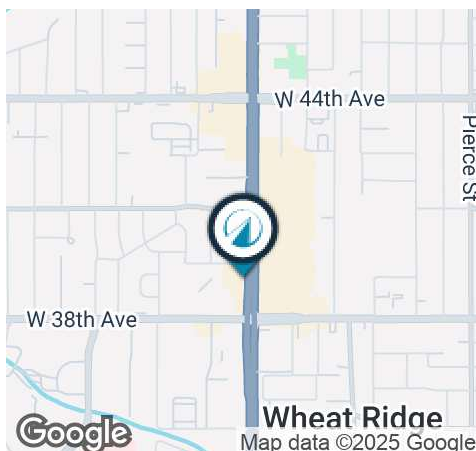
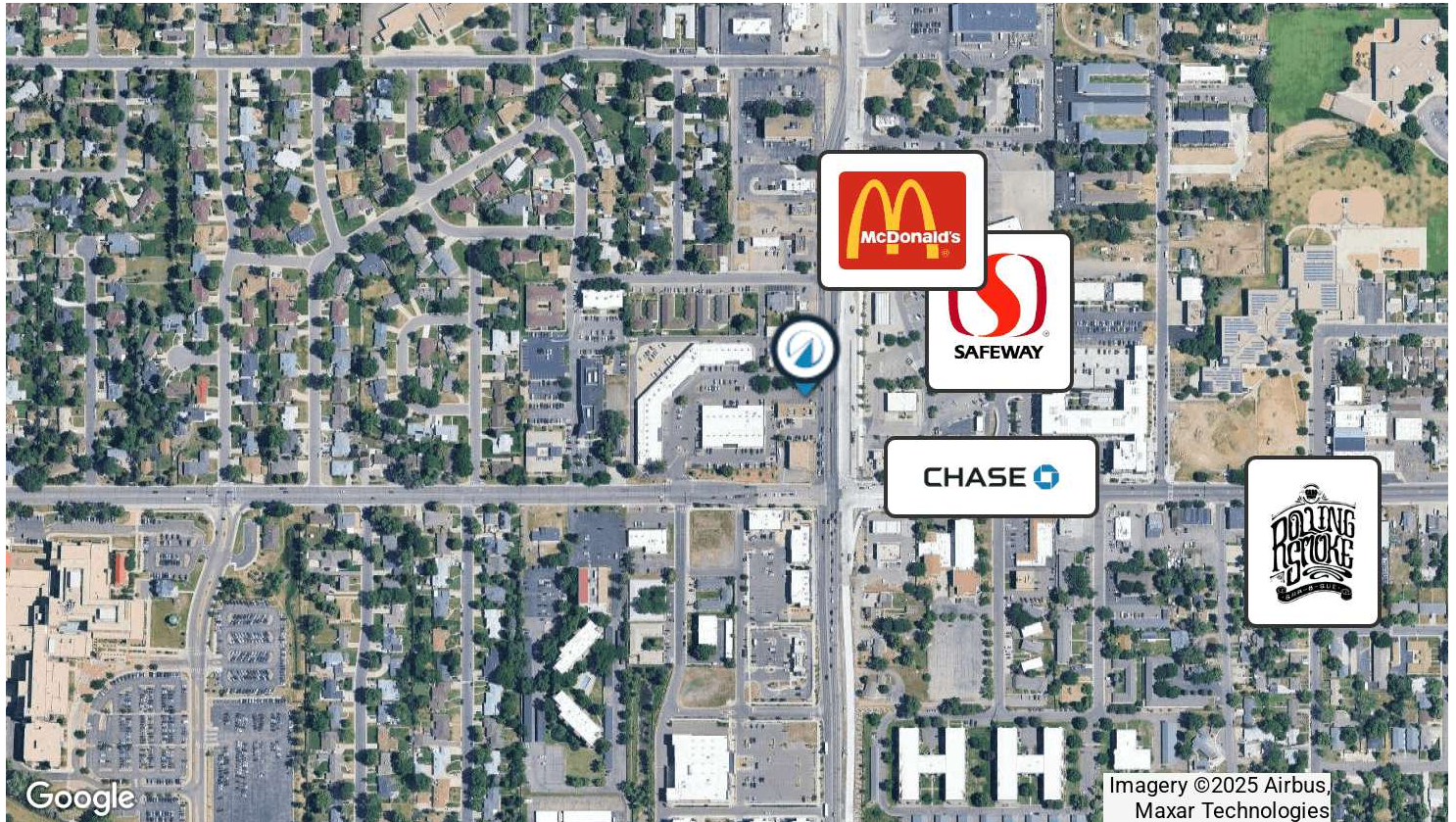
[CValencia@PinnacleREA.com](mailto:CValencia@PinnacleREA.com)

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)





## AREA DEMOGRAPHICS:



### Population

<b>1 Mile</b>	782
<b>3 Mile</b>	3,324
<b>5 Mile</b>	12,479



### Households

<b>1 Mile</b>	383
<b>3 Mile</b>	1,645
<b>5 Mile</b>	5,834



### Average HH Income

<b>1 Mile</b>	\$104,844
<b>3 Mile</b>	\$102,414
<b>5 Mile</b>	\$105,308

For more information, please contact:

### CARLOS VALENCIA

Advisor

720.638.5418

CValencia@PinnacleREA.com

### Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3845 Wadsworth Blvd	Available	1,000 SF	Modified Gross	\$25.00 SF/yr	Retail/Office Space

For more information, please contact:

### CARLOS VALENCIA

Advisor

720.638.5418

CValencia@PinnacleREA.com

### Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



# FOR LEASE

3845 WADSWORTH BOULEVARD  
WHEAT RIDGE, CO 80033

For more information, please contact:

**CARLOS VALENCIA**

Advisor

720.638.5418

[CValencia@PinnacleREA.com](mailto:CValencia@PinnacleREA.com)

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclereaa.com](http://www.pinnaclereaa.com)

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.