

Industrial / Auto-repair for Lease

6050 W 55TH PLACE, ARVADA, CO 80002

PRICE REDUCED!



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, McCrawford@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

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

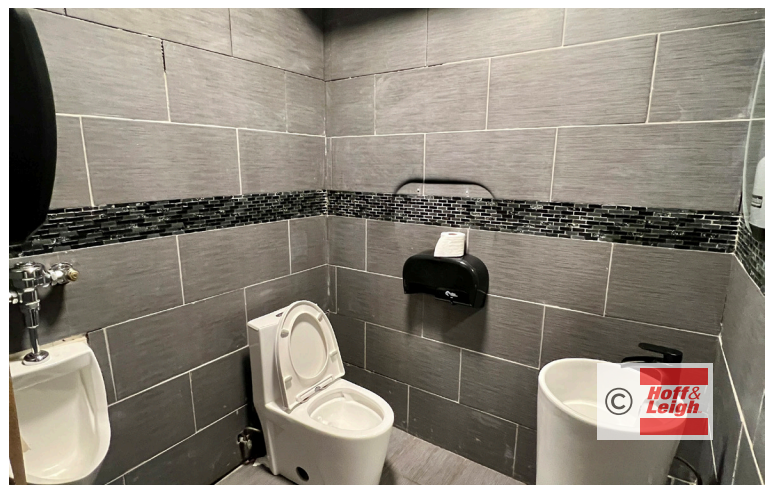
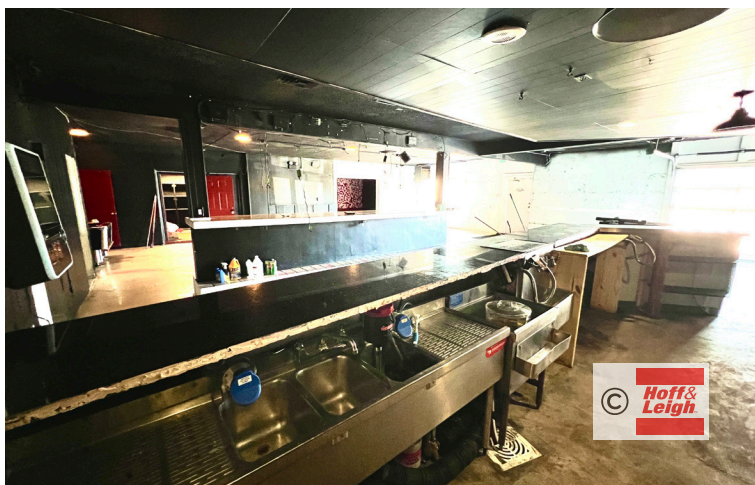
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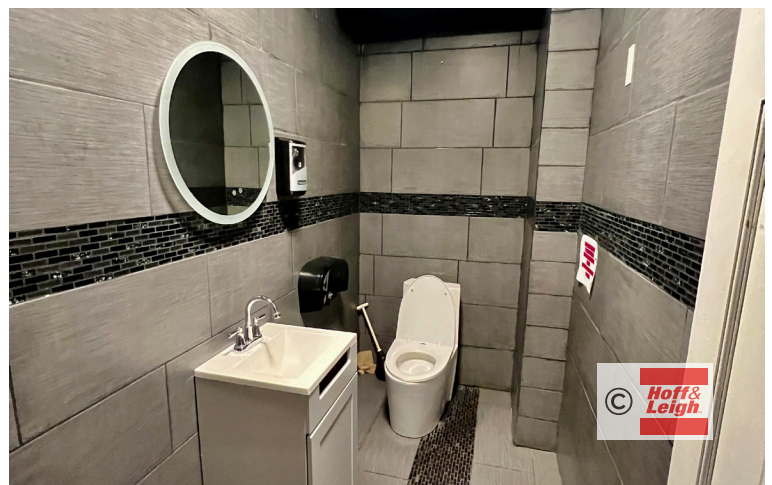
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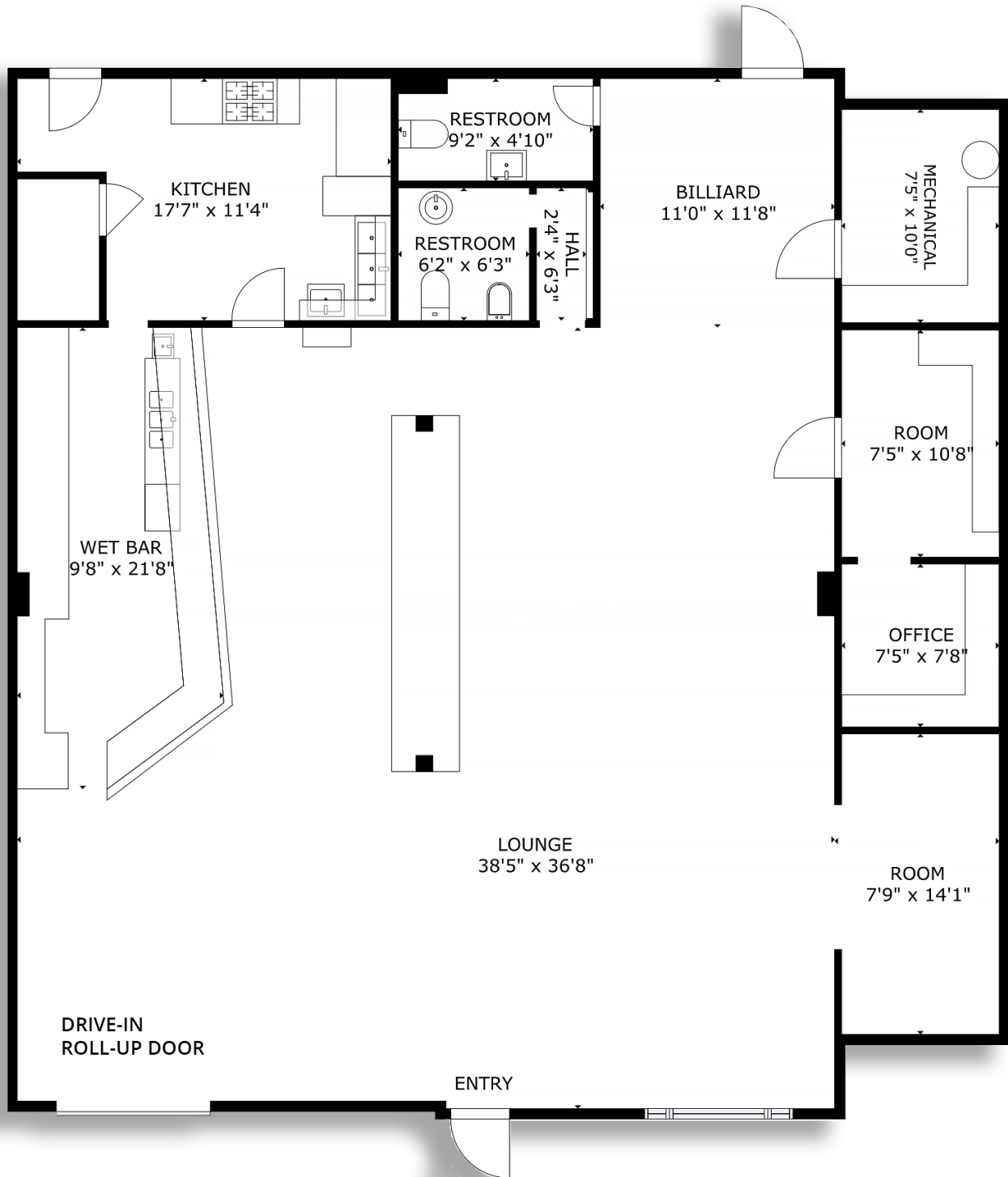
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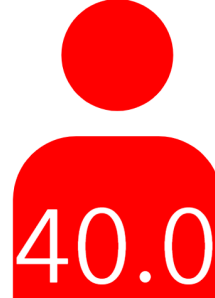
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DEMOGRAPHICS



135,442
Population



40.0
Median Age



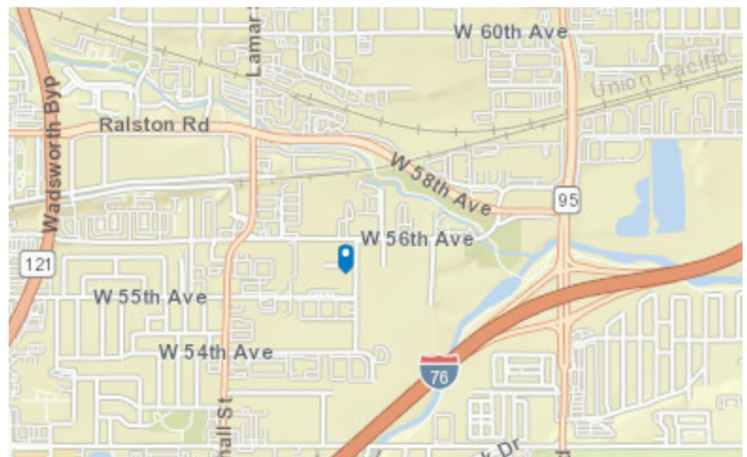
2.3
Average
Household Size



\$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

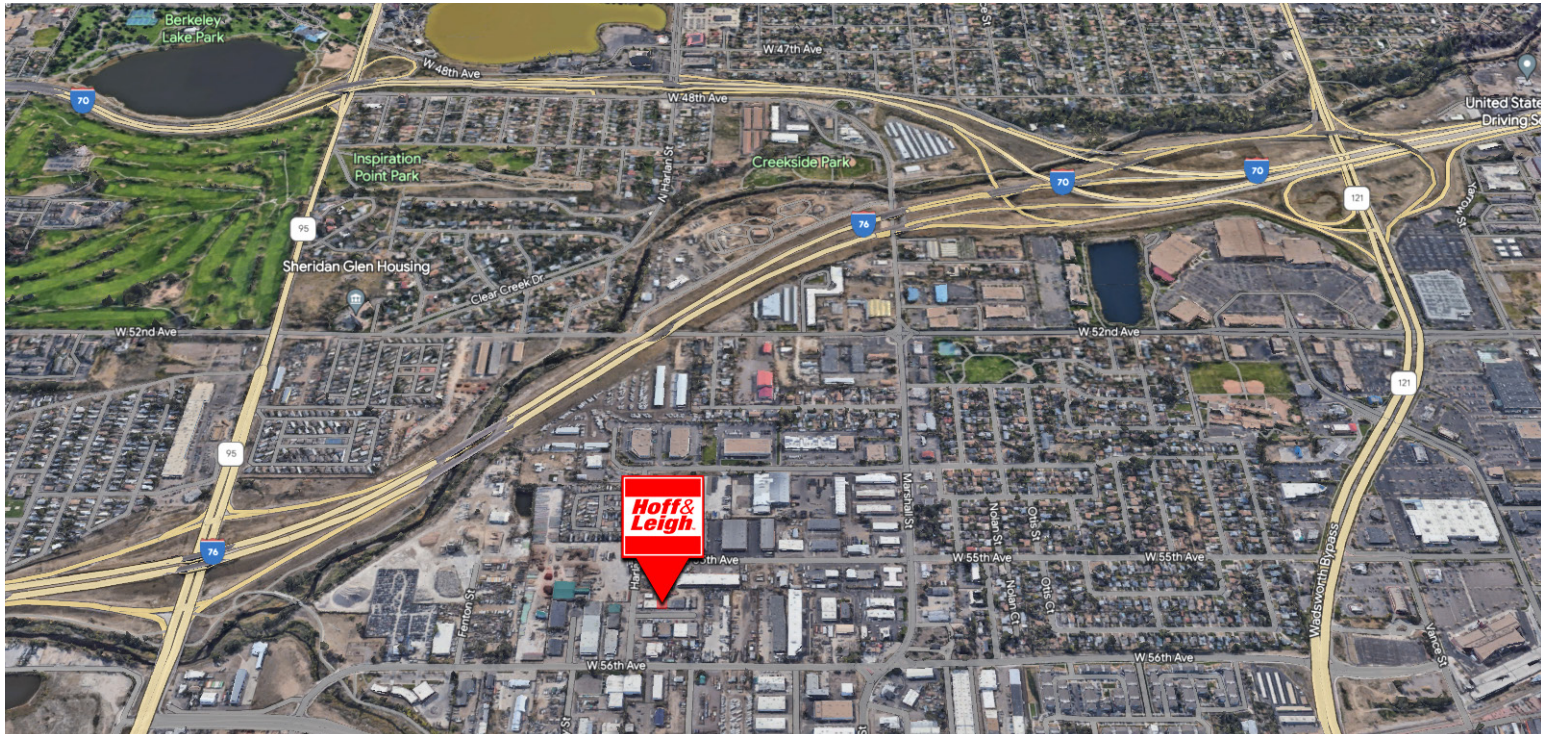


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