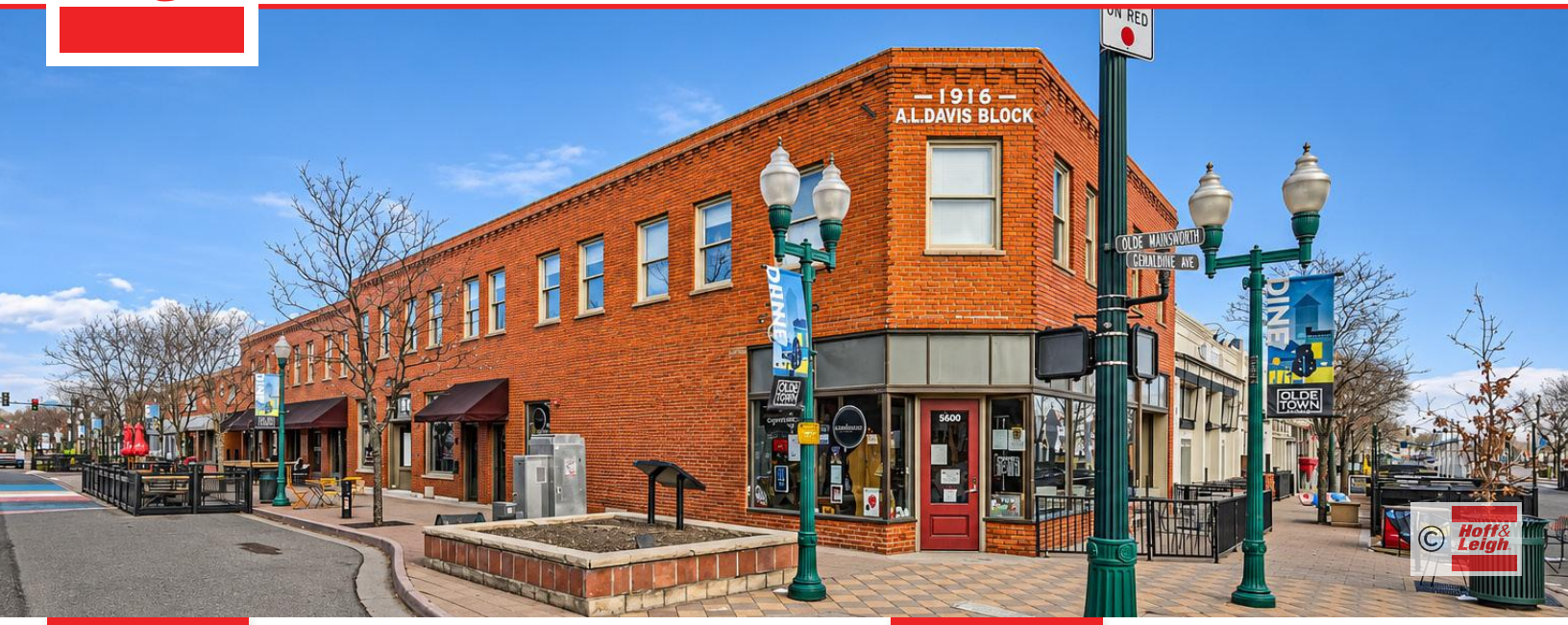
Corner Storefront in Olde Town Arvada for Lease

5600 OLDE WADSWORTH BLVD, ARVADA, COLORADO 80002-2533



Overview

Hoff & Leigh is pleased to present an exceptional opportunity to establish your business in the heart of historic Olde Town Arvada. Formerly home to the popular Hunter Bay Coffee, 5600 Olde Wadsworth Boulevard offers 2,104 SF of inviting main-level retail space in a highly desirable corner location. Featuring charming historic character, expansive storefront windows, excellent visibility, and a dedicated outdoor patio, this property provides the ideal setting to create a memorable customer experience.

Surrounded by Olde Town Arvada's thriving mix of restaurants, breweries, boutiques, and entertainment destinations, the property benefits from a vibrant, pedestrian-friendly atmosphere that attracts both local residents and visitors. An optional lower-level offering up to 2,500 SF of additional space is available, featuring a dedicated office, food preparation area, wash sinks, and a walk-in cooler—valuable features for food and beverage operators looking to streamline their operations.

Ideally suited for a bakery, café, coffee shop, or general retail concept, this versatile space offers the opportunity to bring a new vision to an established Olde Town destination. With its sought-after location, outdoor seating, and up to 4,604 SF of combined space available, 5600 Olde Wadsworth Boulevard presents a rare opportunity to become part of one of Arvada's most vibrant commercial districts.

Highlights

- Prime Olde Town Arvada Location
- Prominent Corner Storefront
- Outdoor Patio Area
- Common Area Restrooms
- Ideal for Bakery, Café, Coffee Shop, or Retail
- Additional Lower-Level Space Available with Walk in Cooler

Property Details

Lease Rate ■ **Negotiable**

Space Available ■ 2,104 SF

Property Type ■ Retail

Zoning ■ OT-GV (Olde Town Grandview Subdistrict)

Unit:	Size:	Lease Rate:
5600	**2,104 SF**	Negotiable

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A PRIVATE TOUR,
please contact Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz at (715) 512-0265.

Rev: November 19, 2026

Our Network Is Your Edge

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



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

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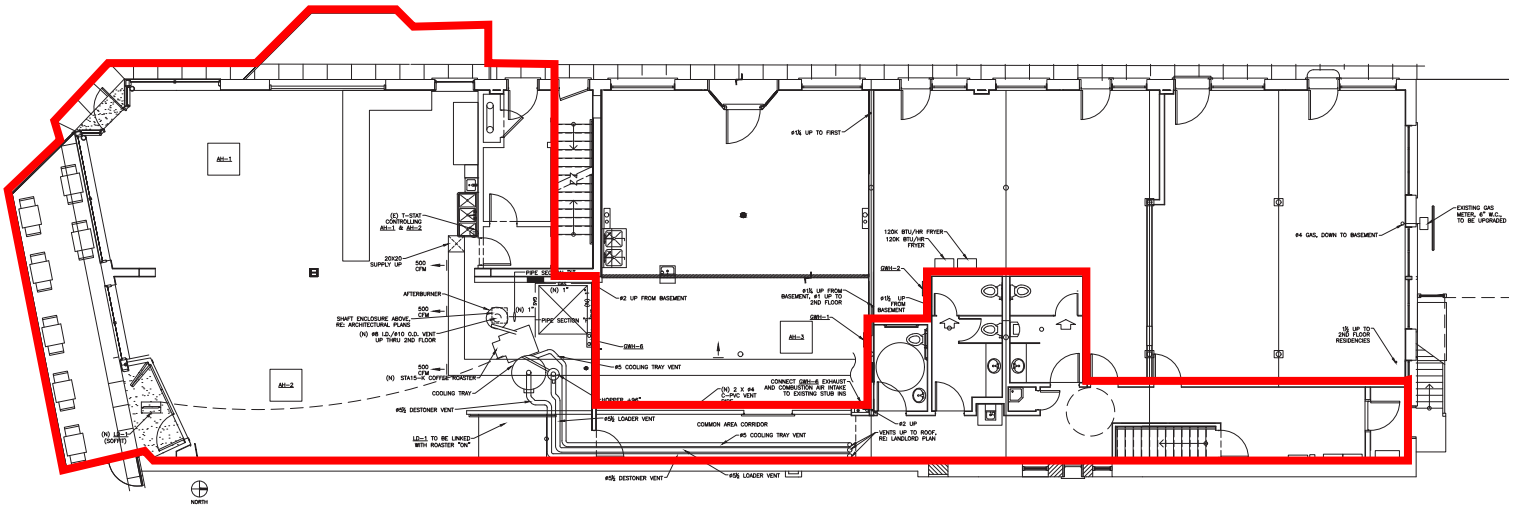


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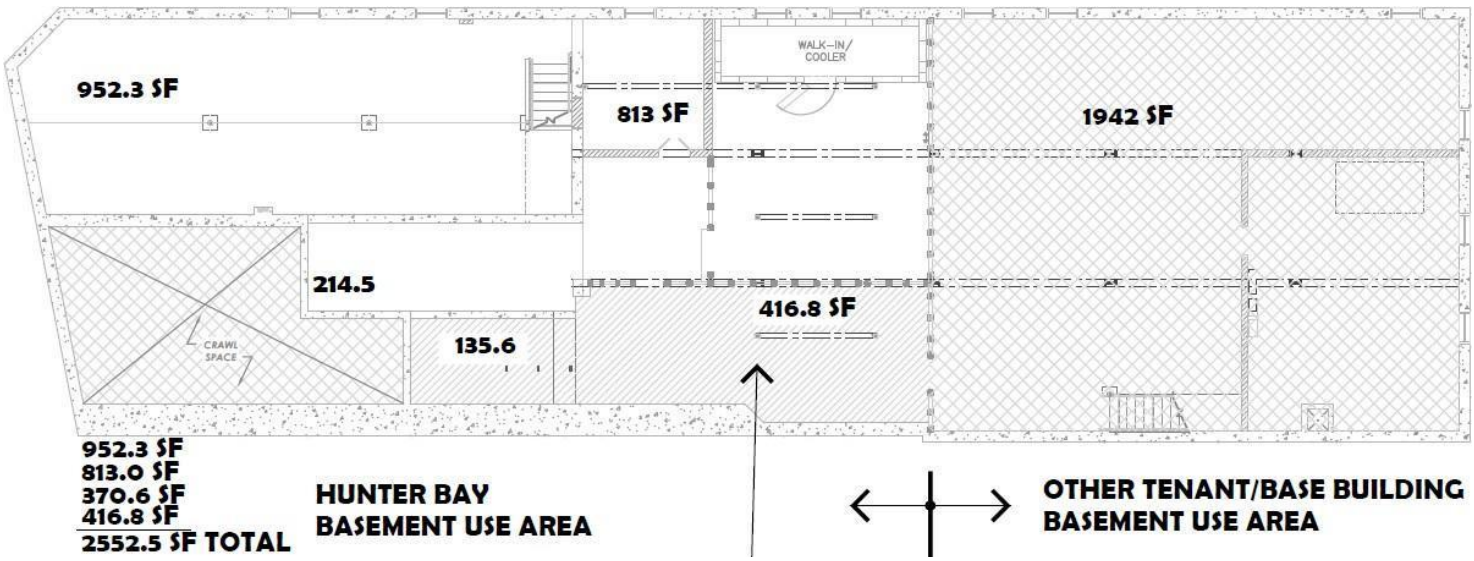
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FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



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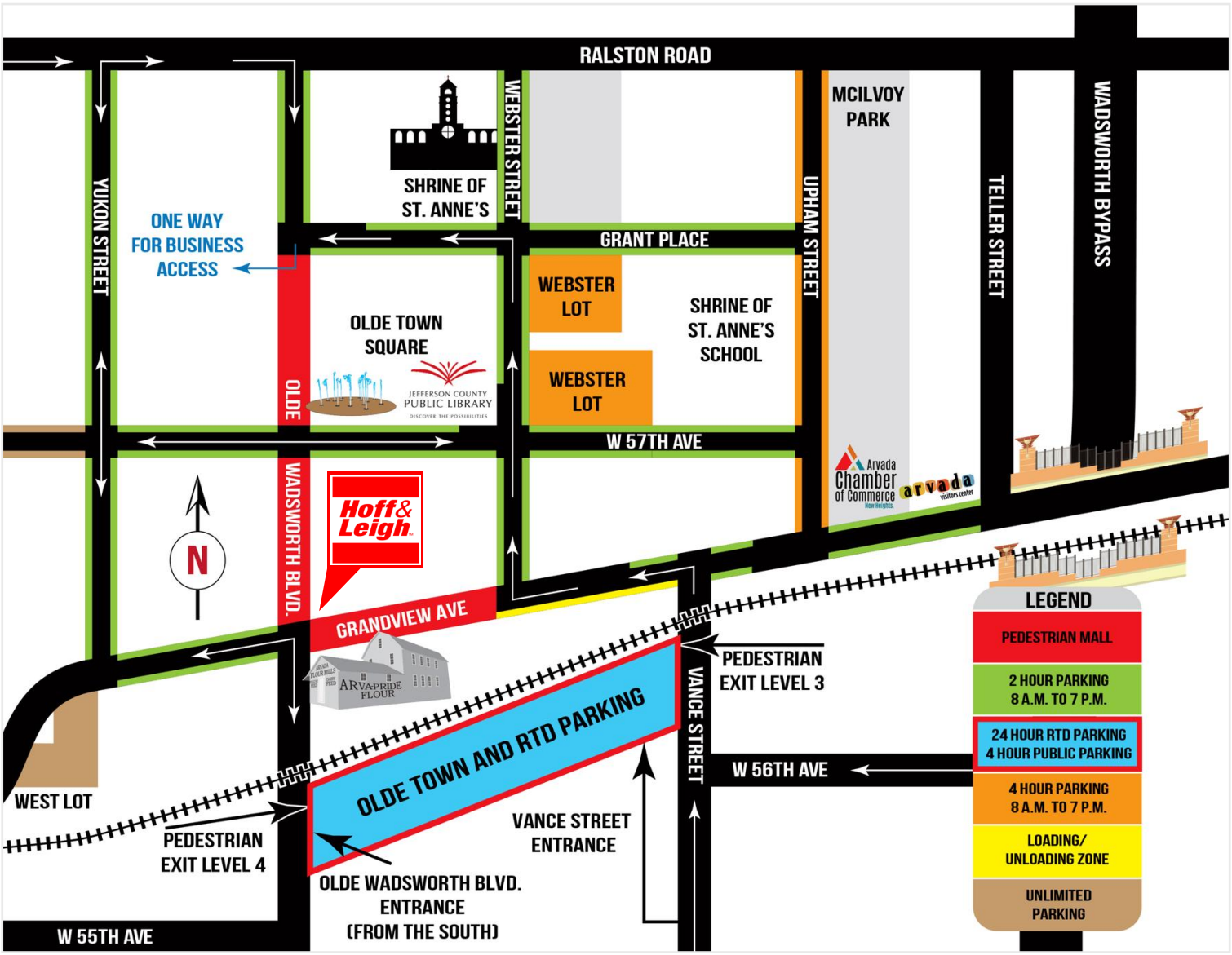


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PARKING MAP



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5600 Olde Wadsworth Blvd, Arvada, Colorado, 80002

DEMOGRAPHICS

126,867
Population

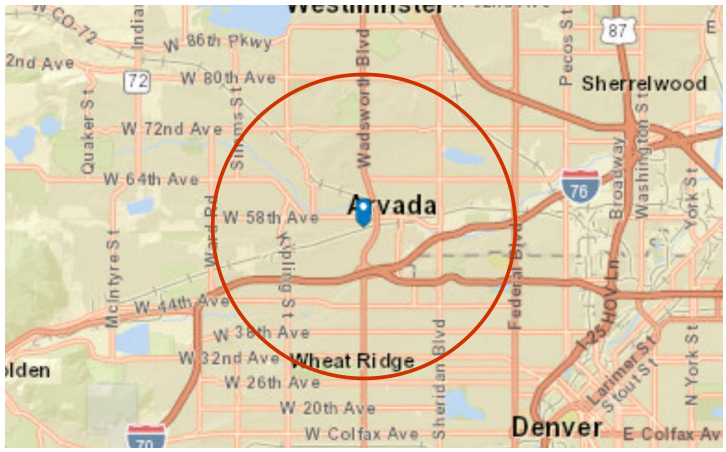
39.8
Median Age

2.3
Average Household Size

$100,284
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Wadsworth Blvd	1,674	0.0
Webster St	2,466	0.1
Vance St	3,834	0.1
Yukon St	3,406	0.1
W 56th Pl	2,035	0.1



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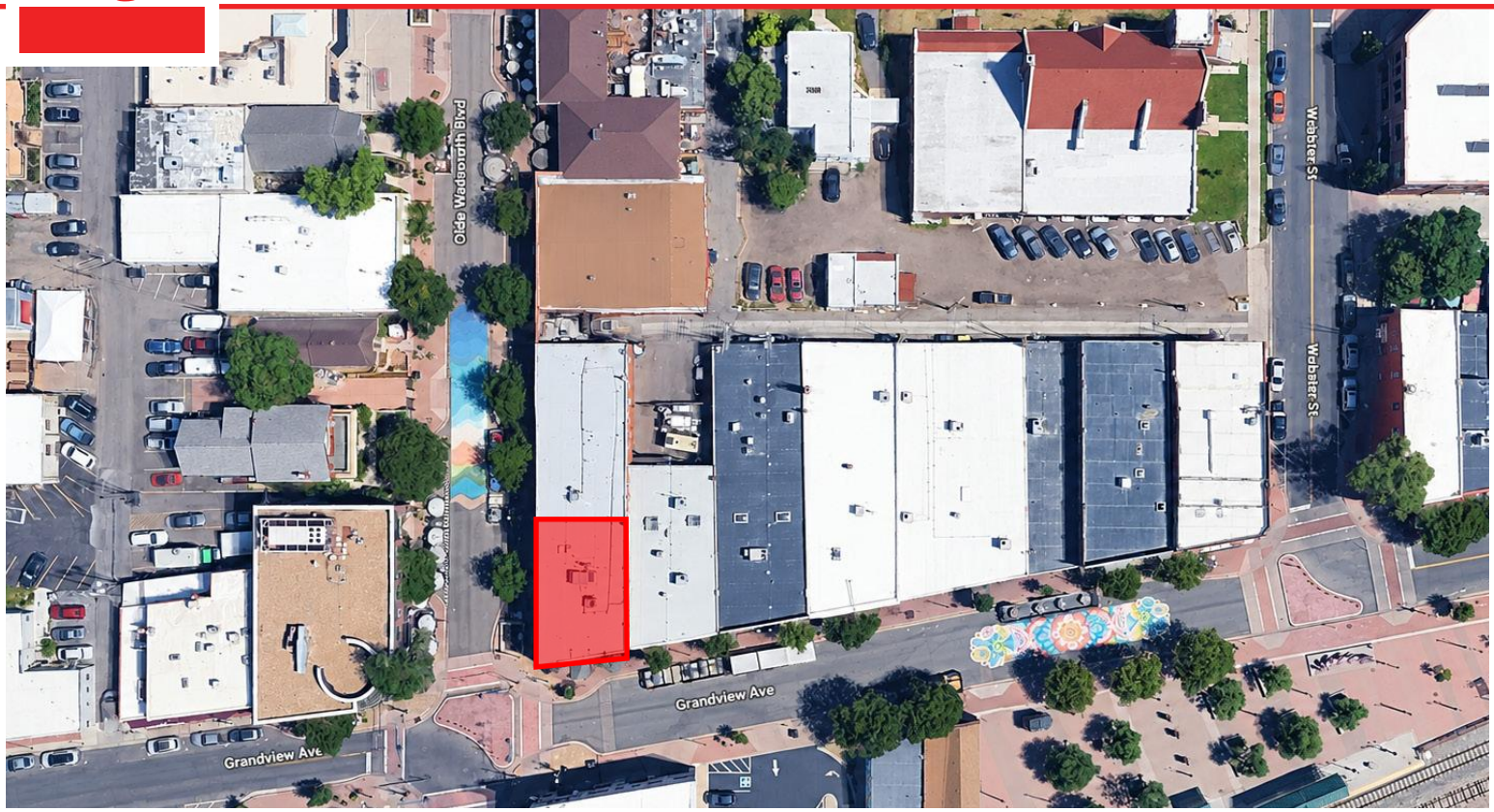
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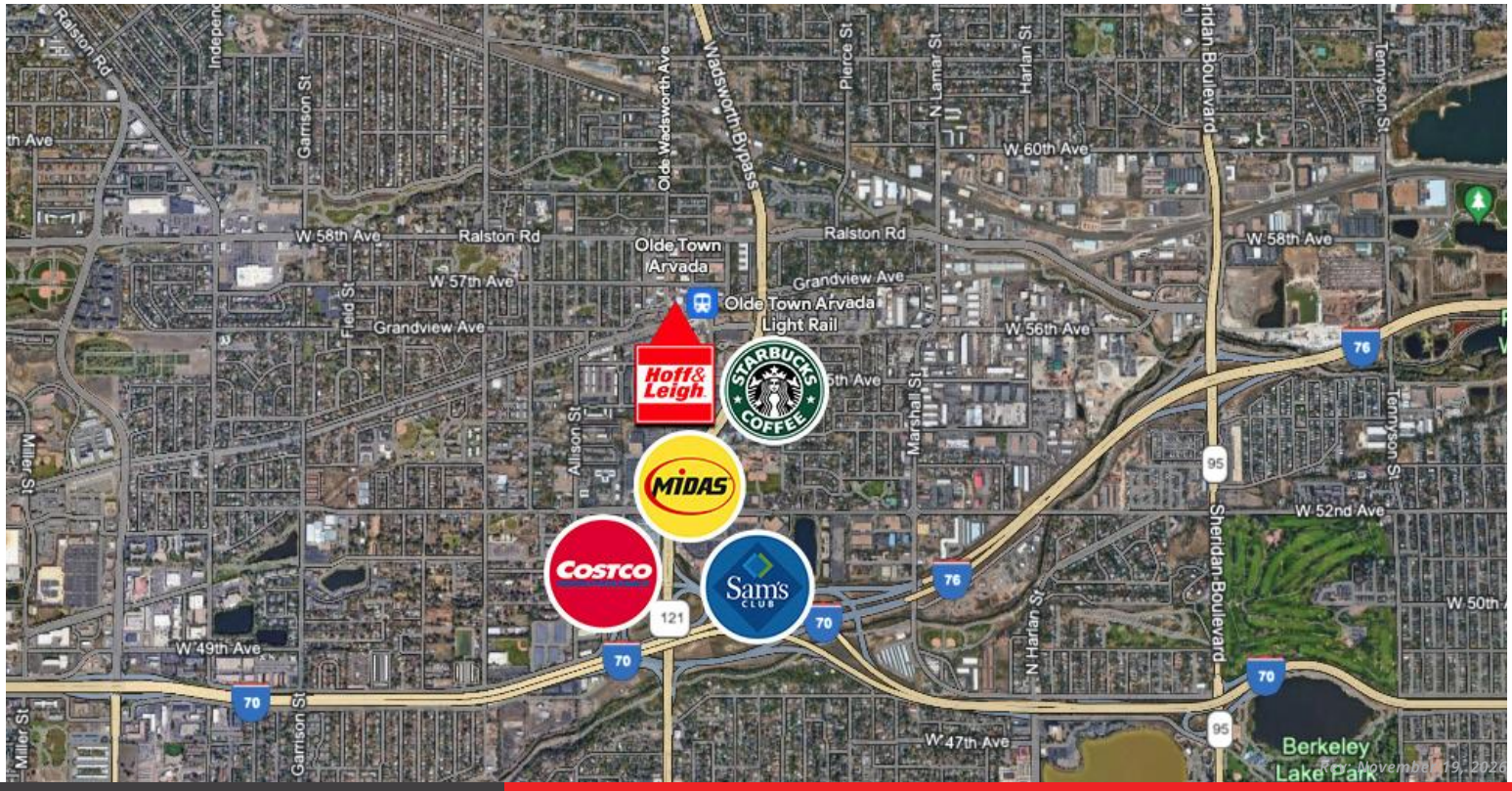


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