

Former Red Lobster For Sale / Lease

4455 Wadsworth Blvd | Wheat Ridge, CO 80033



Asking Price: Contact Broker

Lease Rate: Negotiable

Available: 7,738 SF

Lot Size: 1.36 Acres

Parking: 103 Spaces

NNNs: Taxes / Insurance / Self-Maintain

2024 Taxes: \$45,193.14

City / County: Wheat Ridge / Jefferson

Year Built / Renovated: 1974 / 2014

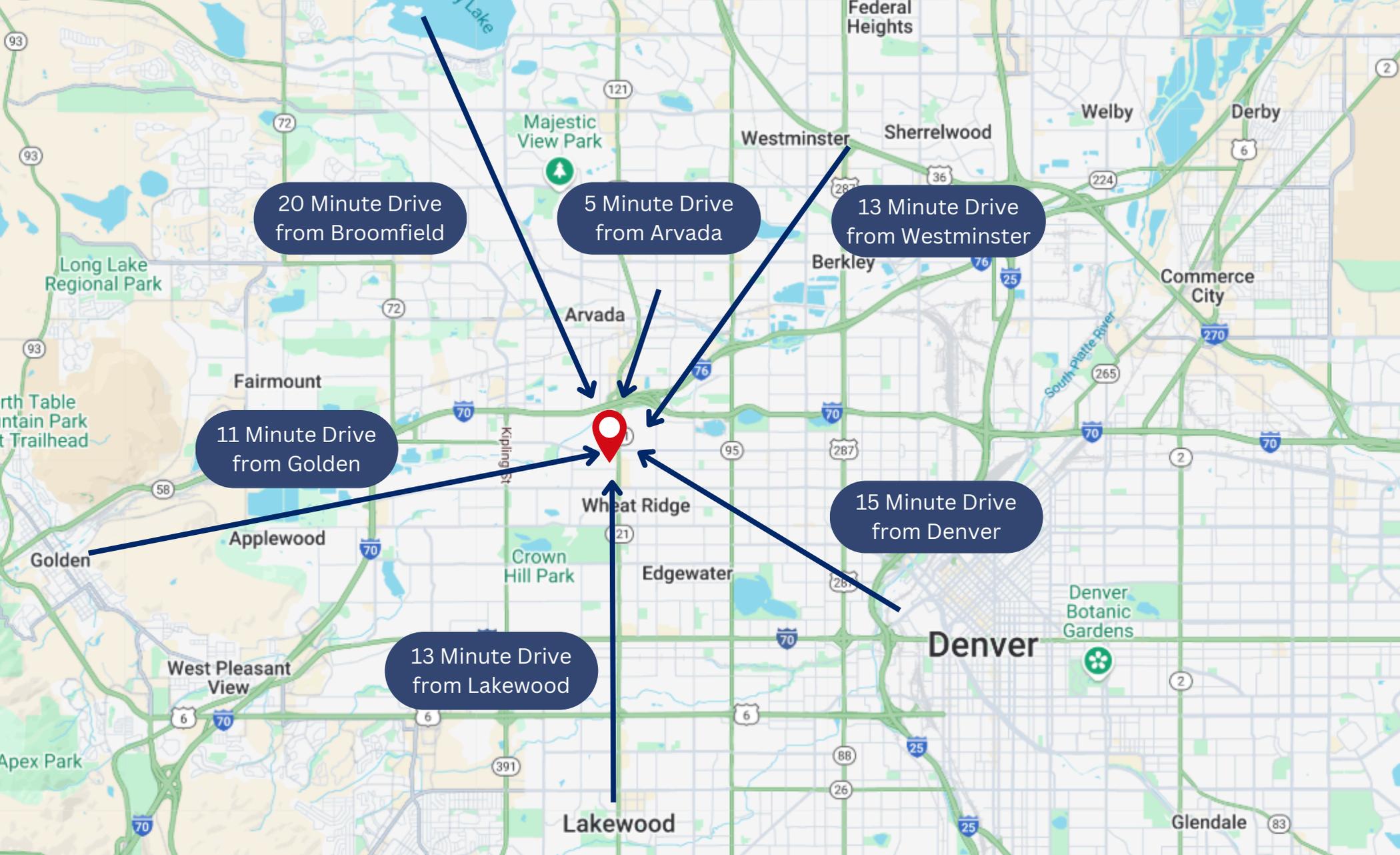
Zoning: C-1 Wheat Ridge

About the Property:

- Rare freestanding building on Wadsworth Blvd with Excellent Visibility just north of 44th Ave.
- Generous TI for a qualified Tenant
- Leverage Wadsworth Blvd's recent expansion, the thriving residential community, and strong local demographics to elevate your business's success!

Stuart Dobson | Managing Broker
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David Fingerhut | Broker Associate
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	1 Mile	3 Mile	5 Mile
Estimated Population	12,613	128,228	350,838
Estimated Households	5,809	57,476	152,979
Avg HH Income	\$ 91,095	\$101,842	\$107,171
Avg Daytime Employment	10,081	62,363	200,454

Traffic Counts:

- Wadsworth: 48,000 VPD
- 44th Ave: 17,000 VPD

Source: TrafficMetrix





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