

YOUR NAME  
HERE

YOUR NAME  
HERE

**RETAIL SPACE AVAILABLE**

## 2nd Generation Restaurant Space with Patio For Lease

3298 Youngfield Wheat Ridge, CO 80401

**Contact for more information**

**Sam Zaitz**  
303.931.1201  
Sam.zaitz@jll.com

**Sarah Sparks**  
720.278.0542  
Sarah.sparks@jll.com

# 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,  
Applejacks Wine & Spirits



# Site Plan



HomeGoods®

HOBBY LOBBY

PETSMART

KING Scoopers



noodles & COMPANY

KING Scoopers FIRST WATCH

Chick-fil-e

MATTRESS FIRM

WELLS FARGO

SITE



Tuesday Morning

YOUNGFIELD ST

W 32ND AVE

TO 1-70 EAST

143,000 VPD





1-70 EAST



1-70 WEST

TO 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**  
*Scoopers*

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

3928 Youngfield  
Wheat Ridge, CO

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

**RED**  
**WING**

**Dentist**

**Chili's**

**Starbucks**

143,000 VPD

INTERSTATE  
**70**

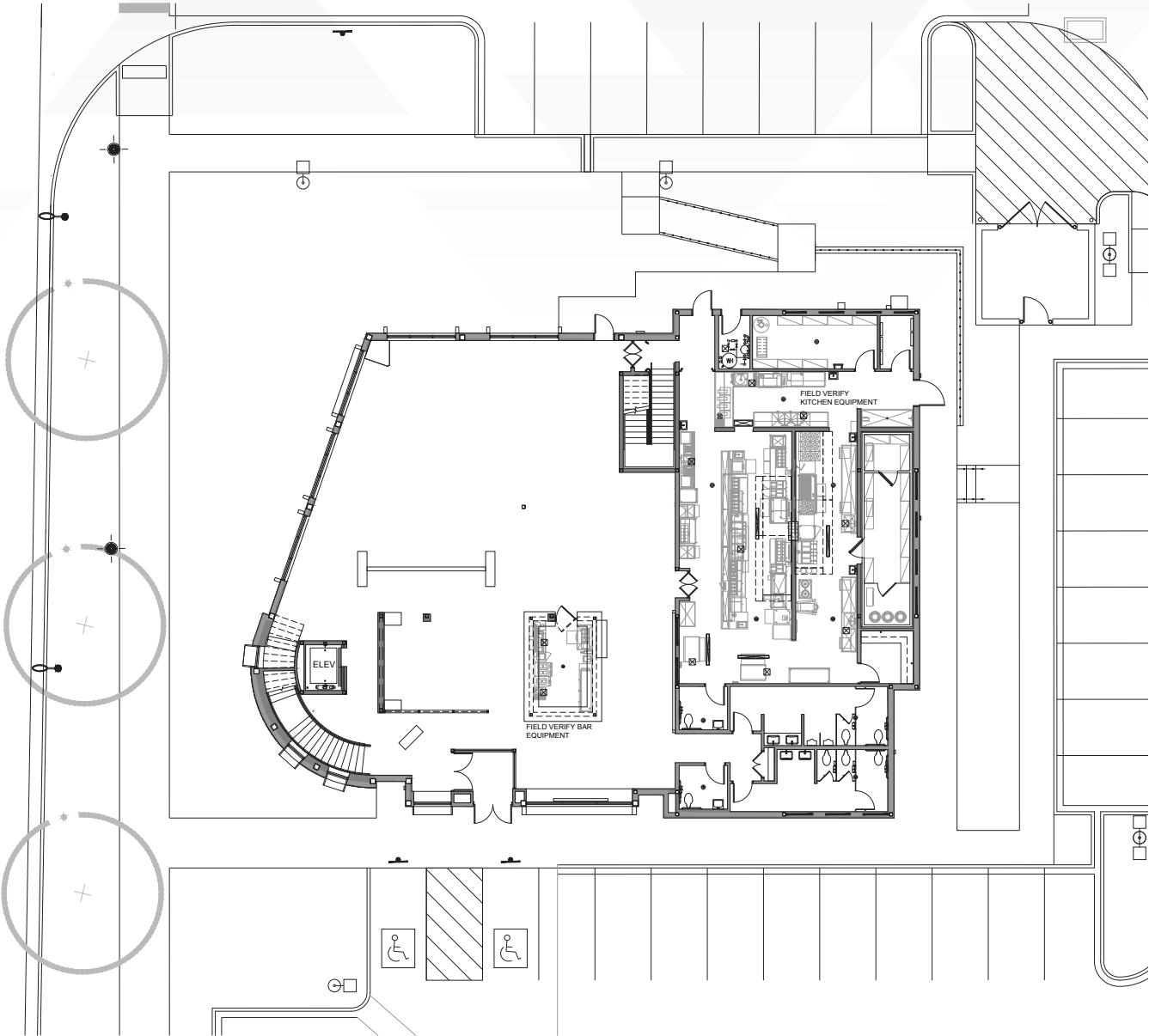
PHILLIPS  
**66**

**GOODS**

# Floor Plan

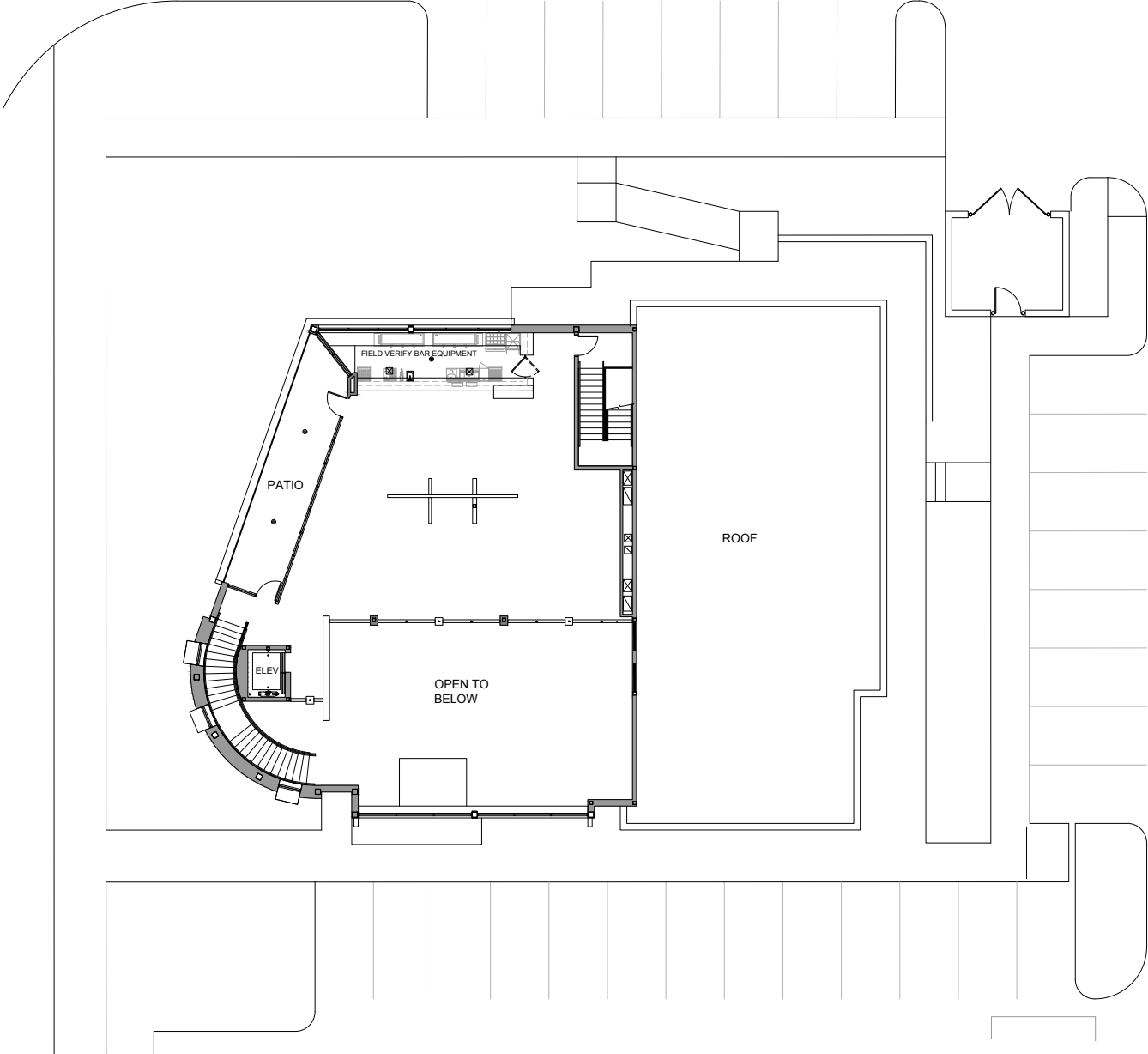
## First Floor Plan

7,598 SF



# Floor Plan

Second Floor Plan  
2,133 + 370 SF Patio



# 3928 Youngfield Wheat Ridge, CO

## Contact for more information

**Sam Zaitz**

303.931.1201

Sam.zaitz@jll.com

**Sarah Sparks**

720.278.0542

Sarah.sparks@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.  
©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

