

OFFICE / RETAIL CONDO FOR SALE

4045 Wadsworth Boulevard, Suite 110, Wheat Ridge, CO 80033

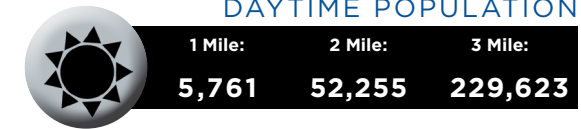


DEMOGRAPHICS

POPULATION



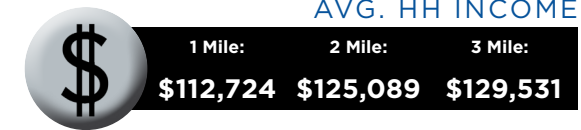
DAYTIME POPULATION



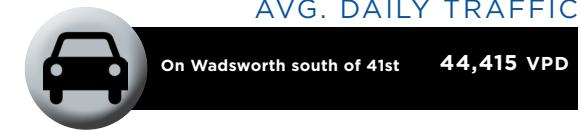
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



Adam Deutsch

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Forrest Hunt

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PROPERTY OVERVIEW:

- 1,672 SF available for sale
- 4 existing offices, plus break room
- 2 ADA restrooms, shower
- 75 shared parking spaces
- High visibility along Wadsworth
- First level space available



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INTERIOR PHOTOS



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