



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

Amanda Tompkins S. Vice President | Amanda@henrygroupe.com | 720.994.2260



HENRY GROUP
REAL ESTATE

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

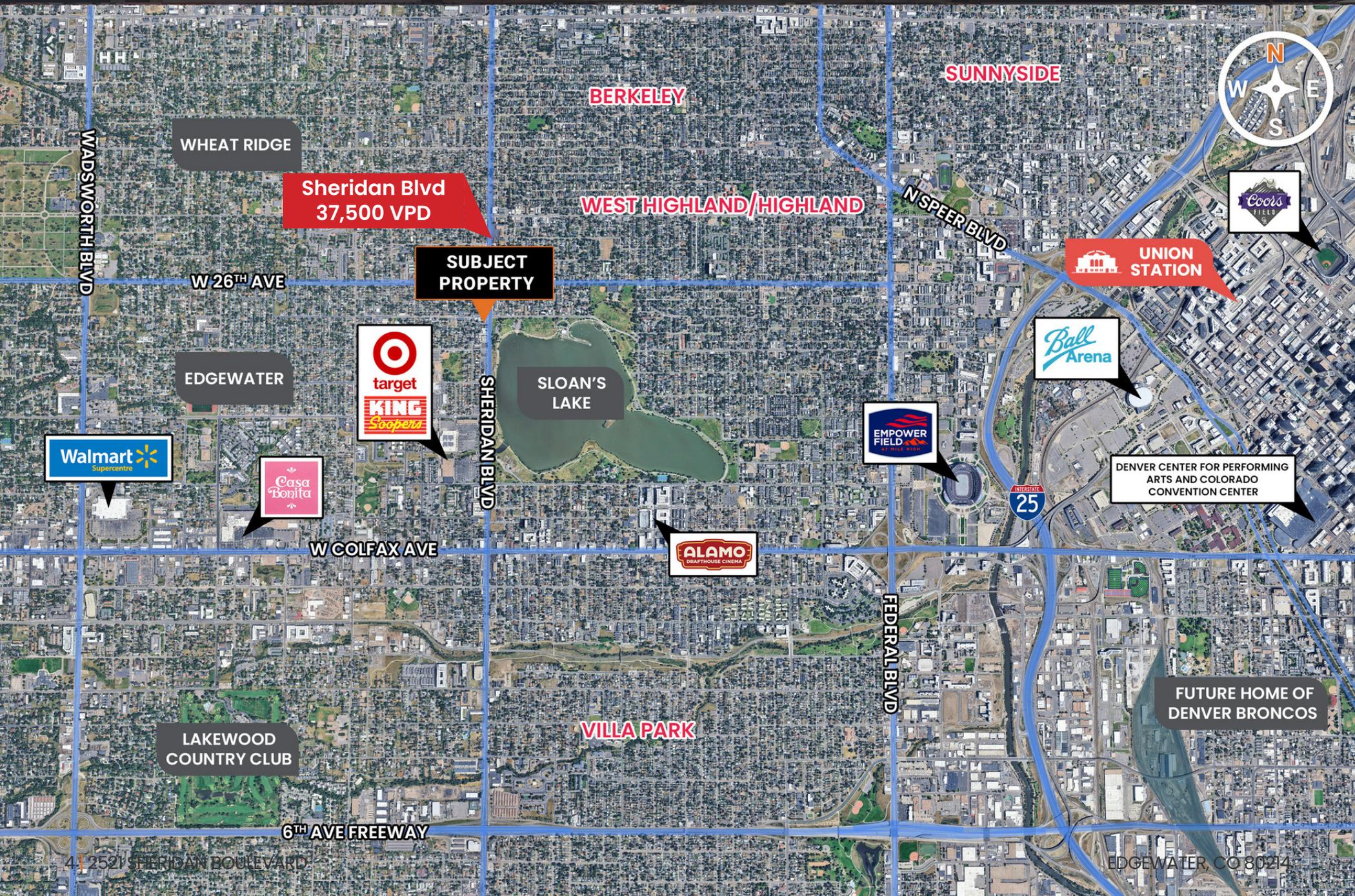
- Premier location directly across from Sloan's Lake, one of Denver's most heavily visited and iconic parks
- High-visibility street frontage along Sheridan Boulevard, a primary north-south arterial serving West Denver
- Flexible, open floor plan adaptable to a wide range of retail or service uses
- 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



WADSWORTH BLVD

WHEAT RIDGE

BERKELEY

SUNNYSIDE

WEST HIGHLAND/HIGHLAND

N SPEER BLVD

W 26TH AVE

EDGEWATER

SLOAN'S LAKE

SHERIDAN BLVD

W COLFAX AVE

LAKEWOOD COUNTRY CLUB

VILLA PARK

FEDERAL BLVD

6TH AVE FREEWAY

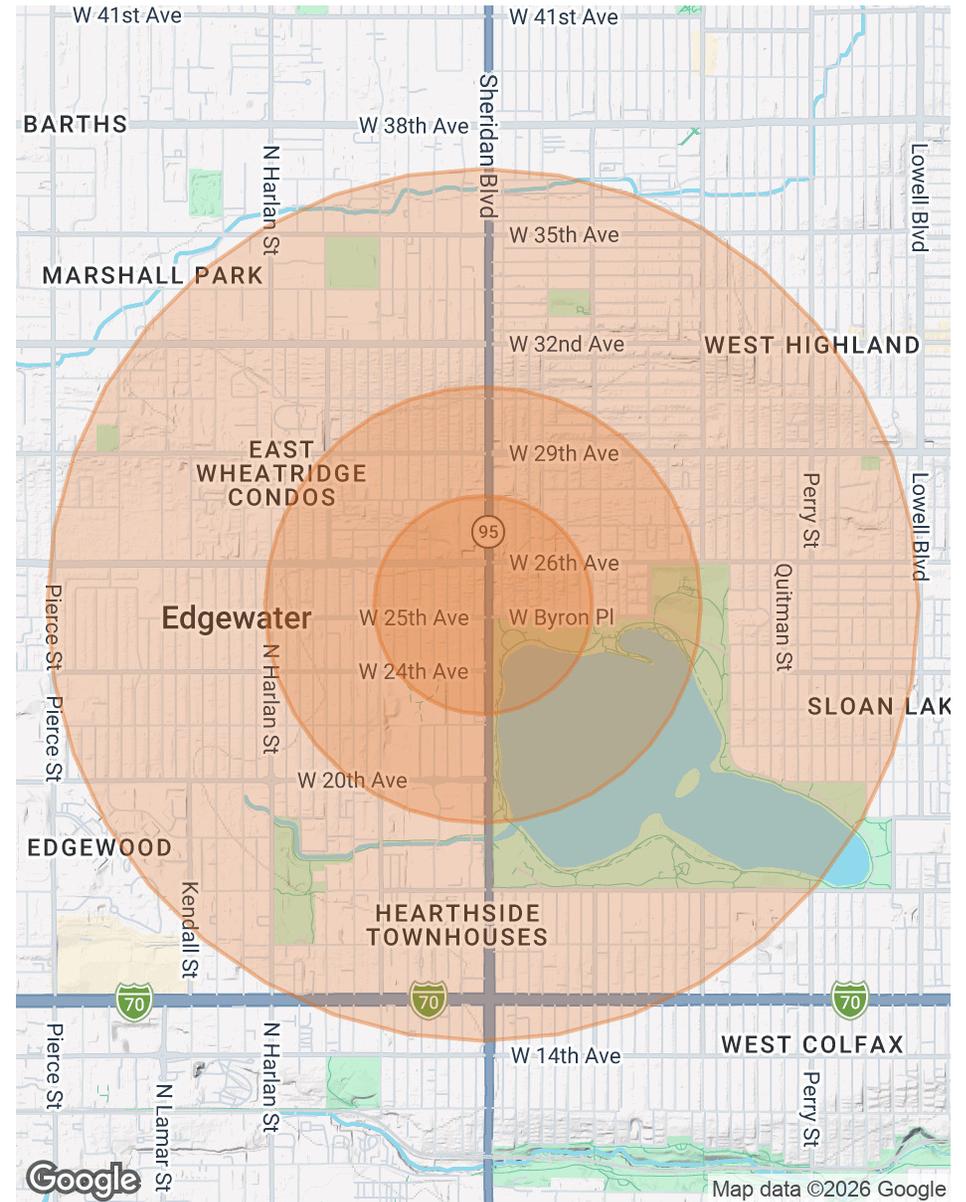
412521 SHERIDAN BOULEVARD

EDGEWATER, CO 80214

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)



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com