



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

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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,
Applejacks Wine & Spirits



Site Plan



Demographics



within 1 mile

5,581
population

within 3 miles

69,727

within 5 miles

237,636



2,264
households

29,617

101,018



\$191k
average household income

\$139k

\$130k



\$851k
average home value

\$748K

\$709K

Area Overview



HOBBY
LOBBY

SIERRA
TRADING POST

PETSMART

ULTA
BEAUTY

3298 Youngfield
Wheat Ridge, CO

KING
Soopers

H&R
BLOCK

Orangetheory
FITNESS
T-Mobile

RED
WING

Dentist

Chili's

Starbucks

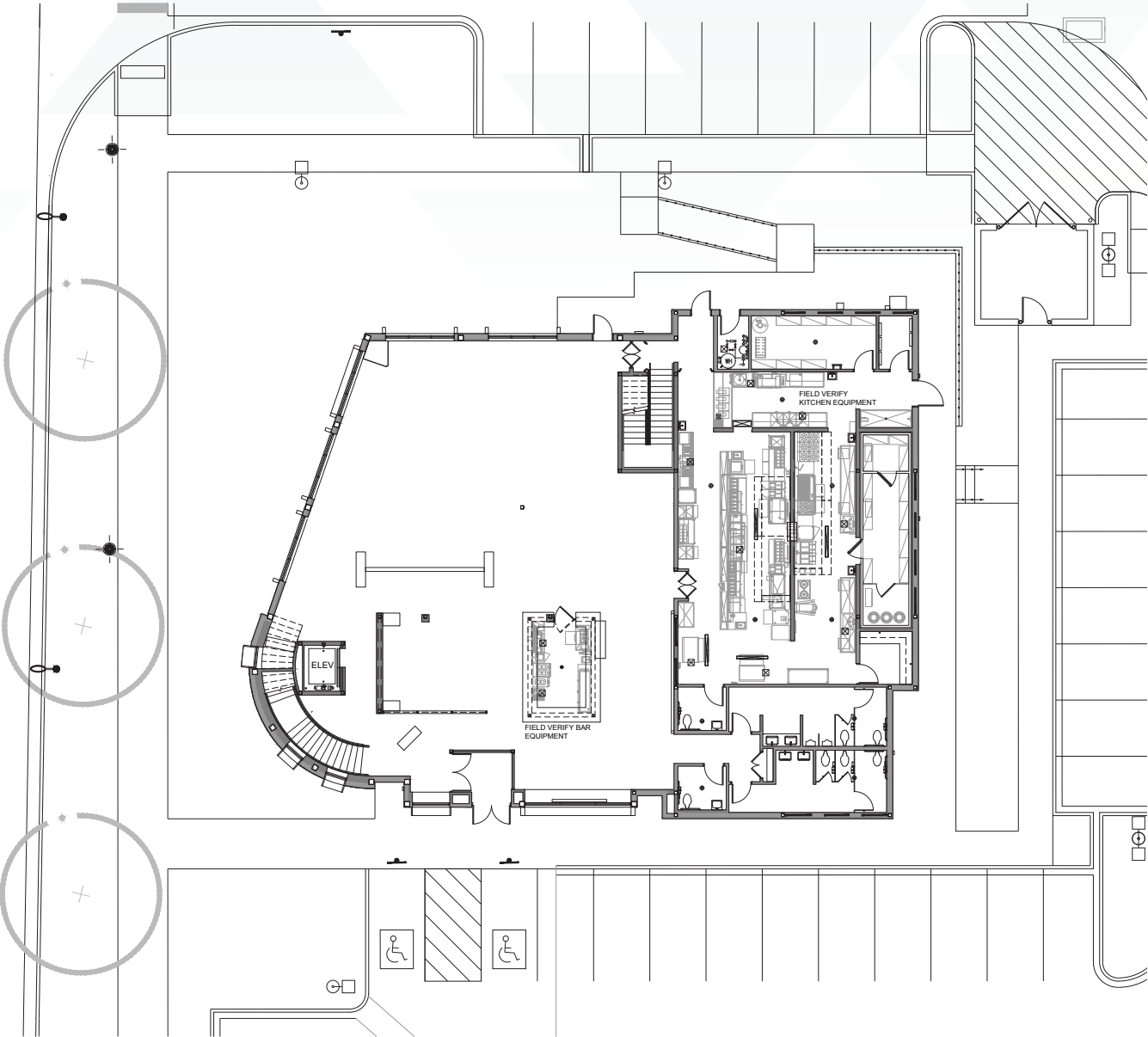
143,000 VPD

INTERSTATE
70

PHILLIPS
66
GOODS

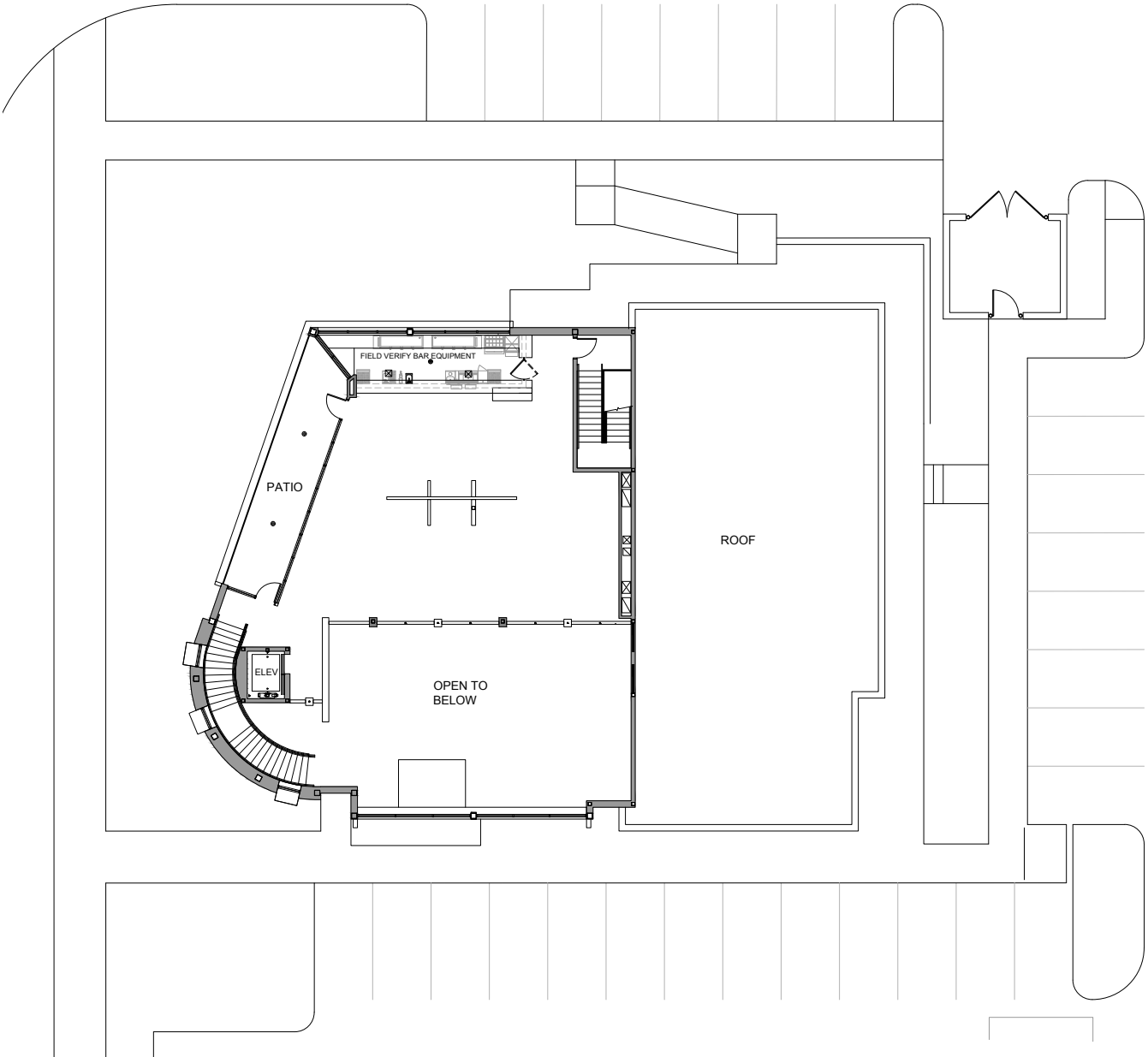
Floor Plan

First Floor Plan
7,598 SF



Floor Plan

Second Floor Plan
2,133 + 370 SF Patio



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