

**2553 N Sheridan Blvd  
Edgewater, CO**

**SALE PRICE**

**\$ 553,000**

**Proforma Cap Rate 8%  
based on previous tenant**

**ZONING: C-1**

**COMMERCIAL  
RETAIL  
OFFICE**



**Easy Access to  
Downtown  
Denver**



**A PERFECT LOCATION REALTY**



**Kristen Miller  
303-503-9823**

284 N Main St  
Brighton, CO 80601



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 284 N. Main  
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## PROPERTY SUMMARY

**Address:** 2553 N. Sheridan Blvd  
 Edgewater Co 80214  
**County:** Jefferson County  
**Property Type:** Commercial, Retail, Office or Cannabis  
 (to name a few options)

**Sale Price:** \$553,000  
**Bldg Total Sq Ft:** 1748  
**Lot Size:** 6534 SqFt  
**Stories:** 1 + basement  
**Year of Construction:** 1909

### BUILDING DESCRIPTION:

- Construction is Frame with frame/cement board exterior siding
- Optional Two entrances with ADA entrance
- concrete parking and 7 parking space in rear two are tandem employee parking

### ZONING: C - 1

The C-1 district provides a wider variety of small and moderate scale retail, service, boutique shops, special uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.



### RECENT USE:

- The building has been used as a Cannabis retail store for over 10 years. Currently may have option to purchase business with the building and license

### LOCATION: 4 Miles to DT Denver

- Located on the West side of Sheridan just north of 25th
- North of Colfax, South I-70 West of I-25

### \*TRAFFIC COUNTS :

#### 2025 Est. daily traffic counts

- 1) Sheridan Blvd
  - 36,316
- 5) Sheridan and 26th
  - 11,863

\*Traffic count compliments of Realtors Property Resource® LLC NOTE: Daily Traffic Counts are mix of actual and estimates





**UPDATES:**

Partial list of most recent improvements include:

- roof
- Siding
- Furnace 2026
- ADA Ramp



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# Traffic Counts Property Traffic Count

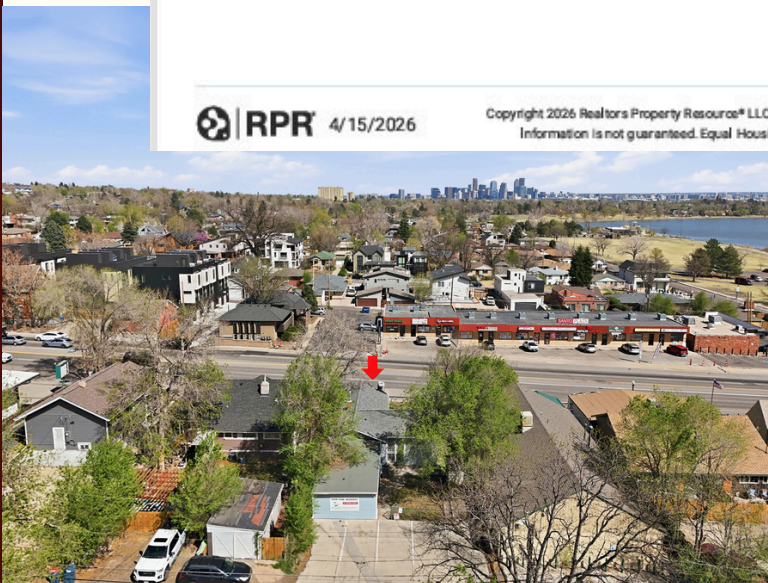


## Traffic Counts by Highest Traffic Count

▲ 36,316	▲ 35,787	▲ 35,118	▲ 32,748	▲ 11,863
<b>Sheridan Boulevard</b>	<b>Sheridan Boulevard</b>	<b>Sheridan Boulevard</b>	<b>West 17th Avenue</b>	<b>W 26th Ave</b>
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: W 20th Ave Cross Dir: S Distance: 0.04 miles	Cross: W Byron Pl Cross Dir: N Distance: 0.19 miles	Cross: Sheridan Boulevard Cross Dir: NW Distance: 0.01 miles	Cross: Zenobia St Cross Dir: - Distance: -	Cross: Ames St Cross Dir: W Distance: 0.03 miles
<b>Historical counts</b>	<b>Historical counts</b>	<b>Historical counts</b>	<b>Historical counts</b>	<b>Historical counts</b>
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2023 ▲ 35,000 AADT	2022 ▲ 34,000 AADT	2023 ▲ 35,000 AADT	2022 ▲ 34,000 AADT	2011 ▲ 11,523 ADT
2013 ▲ 37,000 AADT	2020 ▲ 32,000 AADT		2020 ▲ 31,000 AADT	2010 ▲ 11,762 ADT
2012 ▲ 39,500 AADT	2017 ▲ 41,000 AADT			
2011 ▲ 36,000 AADT	2015 ▲ 33,754 ADT			
2010 ▲ 36,000 AADT	2011 ▲ 42,250 ADT			

AAADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AAWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



**Prime Community Location**  
Near all the events at Sloans Lake and nearby!



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