



FOR LEASE

2,700 SF In Line Retail Directly On Wadsworth

4345 Wadsworth Boulevard | Wheat Ridge, CO 80033



Corner Of 44th/Wadsworth, Open Showroom/Floorplan, Office Space In Back

CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

EARL DUFFY
SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OPEN FLOORPLAN

OFFERING SUMMARY

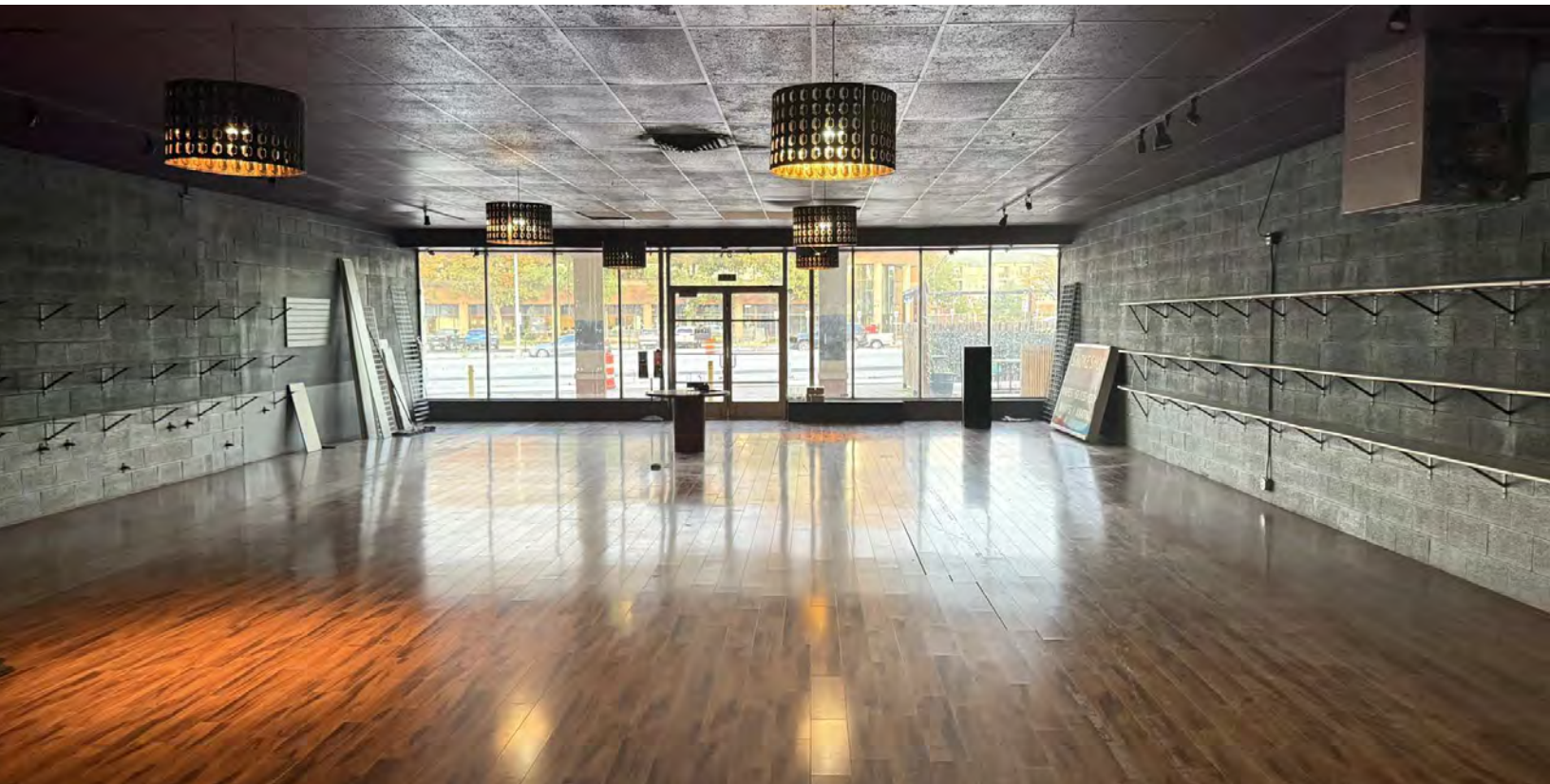
Available SF:	2,700 SF
Lease Rate:	\$22.00 SF/yr (NNN)
EST. NNN:	\$5.08/SF
Year Built:	1962
Zoning:	MU-C
City/County:	Wheat Ridge/Jeffco

PROPERTY OVERVIEW

Discover a prime 2,700-square-foot retail space on Wadsworth Blvd., just south of W 44th Ave., situated within a busy retail lineup shared with two other successful businesses. The space features updated flooring, the option to add track lighting, and prominent signage directly on Wadsworth, capturing high visibility from daily traffic. Expansive window lines offer natural light and a welcoming storefront, with ample parking to accommodate customers. Located in a dynamic commercial corridor surrounded by residential neighborhoods and benefiting from the recent Wadsworth expansion, this space offers a strategic opportunity to grow your business in an established, high-traffic area.

PROPERTY HIGHLIGHTS

- Backlit Signage - Incredible Visibility Directly on Wadsworth Blvd
- Fully Temperature Controlled
- High Traffic Counts and Access to Public Transportation
- TI Allowance Available For Right Tenant
- Surrounding Retailers Include - US Postal Service, Ross, Big Lots, FirstBank, Walgreens, King of Wings, Red Lobster, Pep Boys, Bank of the West, Vitruvian Fitness, O'Reilly Auto





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