

YOUR NAME  
HERE

YOUR NAME  
HERE

**RETAIL SPACE AVAILABLE**

## 2nd Generation Restaurant Space with Patio For Lease

3928 Youngfield Wheat Ridge, CO 80401

**Contact for more information**

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# Property Highlights



**±10,101 SF Total**  
First Floor: ±7,598 SF  
Second Floor: ±2,133 SF + 370 SF Patio



**Annual Visits 4,667,902**



**Strong Demographics**



**Excellent visibility**  
Directly off of East I-70 with ± 143,000  
VPD



**Grocery Anchored**  
Anchored by King Soopers,  
Homegoods, Sierra Trading Co, and  
Applejacks Wine & Spirits







# Site Plan



143,000 VPD  
 1-70 EAST  
 70  
 1-70 WEST

# Demographics

	within 1 mile	within 3 miles	within 5 miles
 population	5,581	69,727	237,636
 households	2,264	29,617	101,018
 average household income	\$191k	\$139k	\$130k
 average home value	\$851k	\$748K	\$709K

# Area Overview



**HOBBY LOBBY**

**SIERRA**  
TRADING POST

**PETSMART**

**ULTA**  
BEAUTY

**KING**  
*Soopers*

**H&R**  
**BLOCK**

3928 Youngfield  
Wheat Ridge, CO

**Orangetheory**  
FITNESS  
**T-Mobile**

**RED**  
**WING**

**Dentist**

**Chili's**

**Starbucks**

143,000 VPD

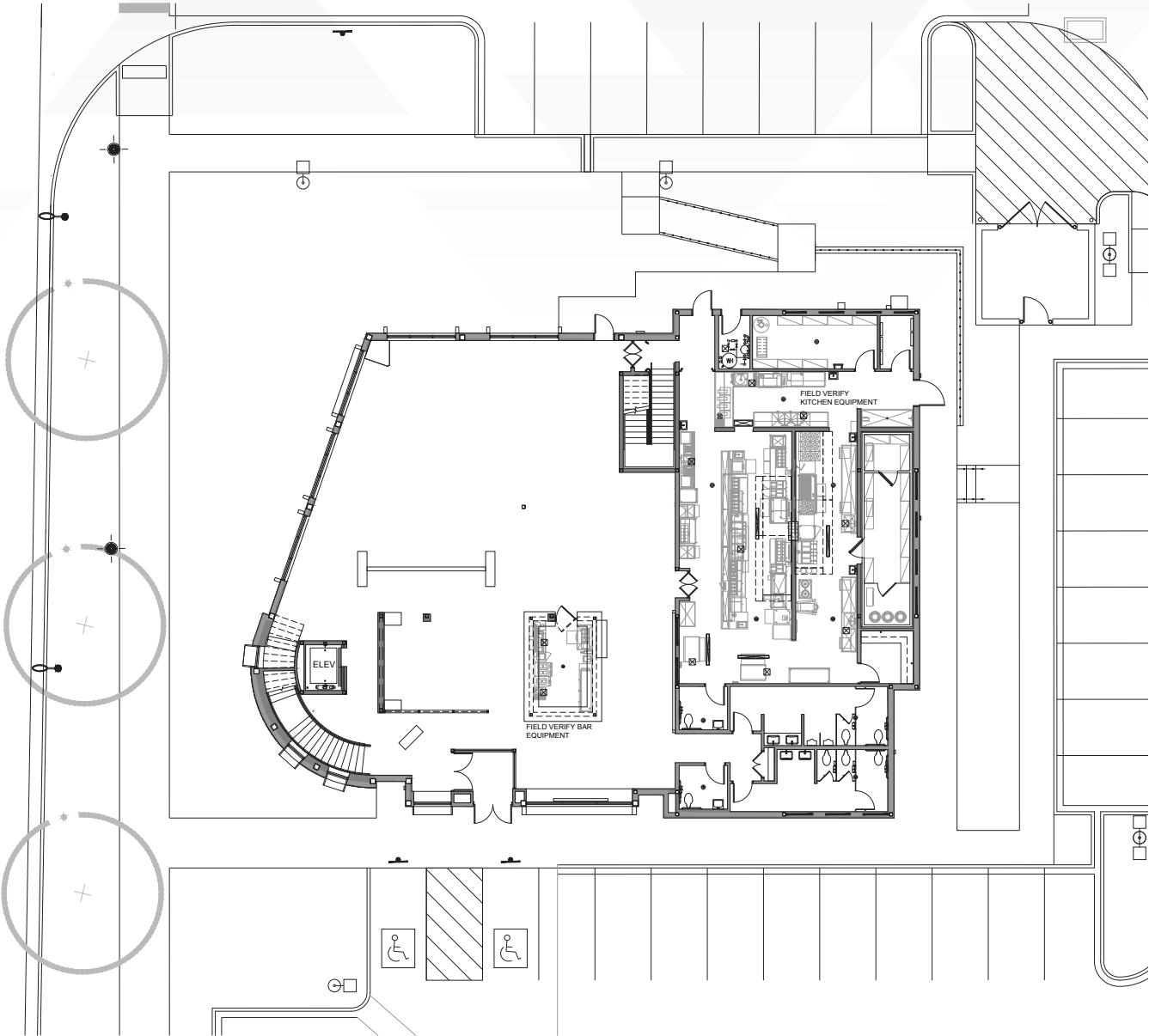
INTERSTATE  
**70**

PHILLIPS  
**66**  
GOODS

# Floor Plan

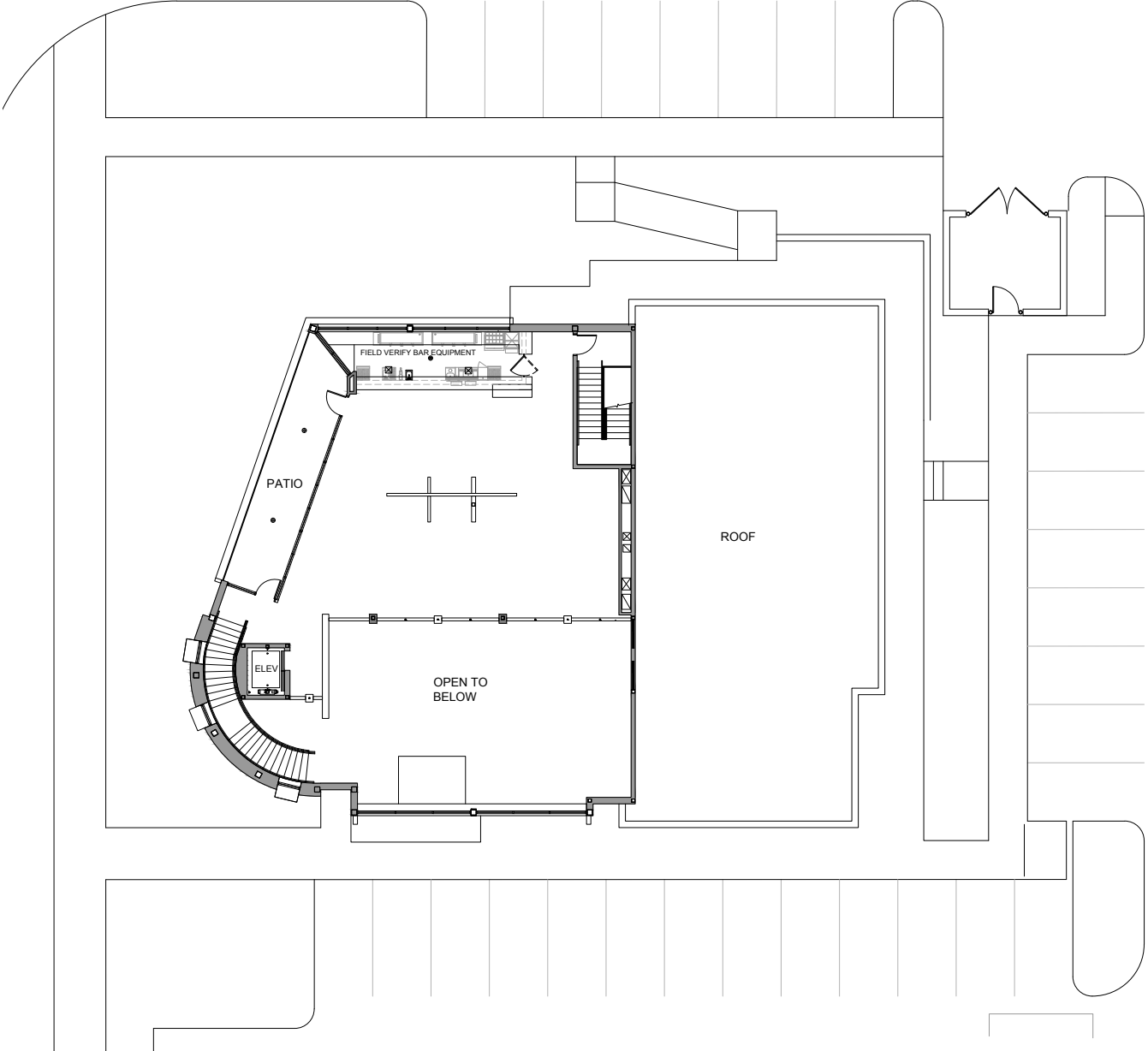
## First Floor Plan

7,598 SF



# Floor Plan

Second Floor Plan  
2,133 + 370 SF Patio



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