

Industrial / Auto-repair for Lease

6050 W 55TH PLACE, ARVADA, CO 80002

PRICE REDUCED!



[Explore Virtual Tour](#)



Overview

6050 W 55th Place: 2,500 SF x \$16.00 SF/YR + \$4.50 SF/YR NNN = \$4,270 / Month

Auto-repair or 2nd generation restaurant/bar with 1 roll-up garage door, 2 remodeled restrooms, private office, full kitchen and vent hood, 15 barstools at bar, 15 barstools at tabletop, pool table, and large open area. No greasetrap installed currently.

For auto-repair use, Landlord will remove the bar, kitchen equipment, and tabletop to deliver the unit as an open space.

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

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/6050-w-55th-place/>

Unit:	Size:	Price:
6050	2,500 SF	2,500 SF x \$16.00 SF/YR (+\$4.50 SF/YR NNNs) = \$4,270 / Month

Highlights

- Drive-in Roll-up Garage Door
- 9' Ceiling Height
- Ample Electrical Outlets
- 2 Private Bathrooms
- Heat and AC
- 2nd Generation Restaurant/Bar
- Private Office & Storage

Property Details



Lease Rate

\$16.00 SF/YR (+\$4.50 SF/YR NNNs)



Space Available

2,500 SF



Building Size

6,300 SF



Lot Size

0.16 Acres



Zoning

I-1

Rev: January 20, 2026

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Michael Crawford

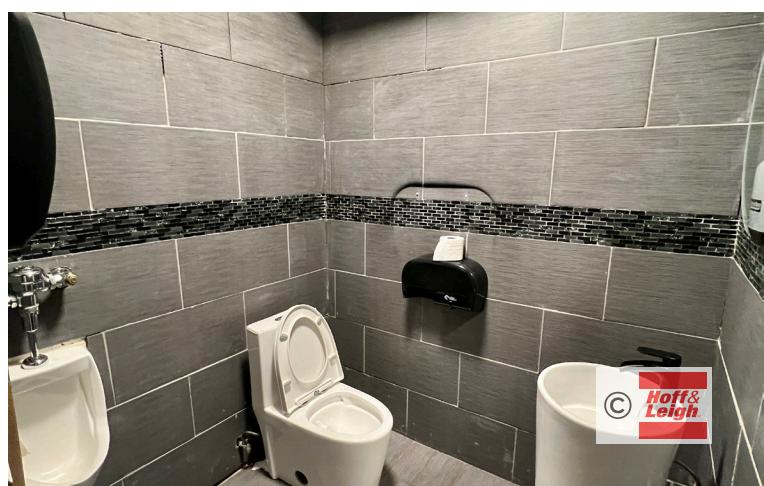
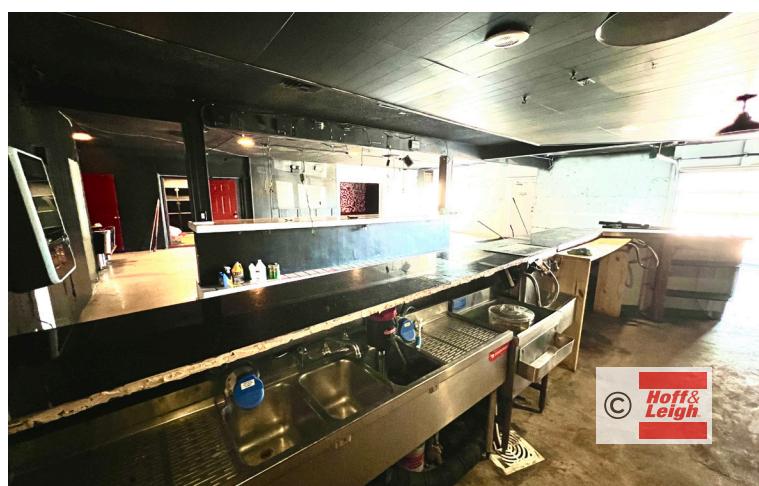
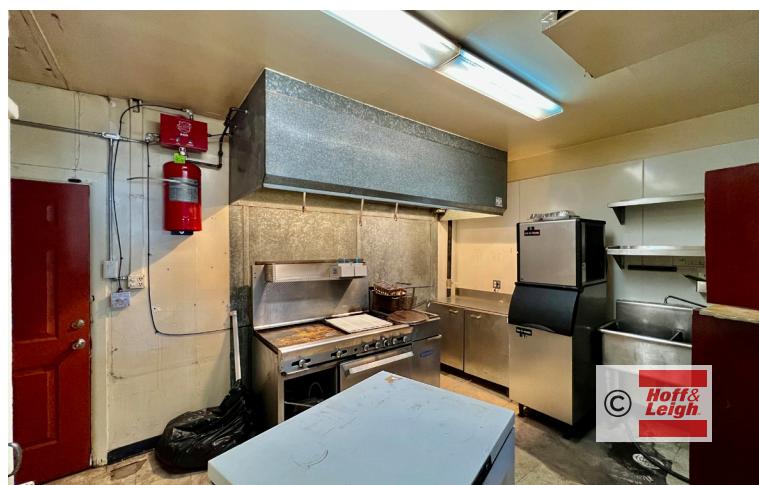
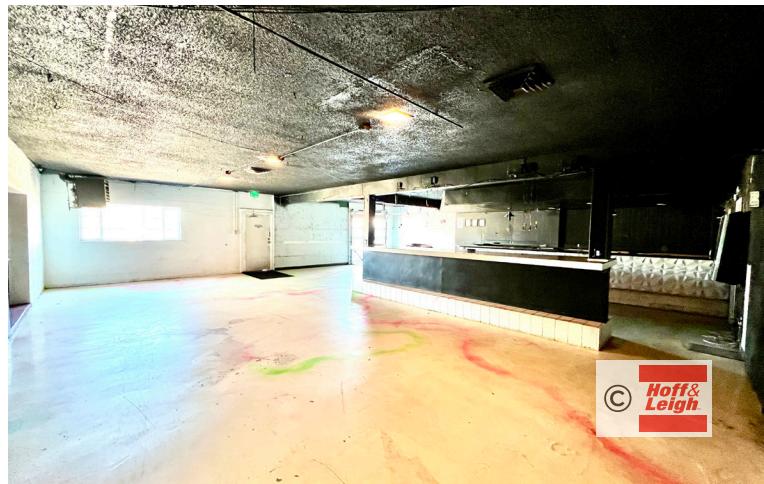
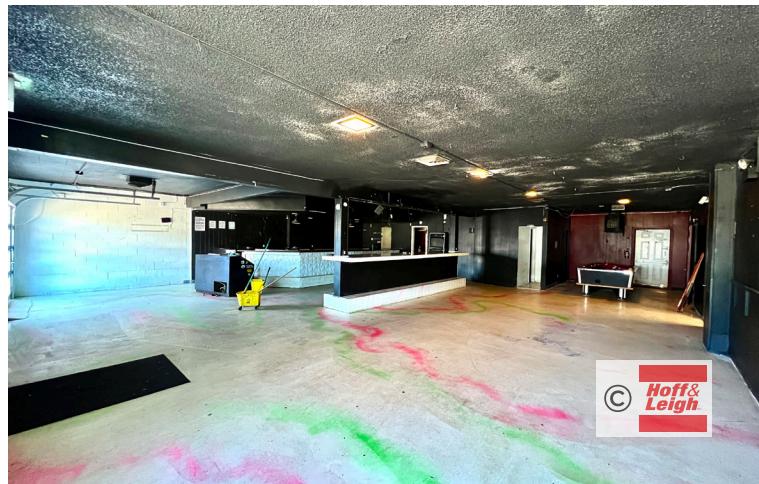
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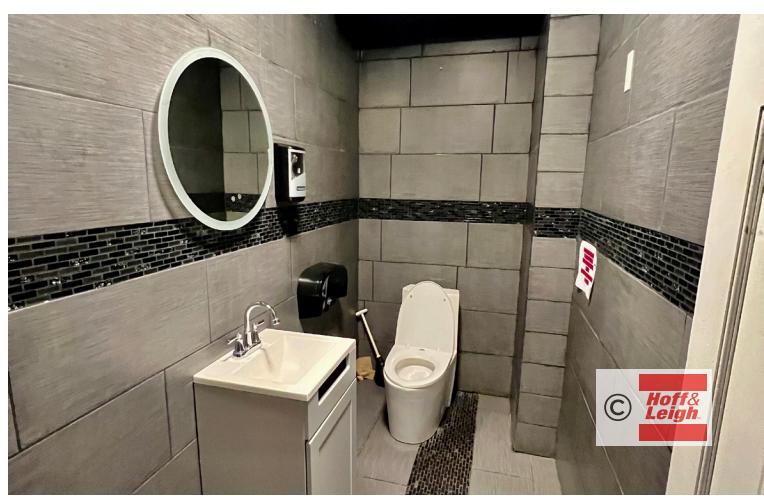
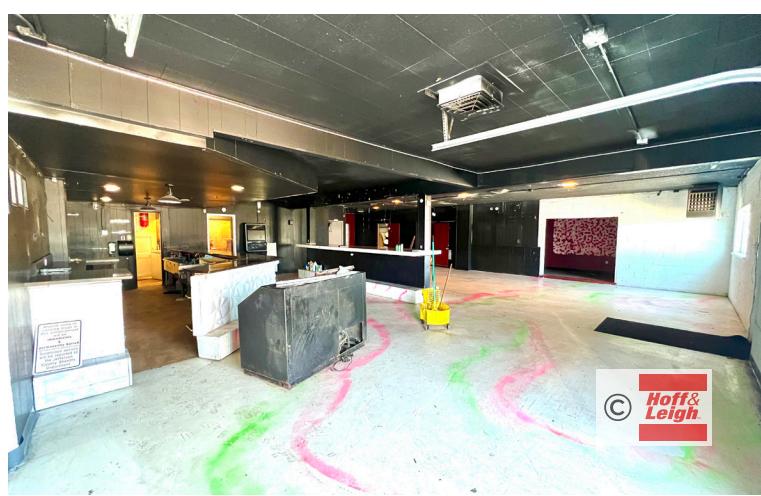
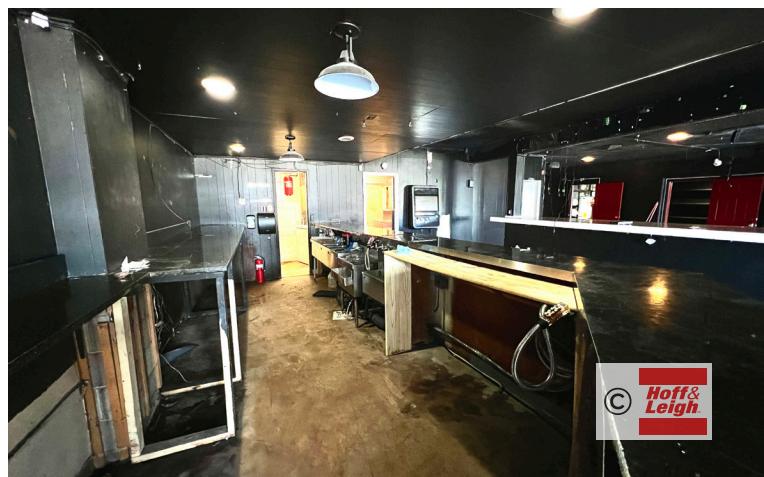
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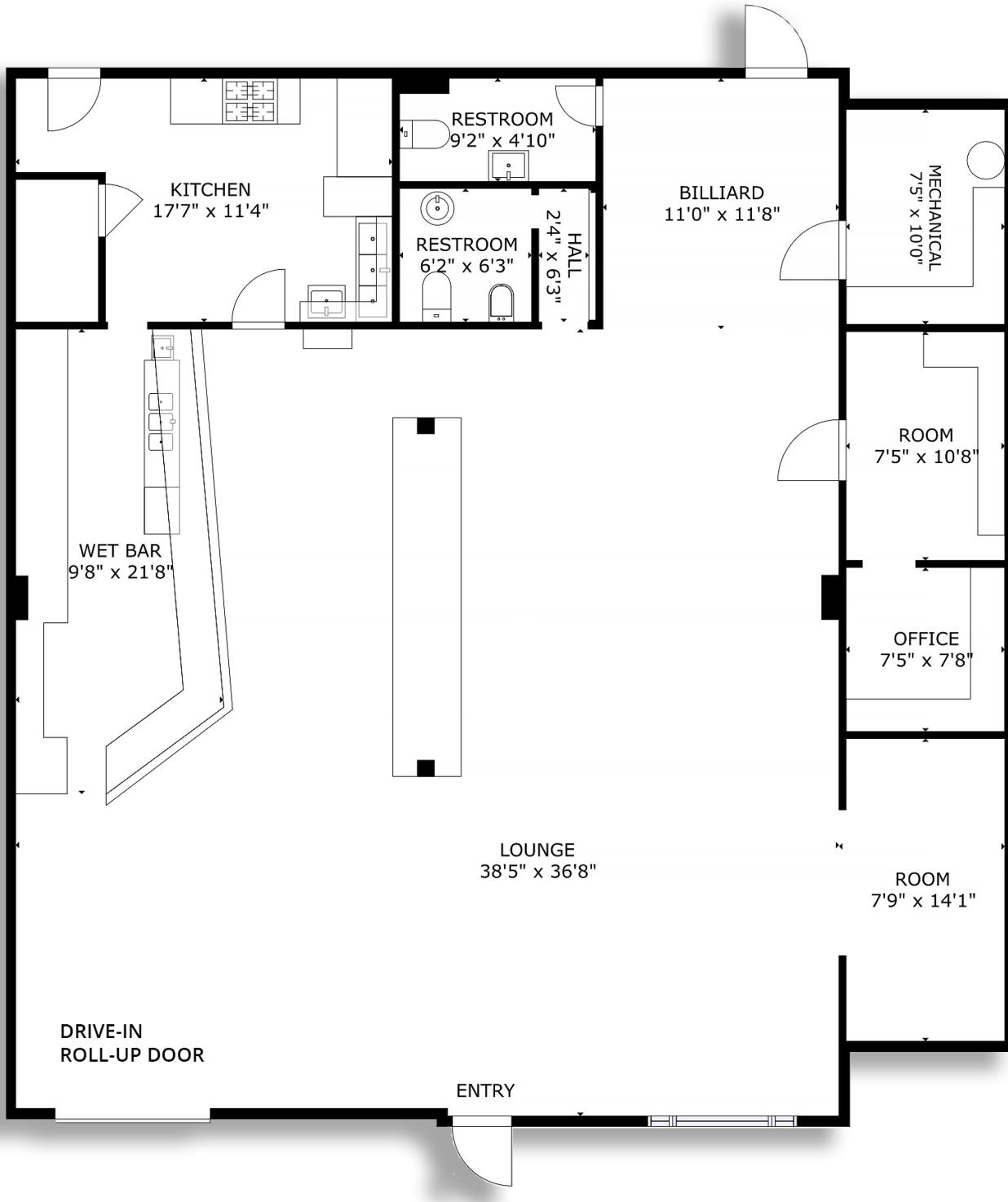
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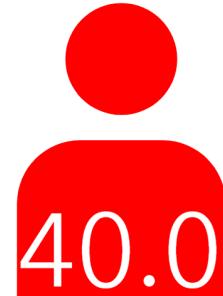
DEMOGRAPHICS



135,442
Population



Average
Household Size



40.0

Median Age

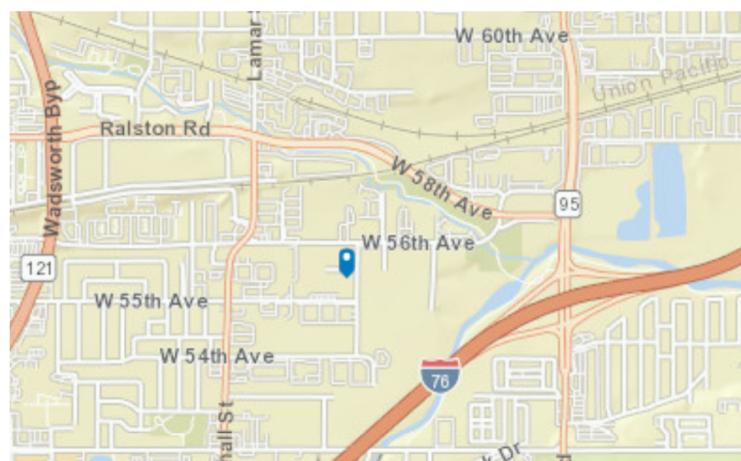


\$81,684

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ralston Rd	3,447	0.2
Kendall Ct	3,123	0.2
W 68th Ave	6,779	0.3
W 56th Pl	7,159	0.3
W 56th Ave	7,618	0.3



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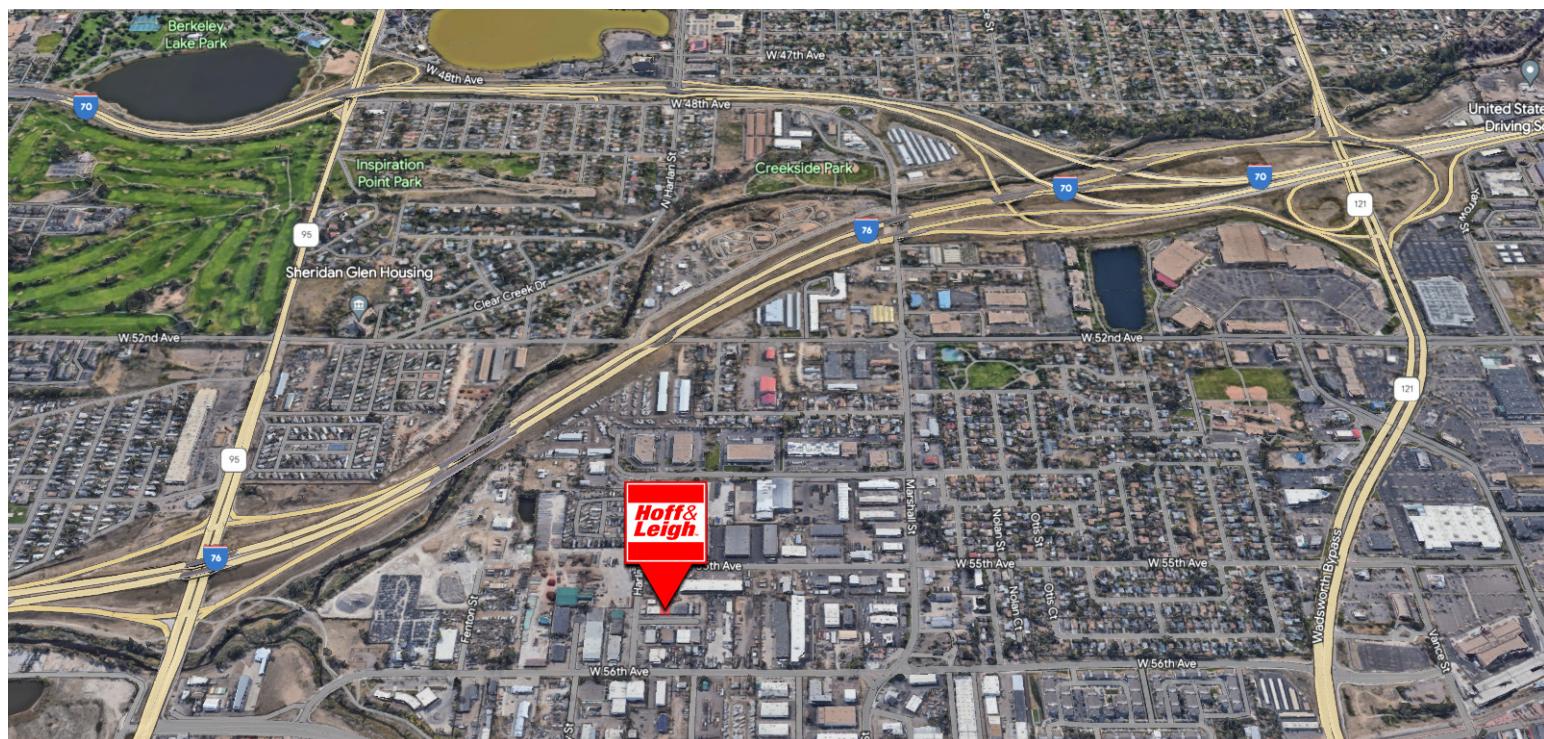
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