

Olde Town Plaza

5777 Olde Wadsworth Blvd, Arvada, CO 80002

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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

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\$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 aproximately 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....





	1st Floor Ste R100		
	Space Available	3,642 SF	Turn key ready restaurant/bar. Space includes all FFE and
1	Rental Rate	\$45.80 /SF/YR	kitchen equipment. Large front and courtyard patios.
	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	
	1st Floor Ste R500		
	Space Available	1,182 SF	Must see location on Olde Town Arvada. Great visibility on
	Rental Rate	\$41.68 /SE/VR	Olde Wadsworth and Ralston intersection.

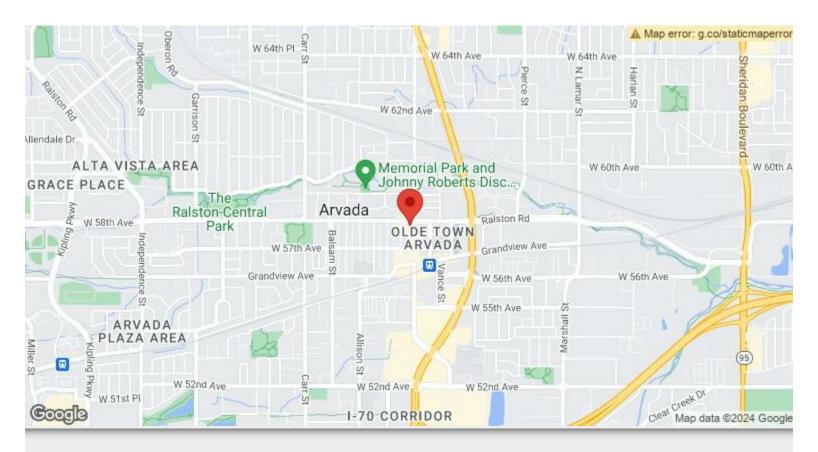
Rental Rate \$41.68 /SF/YR Date Available Now 2 Service Type Modified Gross Built Out As Standard Retail Space Type Relet Space Use Retail Lease Term 3 - 5 Years

1st Floor Ste R700

3

Space Available 1,250 SF Rental Rate \$31.00 /SF/YR Date Available Now **Modified Gross** Service Type 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





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