

Retail Space for Lease

5777 OLDE WADSWORTH BOULEVARD, ARVADA, CO 80002



[Explore Virtual Tour](#)



Overview

Hoff & Leigh is excited to present this hard-to-find 1,250 SF retail space located in Olde Town Arvada. This suite has an open layout and beautiful wood floors. Suite R700 is complete with a reception area, open retail floor, storage room, 4 sinks throughout the space, as well as a private bathroom. Available now for any retail tenant looking to open a new business or relocate their current business to the heart of Olde Town Arvada.

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/5777-olde-wadsworth-blvd-r700>

For more info, please text/call: Lisa Langiewicz (970) 903-4198

Unit:	Size:	Price:
R700	1,250 SF	\$31.00 SF/YR (MG)

Highlights

- Located in the heart of Olde Town Arvada
- Faces Restaurant Patio/Courtyard
- Anchored Restaurant

Property Details



Lease Rate
\$31.00 SF/YR
(Modified Gross)



Space Available
1,250 SF



Zoning
MU



Building Size
10,844 SF

Rev: November 18, 2024



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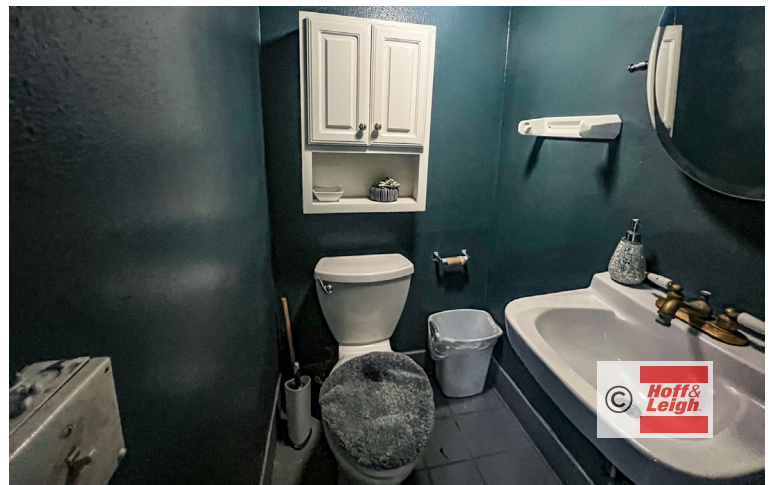
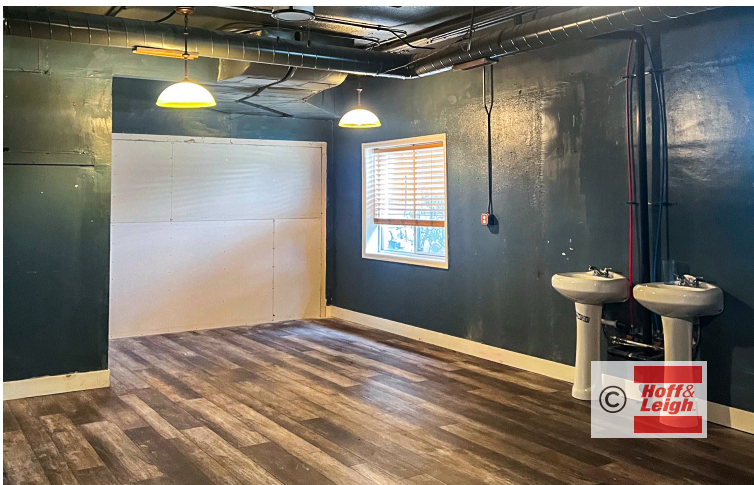
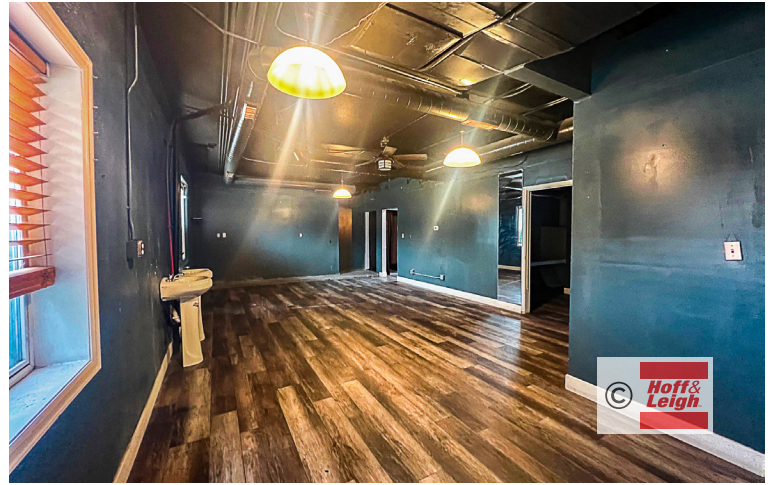
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Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com

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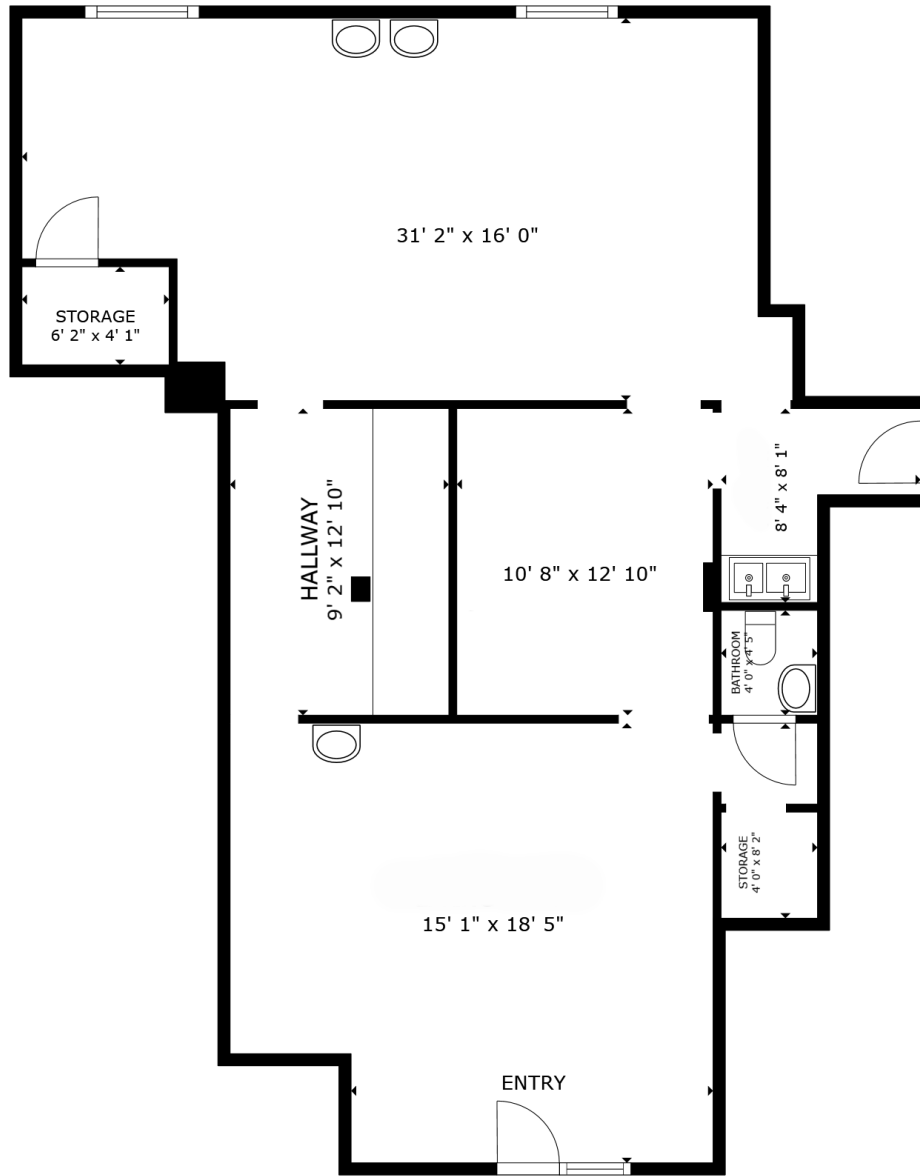


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,216 sq.ft.
TOTAL : 1,216 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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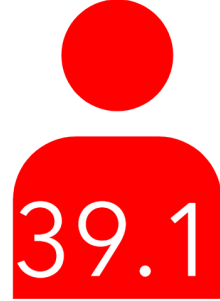
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DEMOGRAPHICS



125,101
Population



39.1
Median Age



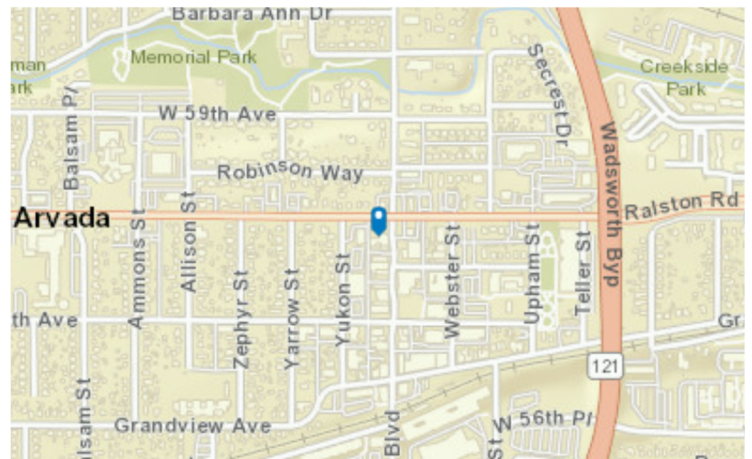
2.3
Average Household Size



\$92,731
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 58th Ave	8,759	0.0
Grandview Ave	7,784	0.0
W 58th Ave	6,066	0.0
Robinson Way	7,854	0.1
Robinson Way	7,854	0.1



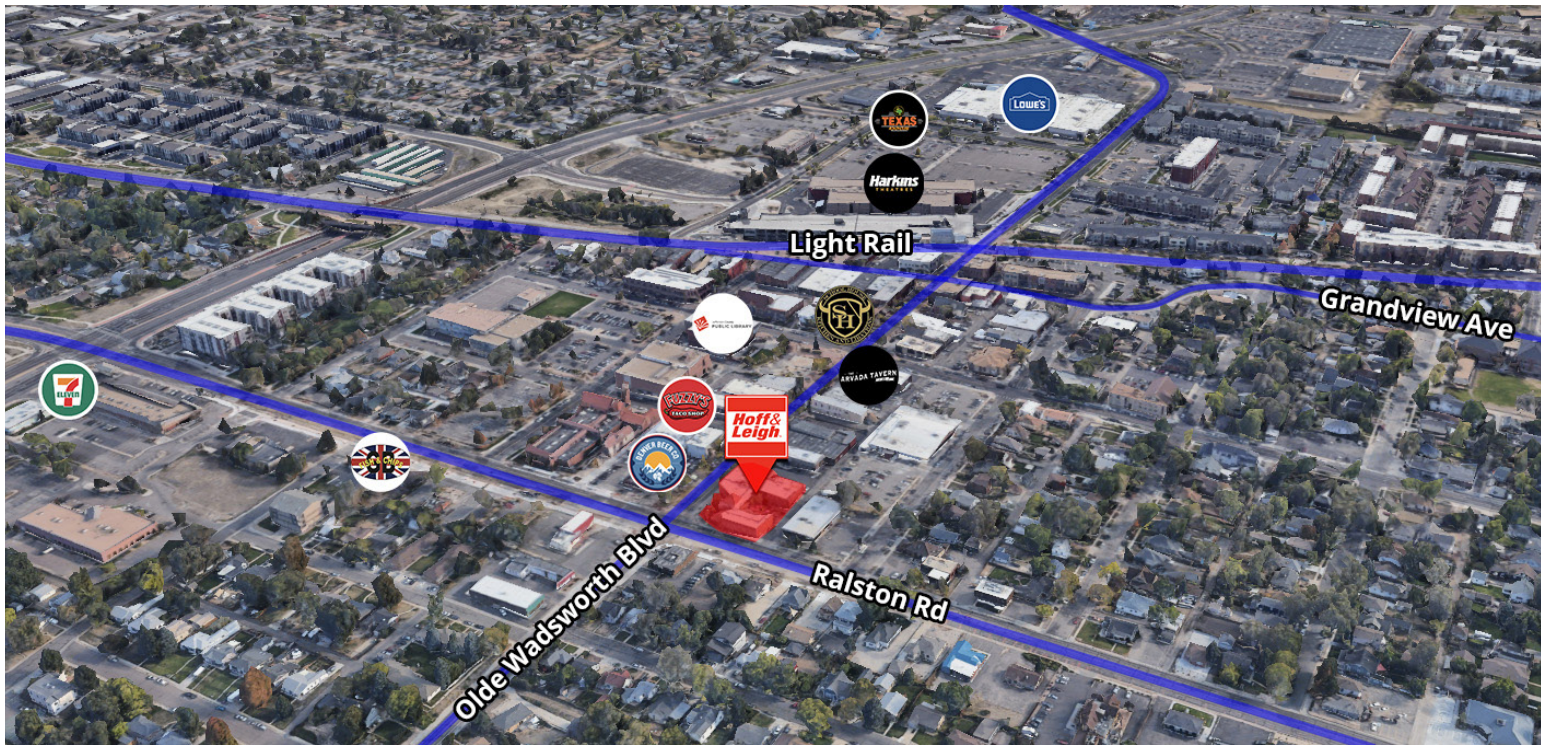
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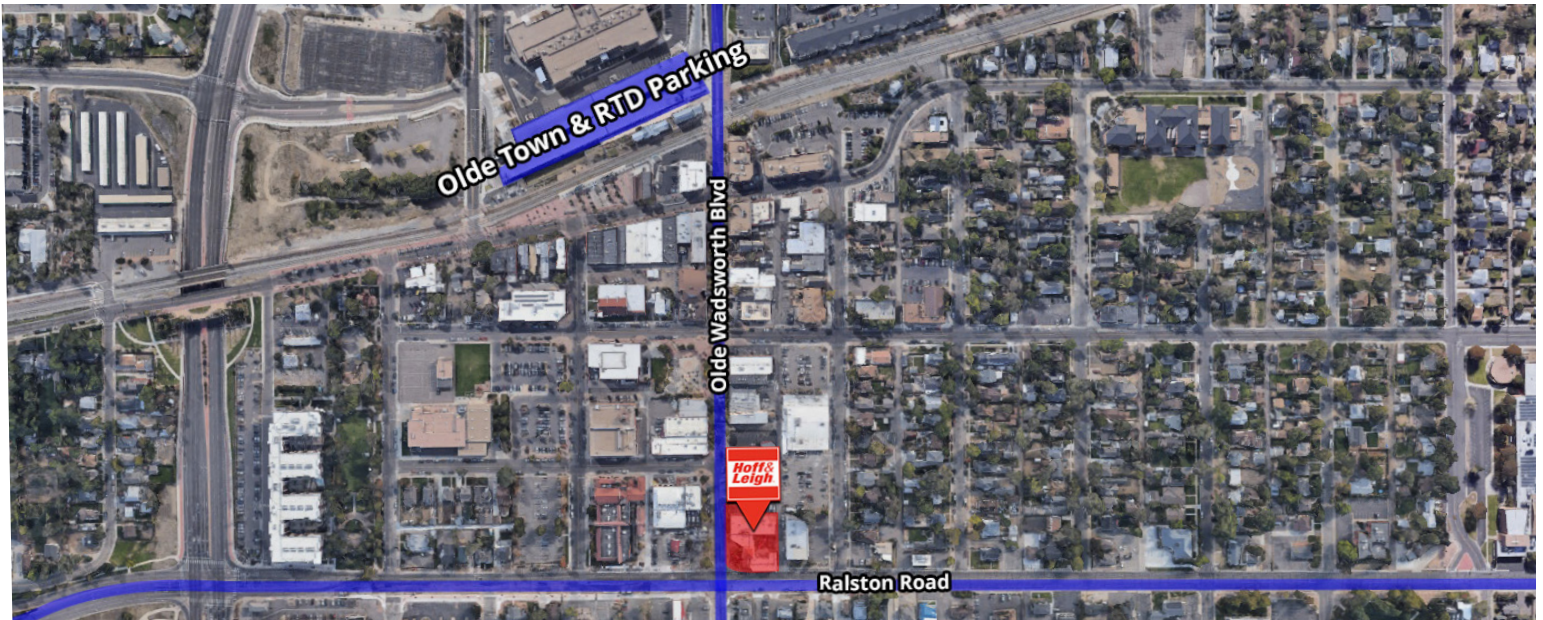
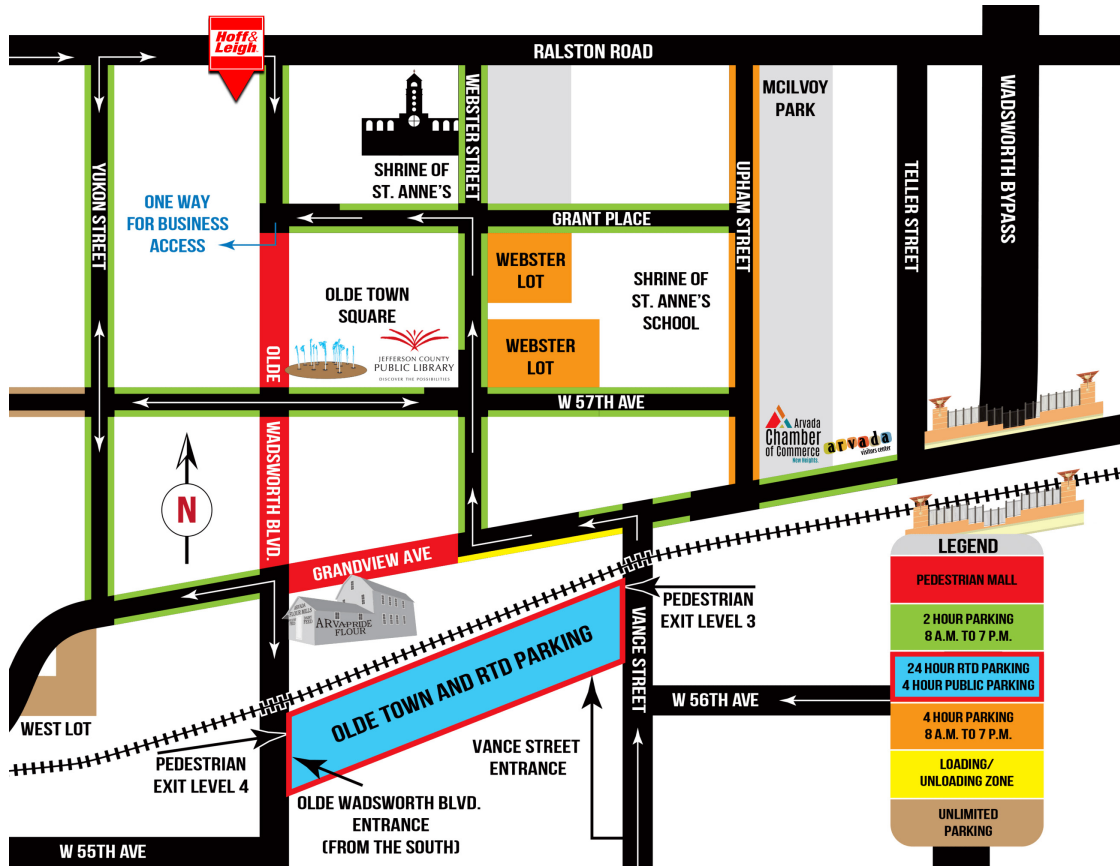
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