

**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
DENVER, COLORADO 80204
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**PAD SITES 1.0 - 5.3
ACRES**

**1.0 - 5.3 ACRE RETAIL
PADS AT W 44TH &
WADSWORTH BLVD
IN WHEAT RIDGE**

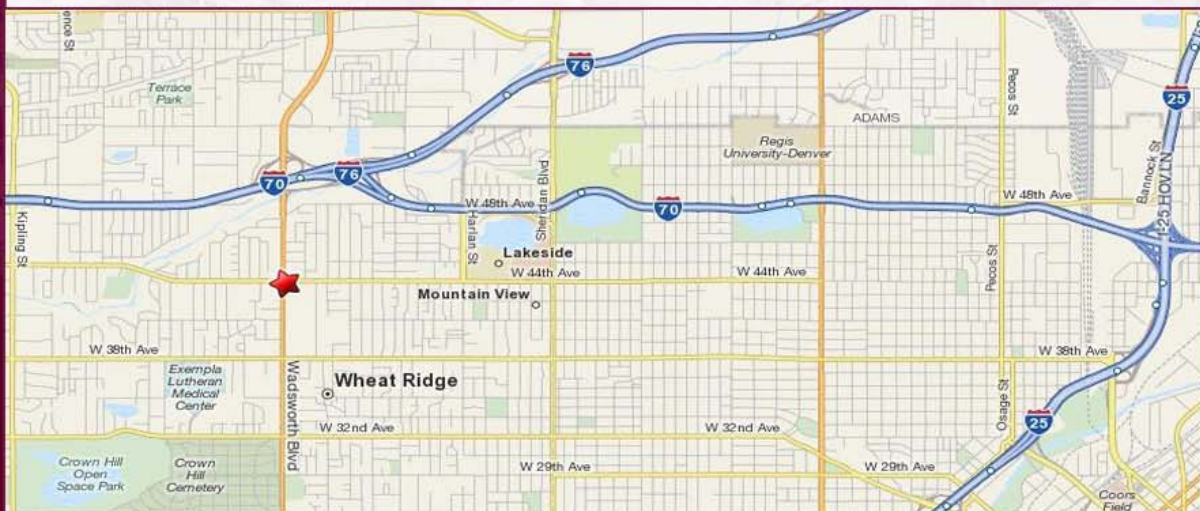
**VARIOUS SITE CONFIGURATIONS AVAILABLE - MULTIFAMILY ON SITE
- BANK ON SITE - VARIOUS ACCESS CONFIGURATIONS
- REDEVELOPMENT PROJECT WITH WHEAT RIDGE**

DEMOGRAPHIC INFO

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST. POPULATION	12,258	123,412	323,072
AVG. HH INCOME	\$60,521	\$59,485	\$66,523
HOUSEHOLDS	5,508	53,332	127,714

WADSWORTH BLVD	49,206 VPD
W 44TH AVENUE	14,113 VPD

IN PARTNERSHIP WITH



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