

Retail for Lease

4575 Wadsworth Blvd, Wheat Ridge, CO 80033



4575 Wadsworth Blvd spans roughly 0.53 acres and is conveniently situated near Wadsworth and I-70, experiencing a daily average traffic of approximately 60,000 vehicles. The retail area covers 3,042 square feet and offers generous space suitable for various purposes, featuring 2 kitchenettes, 3 bathrooms, abundant storage space, and a finished basement. The property boasts prominent storefront signage, providing excellent exposure to the bustling Wheat Ridge neighborhood along Wadsworth Blvd. Additionally, the property includes a 1,382 square foot garage at the rear, equipped with two large drive-in doors, making it ideal for multiple uses. Well-maintained and thoughtfully designed, this property offers ample parking, including a convenient loop around driveway at the back of the retail space, facilitating easy access for large vehicles.



Colorado Real Estate
— B R O K E R S —

David Fingerhut
Broker Associate
720-522-6706

david@corealestatebrokers.com

Stuart Dobson
Managing Broker
303-919-0309

stuart@corealestatebrokers.com

Property Details

- Current Use: Dog Daycare Facility
- Square Feet: 4,424
- Lot Size: 0.53 Acres
- Zoning C-1 Wheat Ridge (wide range of commercial land uses which include office, general business, and retail sales and service establishments.)
- Wadsworth Blvd Construction Update
 - [Click Here](#)
- Sublease with current tenant until 10/31/23
- Landlord is seeking a long term tenant
- Showing Instructions: Call Broker
- **Lease Rate: Negotiable**
- **NNNs: \$4.30/FT**



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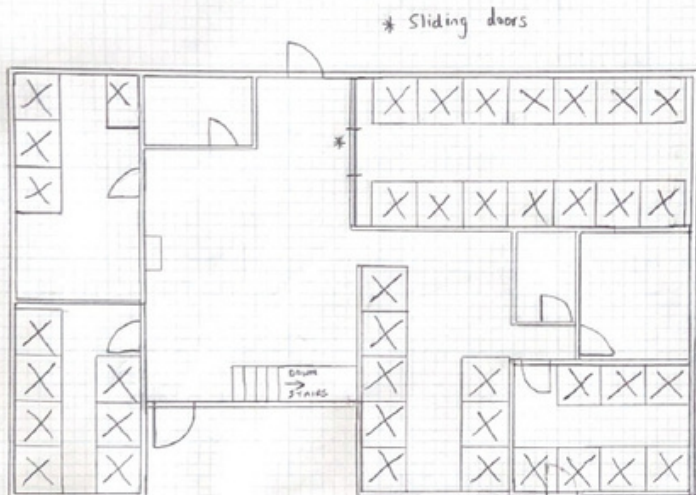
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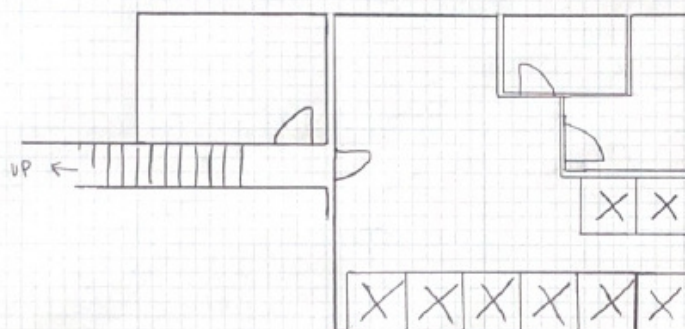
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

Main Level



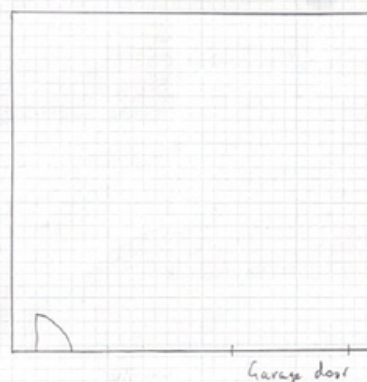
1st Floor

Lower Level



Lower level

Garage



Garage door



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