



Olde Town Plaza

5777 Olde Wadsworth Blvd, Arvada, CO 80002

Jeff Ruffner

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Olde Town Plaza

\$31.00 - \$45.80 /SF/YR

Olde Town Plaza is located on the corner of Ralston Road (58th Ave) and Olde Wadsworth Blvd in the heart of Olde Town Arvada. It features approximately 10,000 square feet of retail space on the first floor, and 17 apartment units on the second. The two large patios offer a great place for dining, drinks or meeting. Current tenants include a 3600 square foot restaurant, tattoo shop, vintage vinyl/clothing shop, eyebrow threading and fitness studio.

Olde Town Plaza is less than 1/4 mile from the light rail station and adjacent to great shopping and restaurants....



Rental Rate:	\$31.00 - \$45.80 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	10,844 SF
Year Built:	1938
Walk Score ®:	94 (Walker's Paradise)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$3.82 /SF/MO

1st Floor Ste R100

Space Available	3,642 SF
Rental Rate	\$45.80 /SF/YR
Date Available	February 29, 2024
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Turn key ready restaurant/bar. Space includes all FFE and kitchen equipment. Large front and courtyard patios.

1st Floor Ste R500

Space Available	1,182 SF
Rental Rate	\$41.68 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Must see location on Olde Town Arvada. Great visibility on Olde Wadsworth and Ralston intersection.

1st Floor Ste R700

Space Available	1,250 SF
Rental Rate	\$31.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 4 Years

Excellent walkability. Faces restaurant patio and courtyard.



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Property Photos



Building Photo



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