

# 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 sought after 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 \$23.50/SF/YR + \$7.91/SF/YR NNN = \$4,735.06/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)  
\$23.50/SF/YR (NNN)

### Space Available

- 1,809 SF

### NNN Rate

- \$7.91/SF/YR

### Zoning

- C-1

Rev: January 26, 2026

### Our Network Is Your Edge

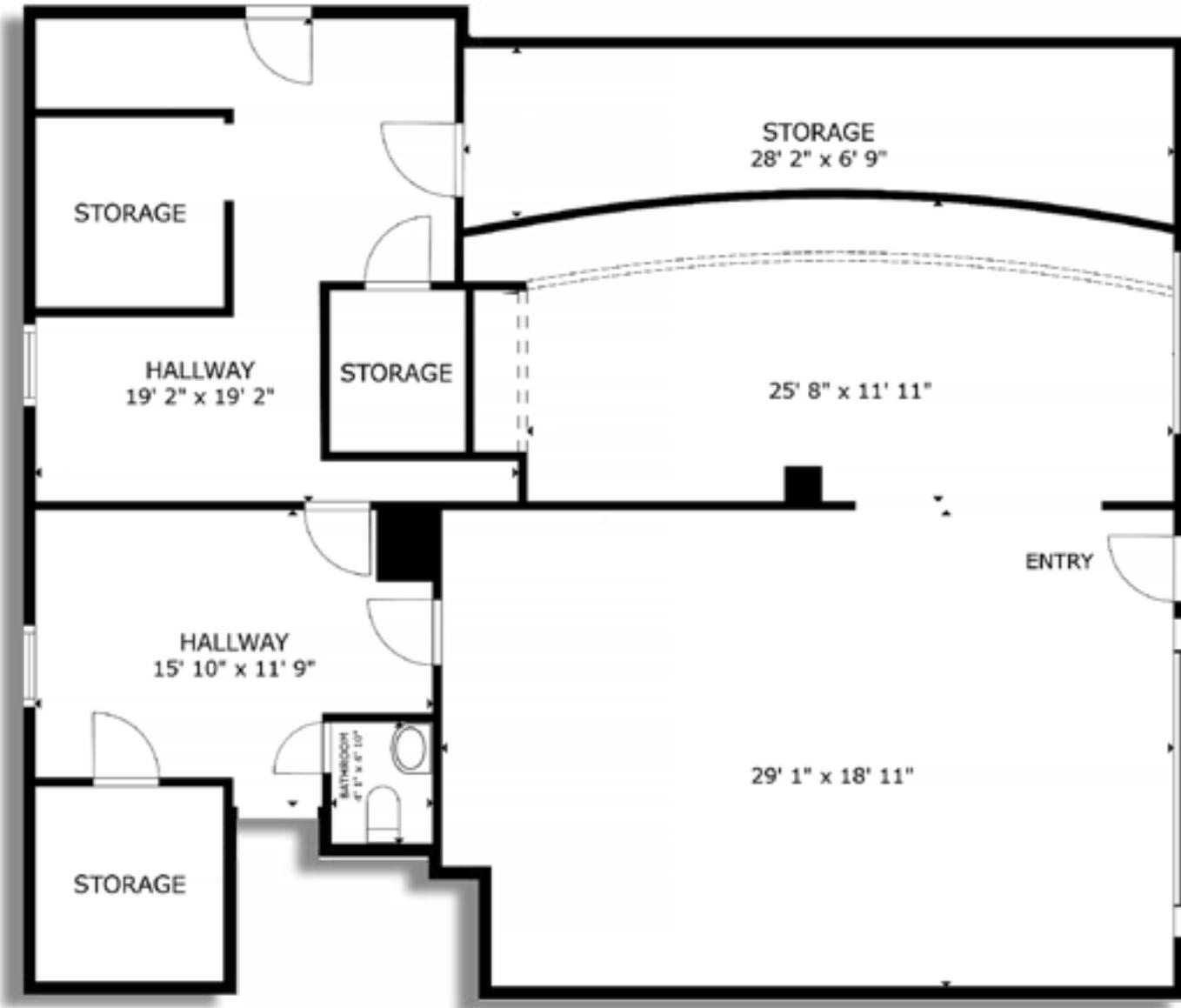
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Lisa Langiewicz**  
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[Click Here Virtual Tour](#)

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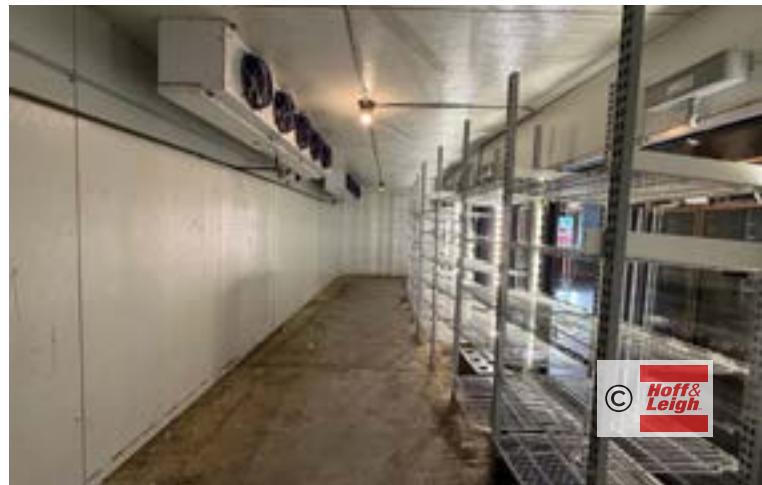
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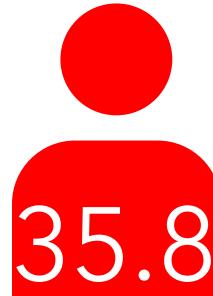
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5219 W 25th Ave, Edgewater, Colorado, 80214 2

## 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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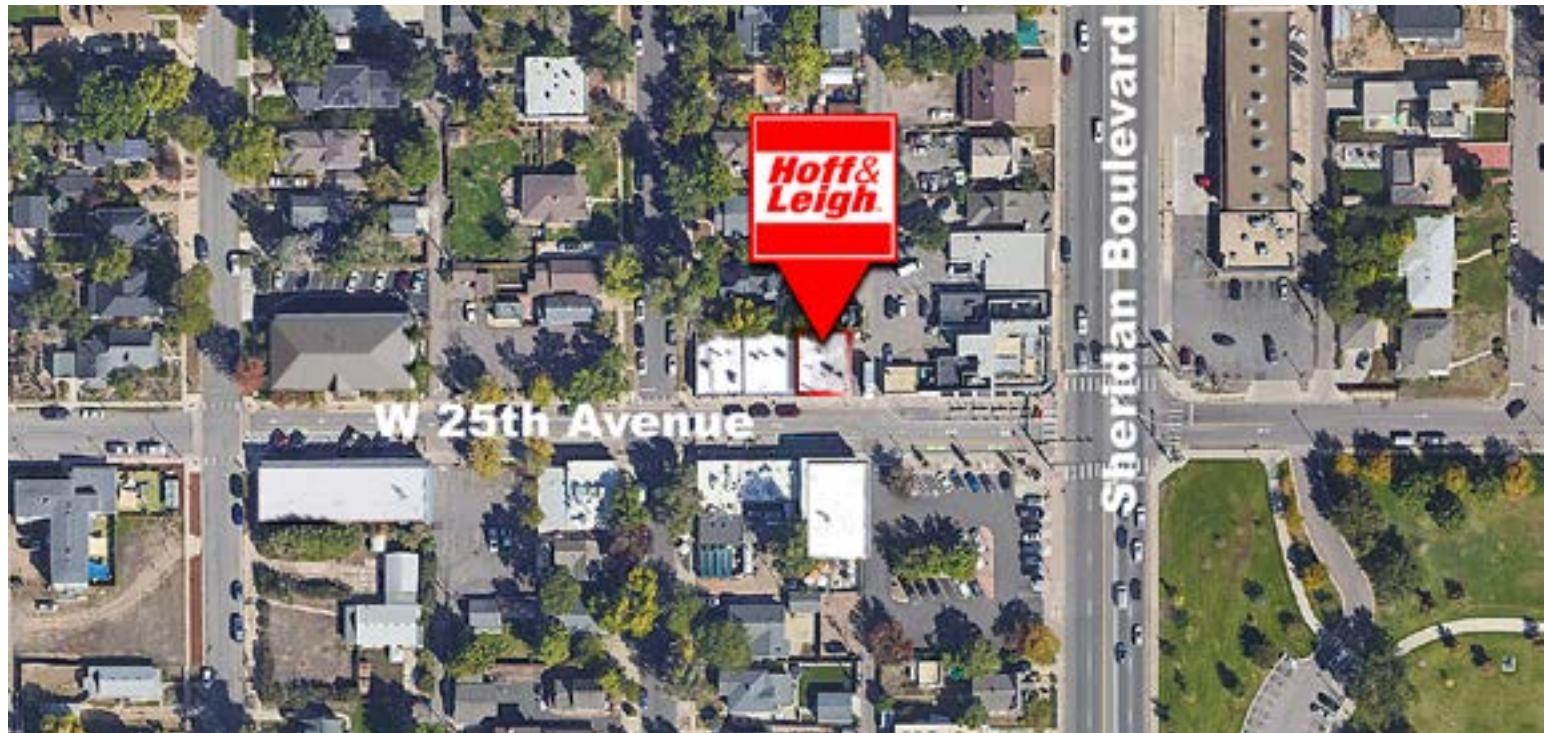
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