



Retail Building For Sale or Lease

2521 SHERIDAN BOULEVARD

Edgewater, CO 80214

Building Size: 2,110 SF

Lot Size: 0.09 Acres

Lease Price: \$22/SF NNN | \$5/SF NNN's

Sales Price: \$1,150,000



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A RARE RETAIL OPPORTUNITY AT SLOAN'S LAKE — LEASE OR OWN

Located at 2521 Sheridan Boulevard in Edgewater, directly across from Denver's iconic Sloan's Lake, this highly visible retail property offers a rare opportunity to both establish a business and own a premier asset in one of the city's most vibrant commercial corridors.

Enjoy consistent year-round foot traffic from park visitors and strong exposure along Sheridan Boulevard. Excellent street frontage supports prominent signage, while four dedicated parking spaces behind the building enhance accessibility. Supported by a growing residential base and convenient metro access, this location combines visibility, convenience, and enduring appeal.

PROPERTY HIGHLIGHTS

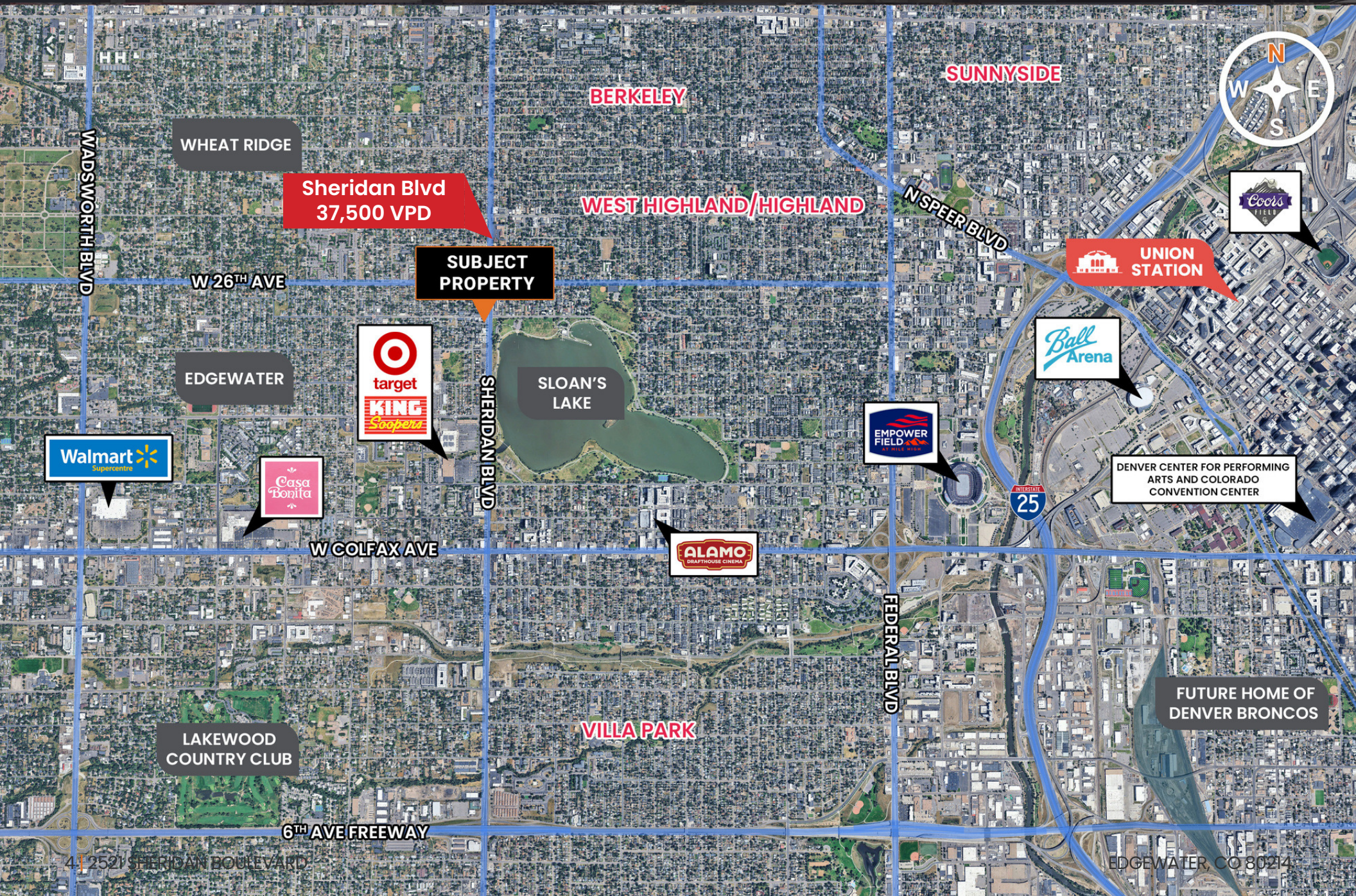
- Premier location directly across from Sloan's Lake, one of Denver's most heavily visited and iconic parks
- High-visibility street frontage along Sheridan Boulevard, a primary north-south arterial serving West Denver
- Flexible, open floor plan adaptable to a wide range of retail or service uses
- Outstanding signage opportunities for strong brand presence and visibility
- Four dedicated on-site parking spaces conveniently located behind the building
- Strong daily vehicular traffic complemented by consistent pedestrian activity driven by year-round lake visitation
- Excellent regional access to I-70, West Colfax Avenue, and the broader Denver metro area
- Situated within the dynamic Edgewater retail corridor, supported by growing residential density and ongoing commercial investment



Property Address	2521 Sheridan Boulevard, Edgewater, CO 80214
Lot Size	0.09 Acres
Building SF	2,110 SF
Zoning	C-1

Available Space	2,110 SF
Lease Rate	\$22/SF NNN \$5/SF NNN's
Sales Price	\$1,150,000





Sheridan Blvd
37,500 VPD

SUBJECT PROPERTY

Walmart
Supercentre

target
KING Soopers

Casa Bonita

ALAMO
DRAFTHOUSE CINEMA

EMPOWER FIELD
BY BLUE HORIZON

Ball Arena

UNION STATION

DENVER CENTER FOR PERFORMING ARTS AND COLORADO CONVENTION CENTER

FUTURE HOME OF DENVER BRONCOS

Coors Field

BERKELEY

SUNNYSIDE

WEST HIGHLAND/HIGHLAND

WHEAT RIDGE

EDGEWATER

SLOAN'S LAKE

VILLA PARK

LAKEWOOD COUNTRY CLUB

WADSWORTH BLVD

W 26TH AVE

W COLFAX AVE

6TH AVE FREEWAY

N SPEER BLVD

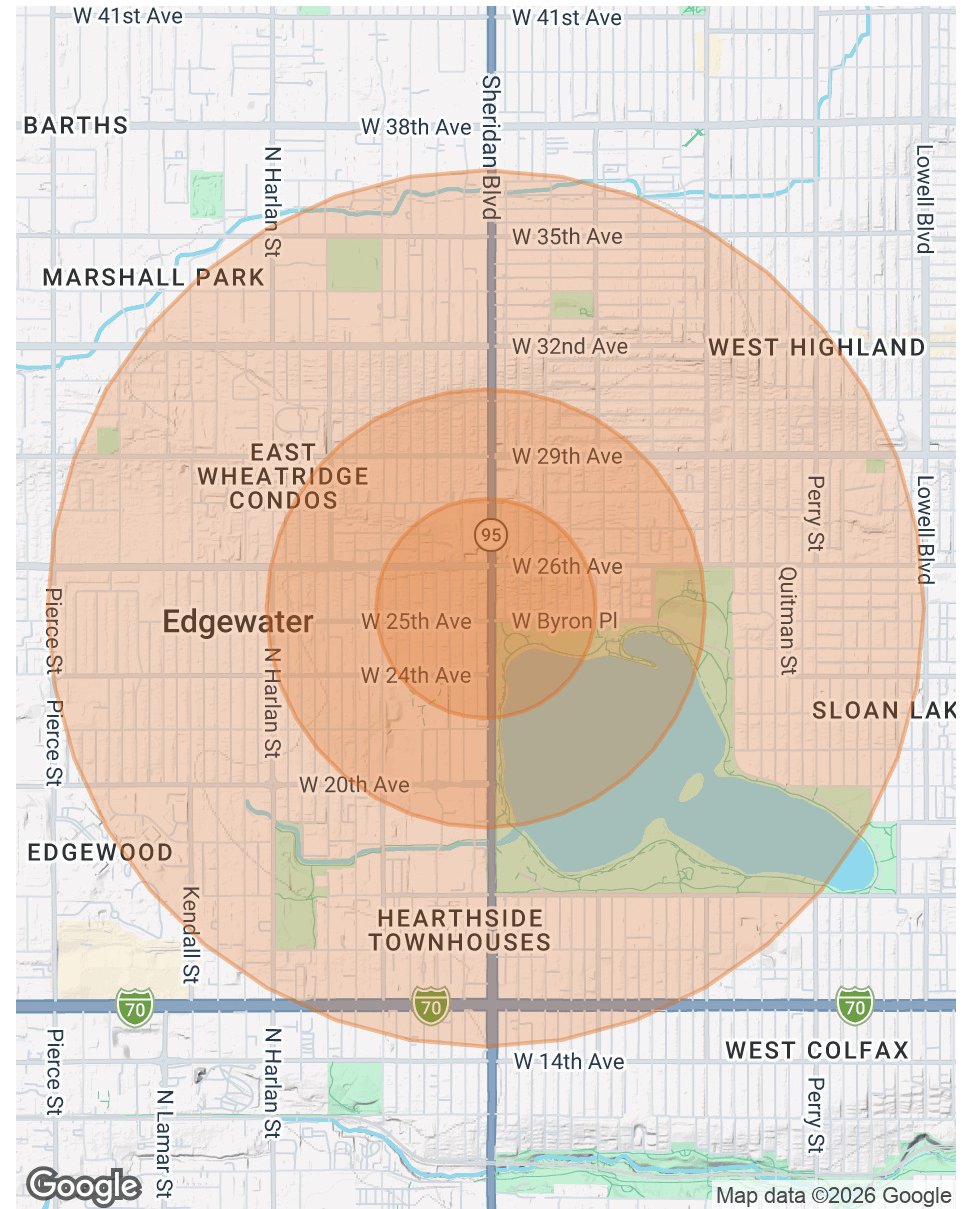
FEDERAL BLVD



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,152	4,599	20,947
Average Age	35.8	36.4	37.1
Average Age (Male)	37.0	37.6	36.8
Average Age (Female)	35.3	36.3	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	556	2,249	10,144
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$93,649	\$94,307	\$91,259
Average House Value	\$496,174	\$486,146	\$481,533

2020 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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