

Restaurant/Retail Space for Lease

3200-3210 WADSWORTH BOULEVARD, WHEAT RIDGE, COLORADO 80033

PRICE REDUCED!



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Overview

Hoff & Leigh is pleased to present this fully renovated $\pm 2,100$ SF restaurant/retail space for lease at a highly visible, lighted corner location on Wadsworth Boulevard. This move-in-ready space features a hood system, 3-phase power, two ADA-compliant restrooms, one additional restroom, brand new flooring, new HVAC systems, and new water heaters.

Ideal for cafés, bakeries, pizza, smoothie/juice, grab-and-go, specialty food, and other light food-service or retail concepts. While no grease trap is currently installed, the existing infrastructure offers significant buildout savings and a strong foundation for a variety of uses.

With prominent signage, ample parking, excellent access, and strong surrounding demographics, this turnkey location is ready to support your business from day one.

Suite 3206: 2,100 SF x \$15.00 NNN (NNN=\$8.00) = \$4,025/Month

Unit:	Size:	Lease Rate:
3206	2,100 SF	\$17.00 SF/YR (NNN) \$15.00 SF/YR (NNN)

Highlights

- New HVAC and Water Heaters Installed
- Brand New Flooring and Base
- 2 ADA-Compliant Restrooms + 1 Standard
- 3-Phase Electrical Service
- Hood System in Place
- Ample Customer Parking

Property Details



Lease Rate
\$15.00 SF/YR
(NNN)



Building Size
10,200 SF



Space Available
2,100 SF



Zoning
PCD

Rev: July 20, 2026



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Our Network Is Your Edge

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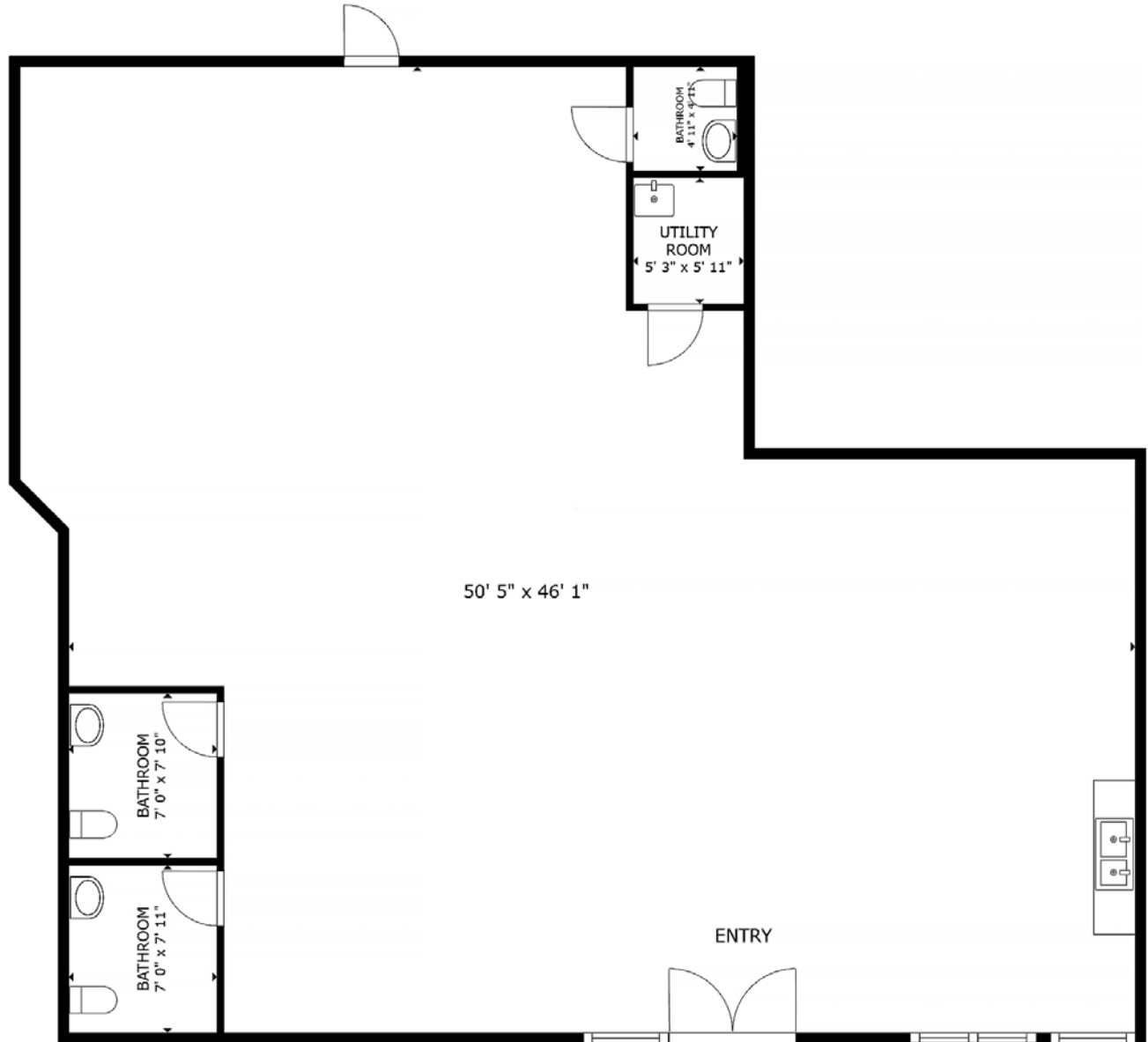
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FLOOR PLAN

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DEMOGRAPHICS



13,181
Population



43.3
Median Age



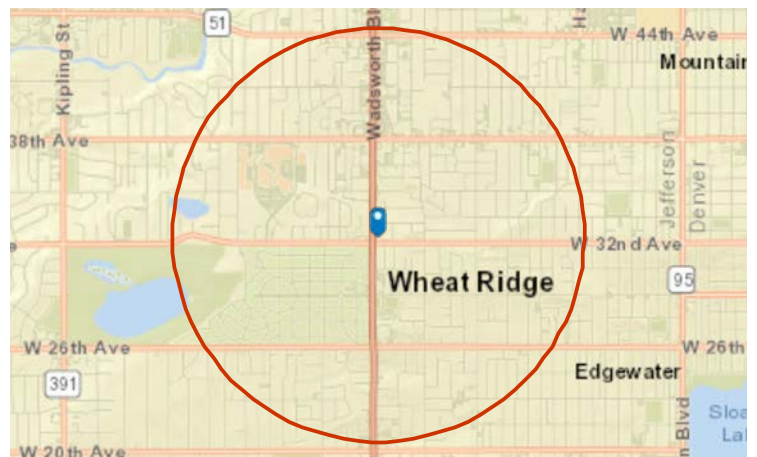
2.1
Average
Household Size



\$84,139
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Webster St	6,755	0.0
W 32nd Ave	39,996	0.0
Webster St	6,755	0.1
Wadsworth Blvd	7,678	0.1
Wadsworth Blvd	7,714	0.1



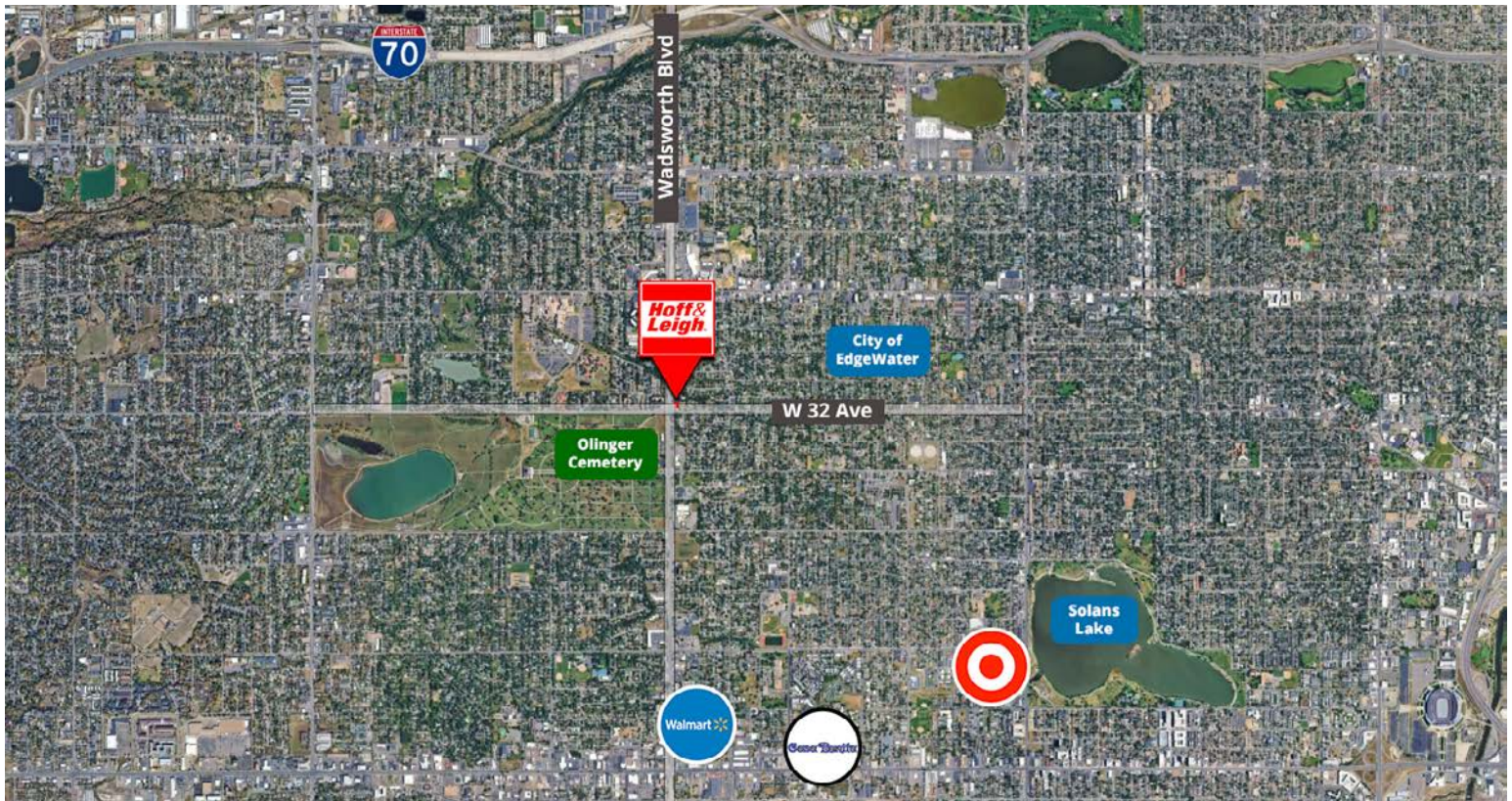
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