

**THE CHALET ON 44th Ave.
AFFORDABLE RETAIL SPACE**

**8005-8009 W. 44th Ave.
Wheat Ridge, CO 80033**

COMMERCIAL RETAIL FOR LEASE



Size: 3,035 RSF
Available: One Retail Suite of 910 SF
Lease Rate: \$23.00/RSF Modified Gross
Additional Expenses: Tenant pays own electricity, heat, water/sewer, Trash, Phone & Internet Service (\$1.86/SF)
Expenses: Base Year
Lease Term: 3 - 5 Years
Stories: 2
Parking: Generous free parking at 4.3:1,000/RSF
County: Jefferson
Year Built: 1918 & 1950, Renovated 2022



FEATURES

- Excellent visibility & monument signage on W. 44th Ave.
- 3 Blocks West of Wadsworth Blvd.
- 3 minutes to I-70
- Plenty of nearby restaurants, hotels and services.



George Moseley 303-741-2500
9025 East Kenyon Avenue, Suite 100
Denver, CO 80237

SHELDON • GOLD REALTY INC. gmoseley@sg-realty.com www.sg-realty.com
commercial real estate services

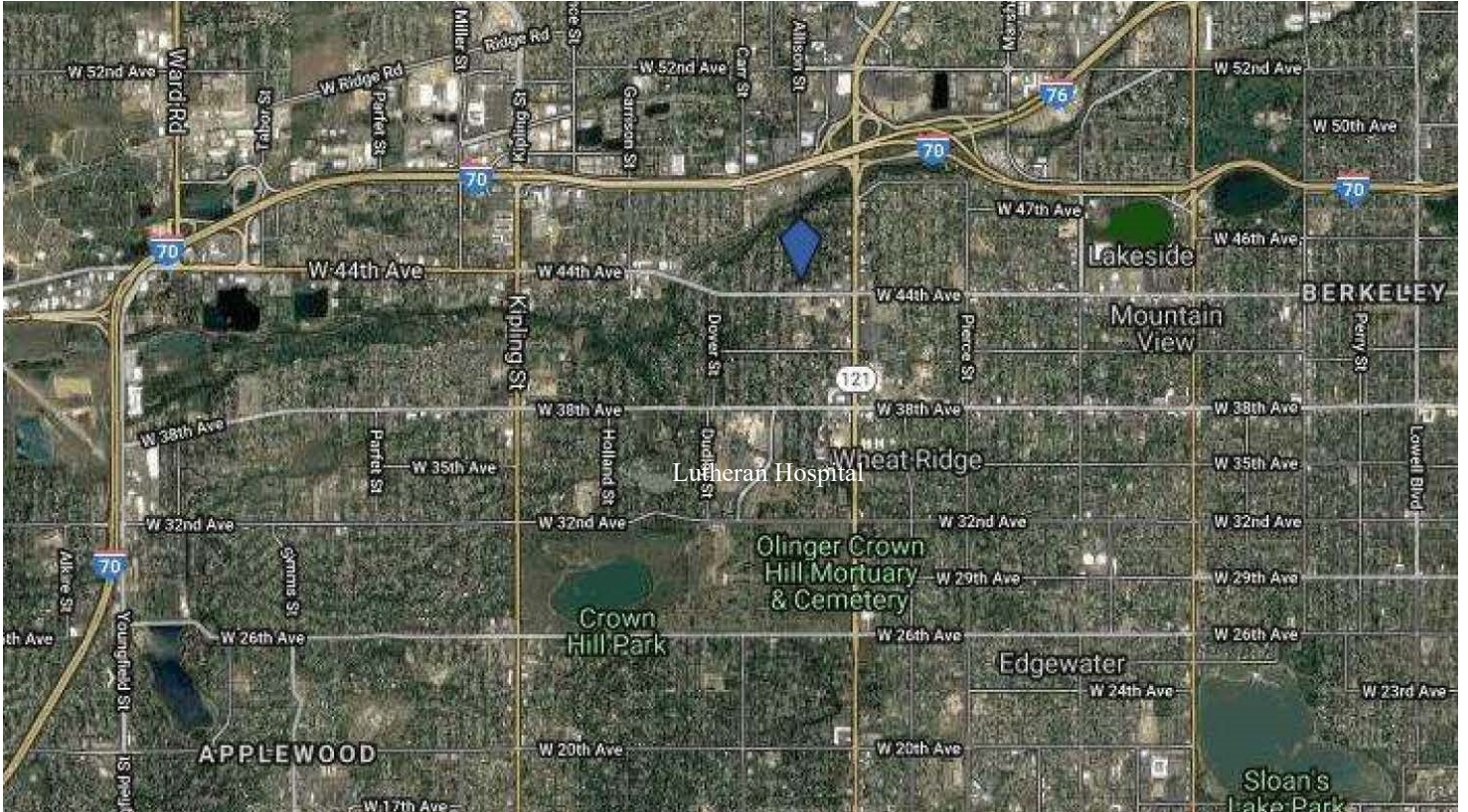
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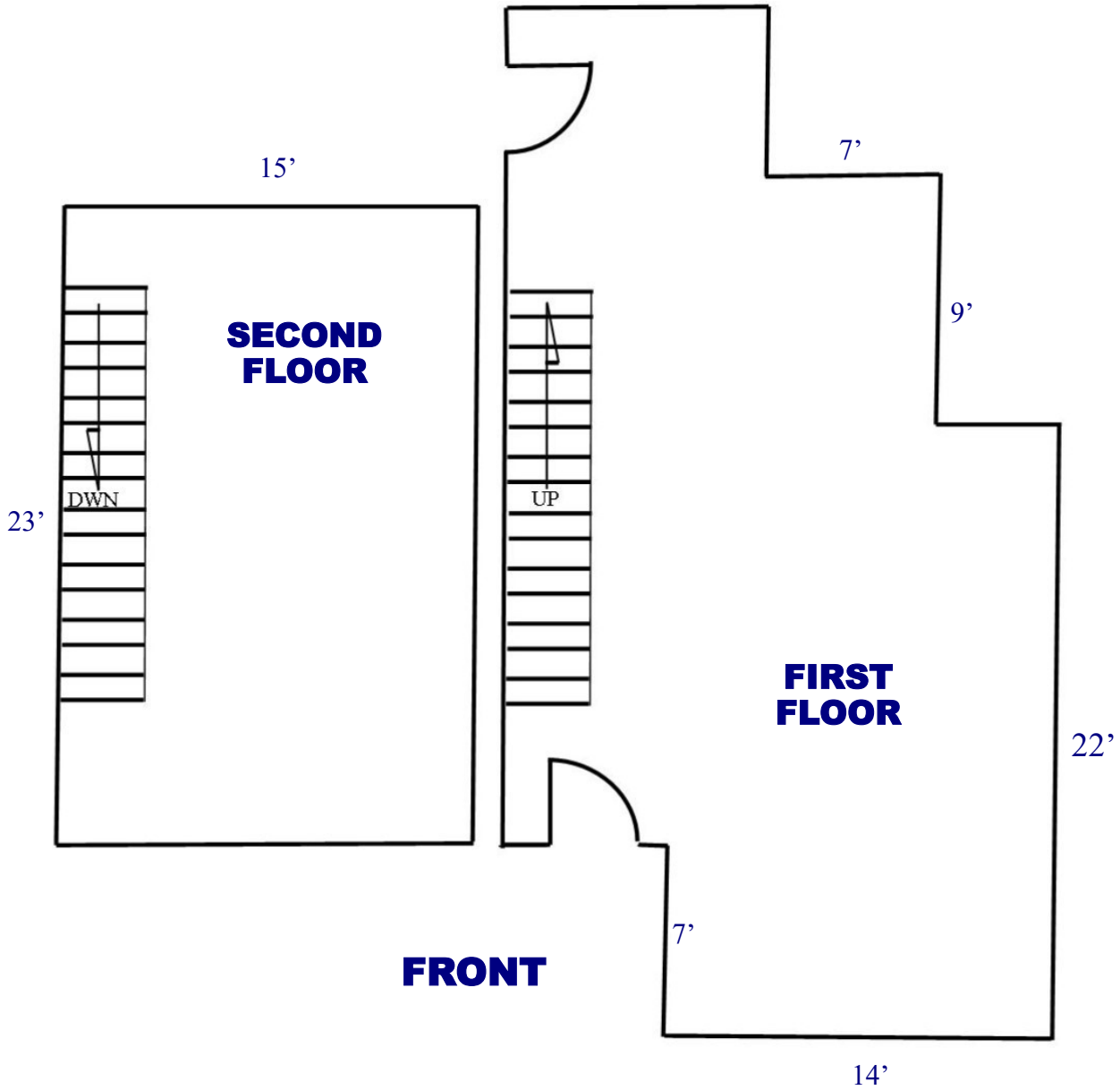
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 11,573 | 127,411 | 340,532 |
| DAYTIME EMPLOYMENT | 8,315 | 58,992 | 185,514 |
| AVG. HH INCOME | \$70,121 | \$77,519 | \$83,818 |

DAILY TRAFFIC COUNTS

| | |
|------------------------------|--------|
| W 44TH AVE AT WADSWORTH BLVD | 16,893 |
| WADSWORTH BLVD AT 44TH AVE | 52,200 |
| KIPLING ST AT W 44TH AVE | 42,000 |

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SUITE 8005
910 SF