

**RETAIL PADS AVAILABLE
FOR SALE/LEASE/BTS
1.0 - 5.3 ACRES**

44TH & WADSWORTH RETAIL

7360 W. 44TH AVE
WHEAT RIDGE, CO 80033



1060 BANNOCK ST., SUITE 300
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**1.0 - 5.3 ACRE RETAIL
PADS AT W 44TH &
WADSWORTH BLVD
IN WHEAT RIDGE**

**VARIOUS SITE CONFIGURATIONS AVAILABLE - MULTIFAMILY ON SITE
- BANK ON SITE - VARIOUS ACCESS CONFIGURATIONS
- REDEVELOPMENT PROJECT WITH WHEAT RIDGE**

DEMOGRAPHIC INFO

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
EST. POPULATION	12,258	123,412	323,072	WADSWORTH BLVD	49,206 VPD
AVG. HH INCOME	\$60,521	\$59,485	\$66,523	W 44TH AVENUE	14,113 VPD
HOUSEHOLDS	5,508	53,332	127,714		



IN PARTNERSHIP WITH



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HIGHLIGHTS: SITE IS PART OF CITY URBAN REDEVELOPMENT PROJECT, SITS ON RETAIL CORRIDOR, HIGH TRAFFIC COUNTS ON WADSWORTH BLVD. CLOSE PROXIMITY TO NATIONAL TENANTS. LAST SECTION OF RETAIL DEVELOPMENT AVAILABLE.

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