

High-Visibility Edgewater Storefront

5219 W 25TH AVE, EDGEWATER, COLORADO 80214

PRICE REDUCED!



Overview

Hoff and Leigh is proud to present this 1,809 SF Retail/Office space for lease in the heart of Edgewater at 5219 W 25th Avenue. This prime retail space for lease is steps from Sloan's Lake and minutes from downtown Denver. This highly visible storefront features excellent street exposure, large display windows, and an adaptable open floor plan ideal for retail, boutique, office or service-oriented users. The property sits within one of the Denver metro area's most soughtafter neighborhoods, surrounded by popular restaurants, coffee shops, and local retailers that draw consistent foot traffic throughout the day. With strong residential density, a growing daytime population, and convenient access to Sheridan Boulevard and West 26th Avenue, the location provides exceptional visibility and accessibility for tenants looking to establish or expand their business. Offering the perfect blend of neighborhood charm and urban energy,

5219 W 25th Avenue presents an outstanding opportunity to secure a retail presence in one of Edgewater's most active and evolving commercial districts.

1,809 SF x \$22.50/SF/YR + \$7.91/SF/YR NNN = \$4,584.31/Month

For more info, please text/call Lisa Langiewicz (970) 903-4198

Highlights

- Prime Location in Edgewater
- Strong Visibility & Foot Traffic
- Flexible Use Zoning (C-1)
- Coolers Still in Place

Property Details

Lease Rate

- \$25.00/SF/YR (NNN)
- \$22.50/SF/YR (NNN)

NNN Rate

- \$7.91/SF/YR

Space Available

- 1,809 SF

Zoning

- C-1

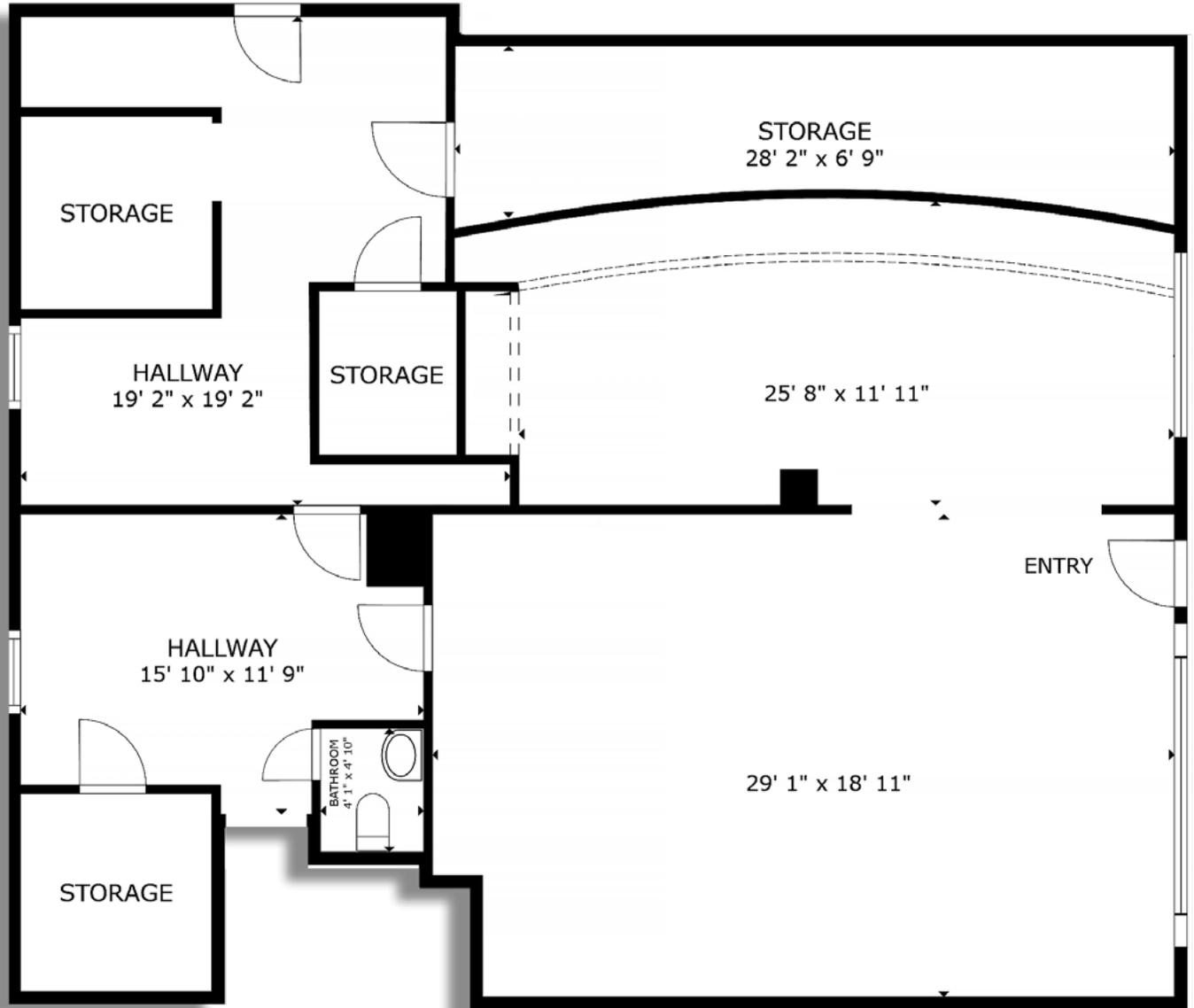
Rev: March 18, 2026





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[Click Here Virtual Tour](#)

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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

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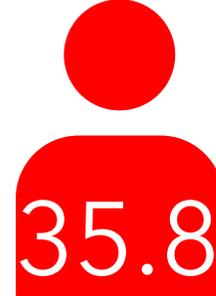
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DEMOGRAPHICS



172,121
Population



35.8
Median Age



2.1
Average
Household Size



\$100,722
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W Byron Pl	35,300	0.1
Zenobia St	3,778	0.1
Ames St	11,523	0.1
Upham St	10,383	0.1
Benton St	11,750	0.1



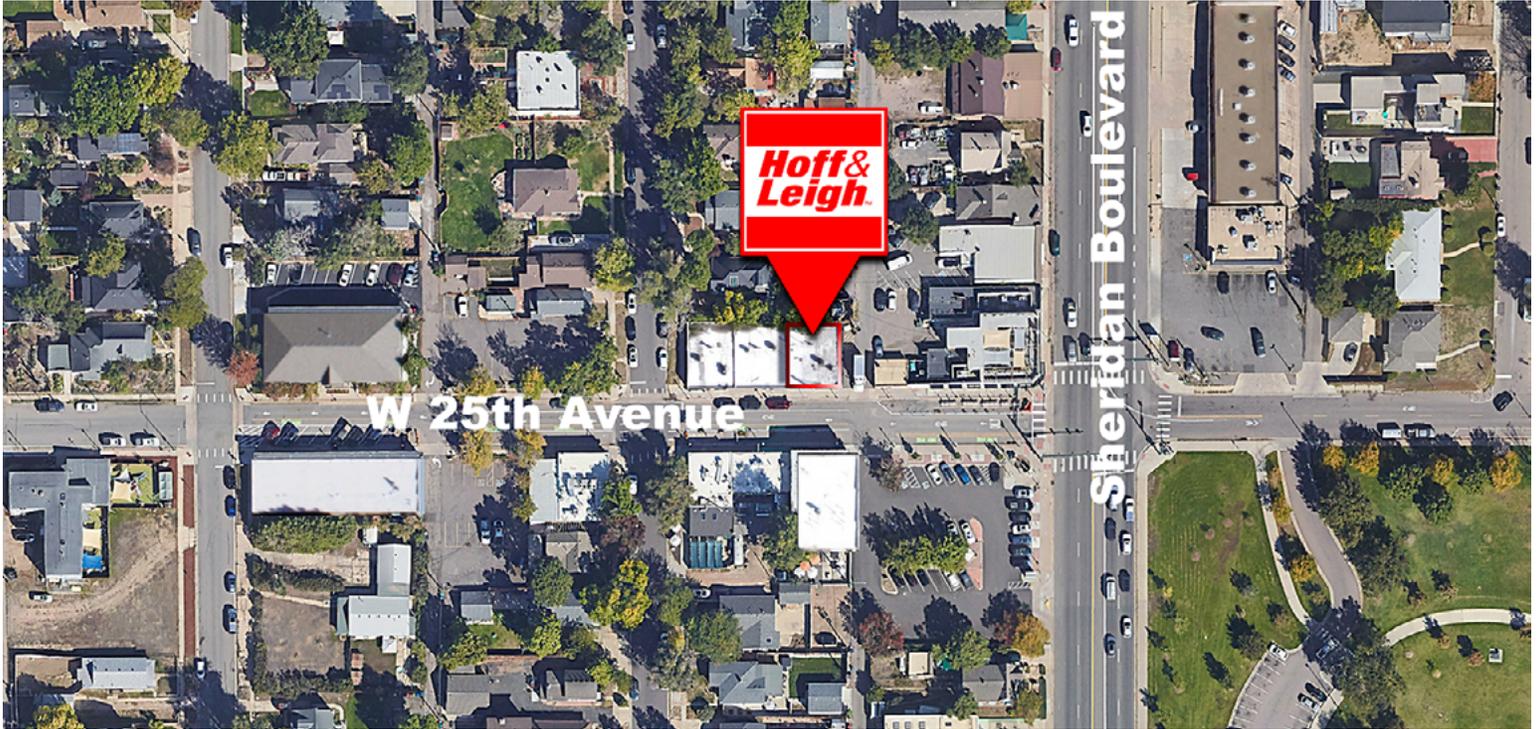
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