

A PREMIER RETAIL/OFFICE SPACE IN A THRIVING NEIGHBORHOOD



HISTORIC CHARM MEETS MODERN OPPORTUNITY

5613 WADSWORTH BOULEVARD | ARVADA, CO 80002



FOR SALE
\$1,850,000 \$1,650,000

5261 S Quebec St, Suite 250
Greenwood Village, Colorado 80111



PRESENTED BY:

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SECTION I

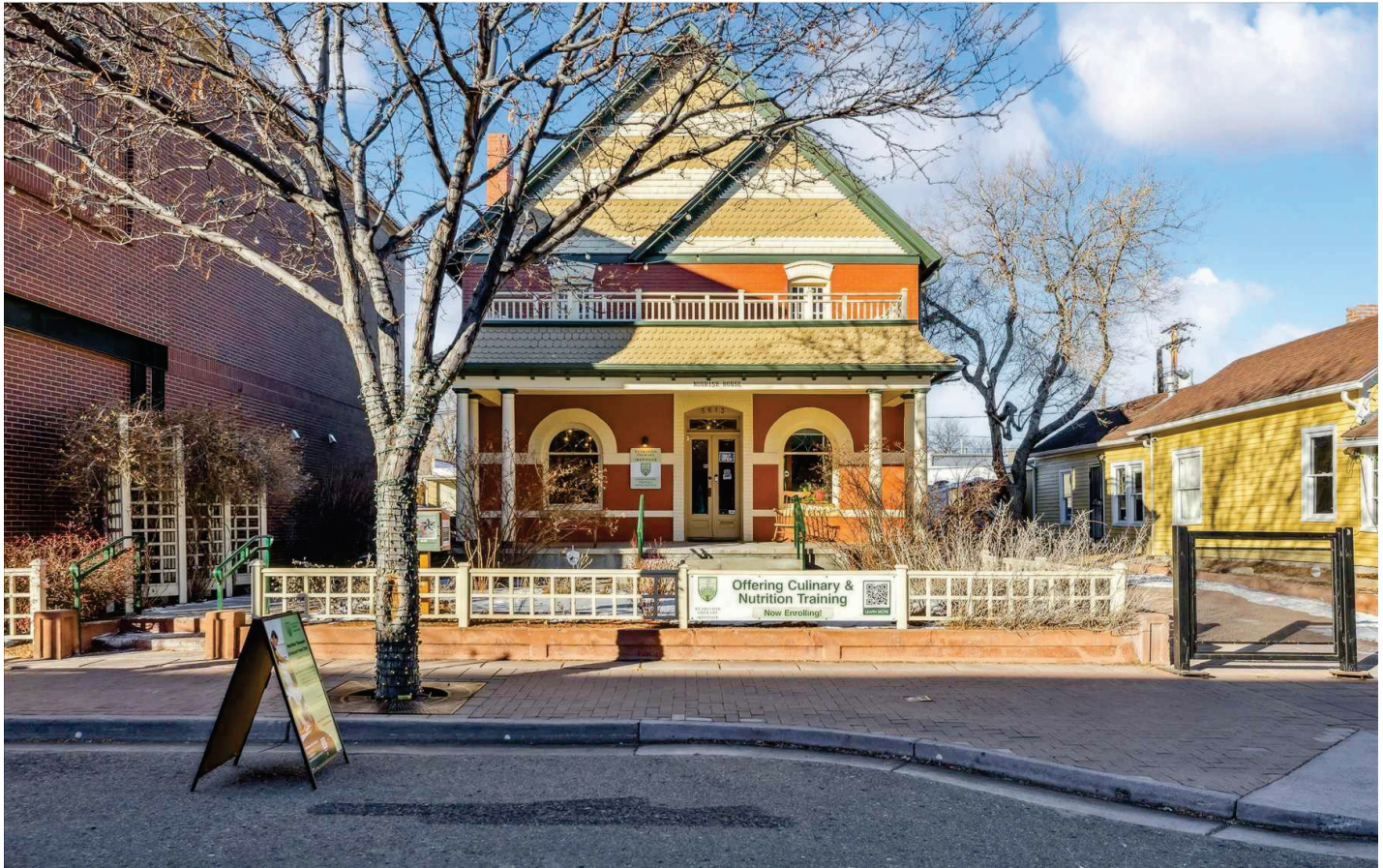
Property Summary



PROPERTY SUMMARY

Premier Retail/Office Space in ARVADA
5613 Wadsworth Boulevard | Arvada, CO 80002

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Property Summary

Total SF:	3,386
Lot Size AC:	0.149
Building Type:	Retail/Office
Stories:	2
Parking Space:	6-10
Zoning:	OT-OW
Year Built:	1889
County:	Jefferson
City:	Arvada

Property Overview:

Located in the sought-after Olde Town Arvada area, this property places you in a vibrant community filled with shops, restaurants, parks, and entertainment options. With an iconic architectural design, this building offers a unique blend of comfort and functionality, making it an ideal choice for business owners or investors. Many buildings in Olde Town Arvada, including this property along Olde Wadsworth, often date back to the late 19th and early 20th centuries, reflecting the area's rich history.

Location Overview:

5613 Olde Wadsworth is situated in the charming Olde Town neighborhood of Arvada, Colorado. The property has convenient access to major roadways, including Wadsworth Boulevard, I-76 and I-70, providing easy commutes to downtown Denver and nearby suburbs. The nearby Arvada Gold Strike light rail station offers public transit options, making travel to Denver and surrounding areas convenient for those who prefer not to drive.

SECTION II

Photos



PROPERTY PHOTOS

Premier Retail/Office Space in ARVADA
5613 Wadsworth Boulevard | Arvada, CO 80002

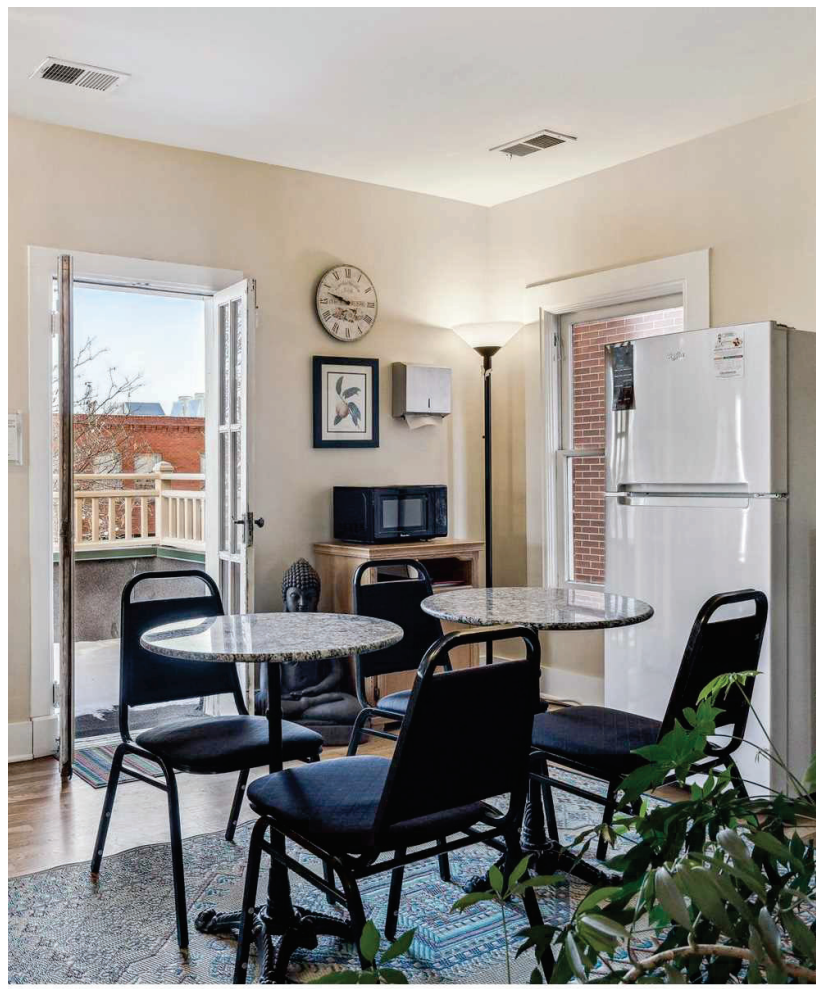
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PROPERTY PHOTOS

Premier Retail/Office Space in ARVADA
5613 Wadsworth Boulevard | Arvada, CO 80002

07



PROPERTY PHOTOS

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08



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PROPERTY PHOTOS

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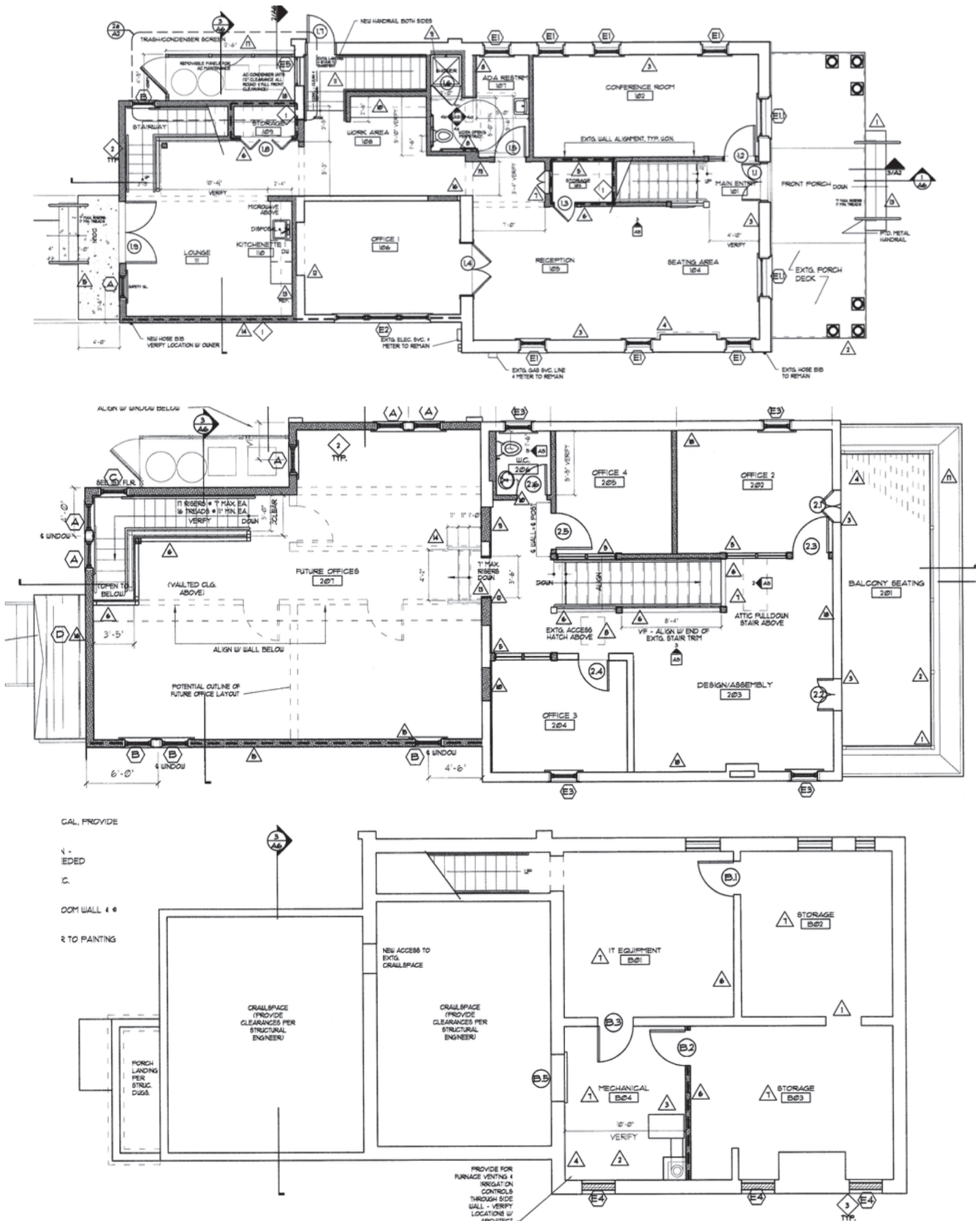


PROPERTY PHOTOS

Premier Retail/Office Space in ARVADA
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SECTION III

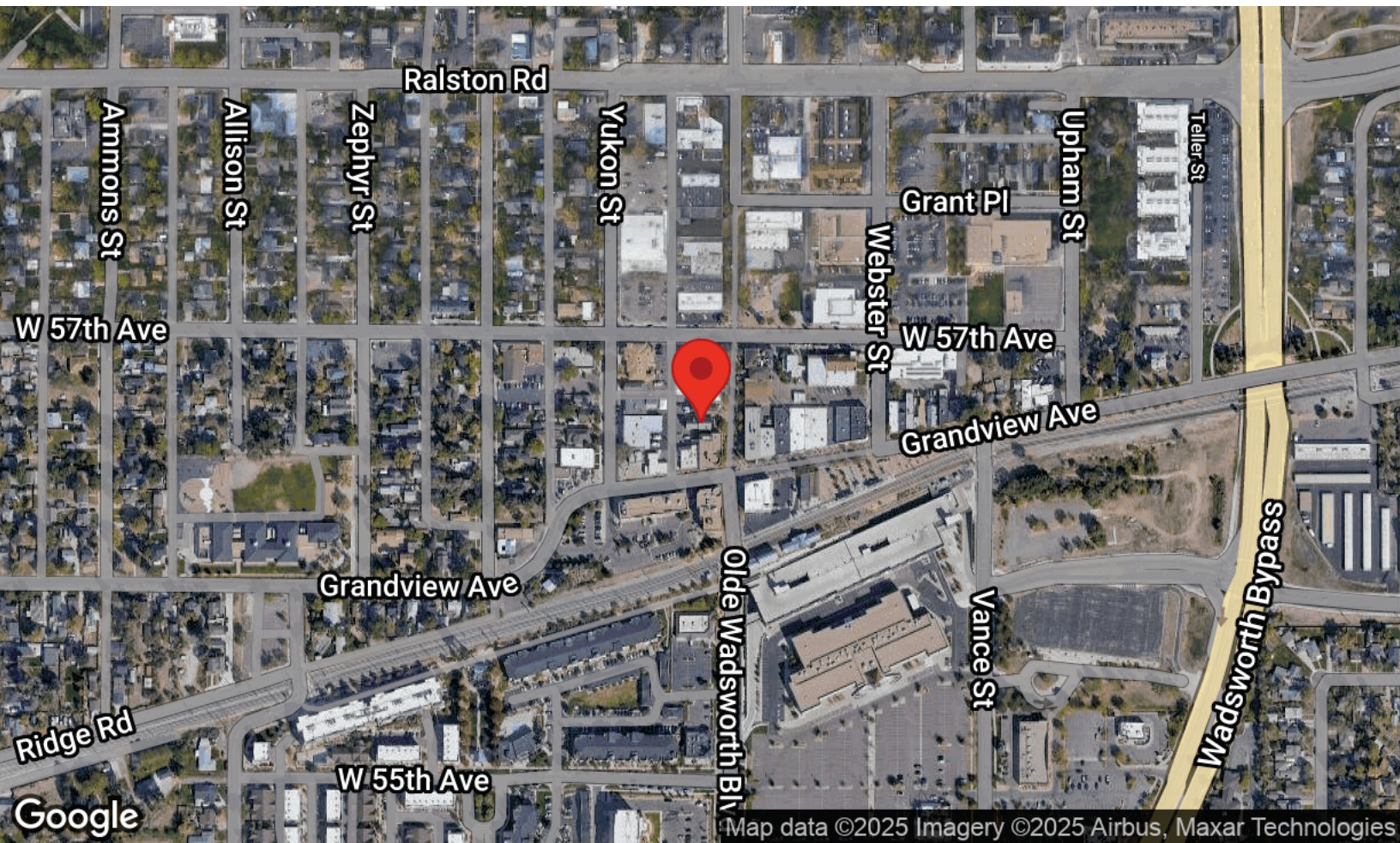
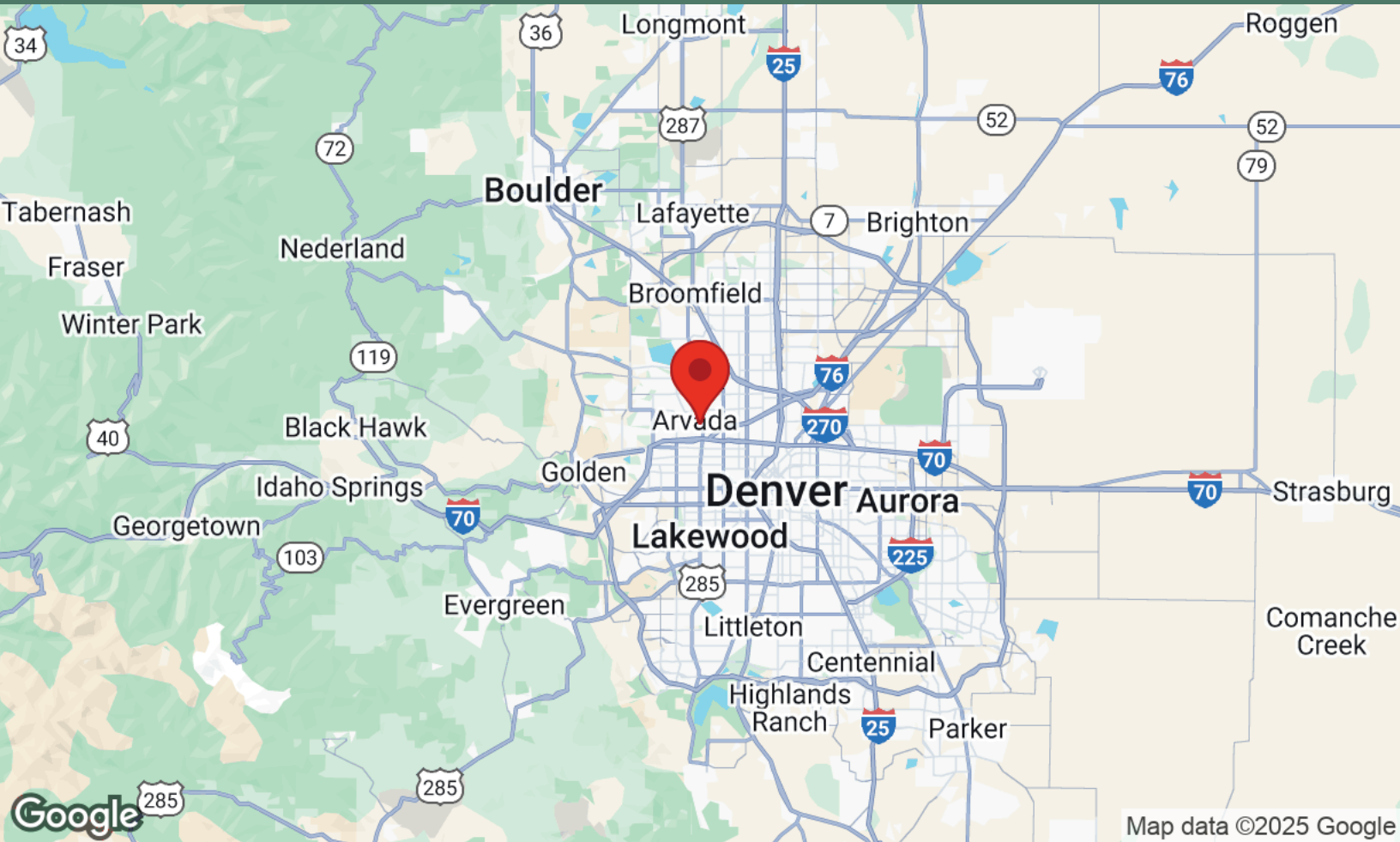
Maps / Demographics



LOCATION MAPS

Premier Retail/Office Space in ARVADA
5613 Wadsworth Boulevard | Arvada, CO 80002

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Premier Retail/Office Space in ARVADA
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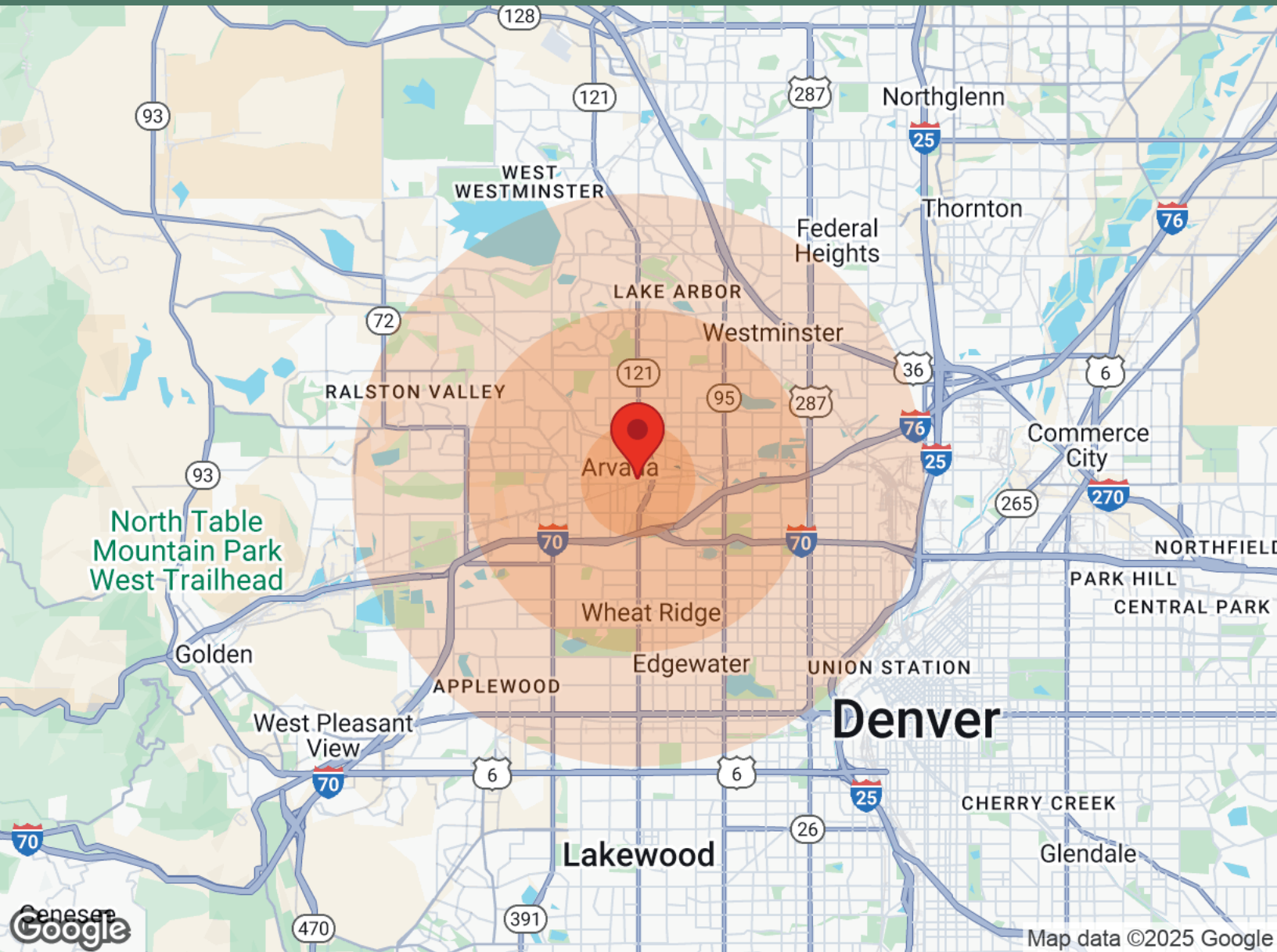
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DEMOGRAPHICS

Premier Retail/Office Space in ARVADA
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Population	1 Mile	3 Miles	5 Miles
Male	6,760	57,969	159,575
Female	6,630	58,946	162,567
Total Population	13,390	116,915	322,142
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,472	20,735	61,030
Ages 15-24	1,666	13,844	38,332
Ages 25-54	5,853	46,876	130,063
Ages 55-64	1,667	15,224	40,838
Ages 65+	1,732	20,236	51,879
Race	1 Mile	3 Miles	5 Miles
White	11,714	102,678	271,293
Black	120	577	2,212
Am In/AK Nat	78	354	1,333
Hawaiian	1	1	3
Hispanic	2,735	27,220	97,570
Multi-Racial	2,708	23,804	87,398

Income	1 Mile	3 Miles	5 Miles
Median	\$41,492	\$50,942	\$50,800
< \$15,000	1,008	5,673	16,233
\$15,000-\$24,999	805	6,262	15,793
\$25,000-\$34,999	1,074	5,596	14,495
\$35,000-\$49,999	955	8,261	20,206
\$50,000-\$74,999	1,193	9,979	26,174
\$75,000-\$99,999	521	6,366	16,995
\$100,000-\$149,999	443	5,605	15,812
\$150,000-\$199,999	120	1,604	5,266
> \$200,000	68	573	2,785

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,423	54,276	147,384
Occupied	6,062	51,457	138,768
Owner Occupied	2,680	30,758	83,356
Renter Occupied	3,382	20,699	55,412
Vacant	361	2,819	8,616

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY,
BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker