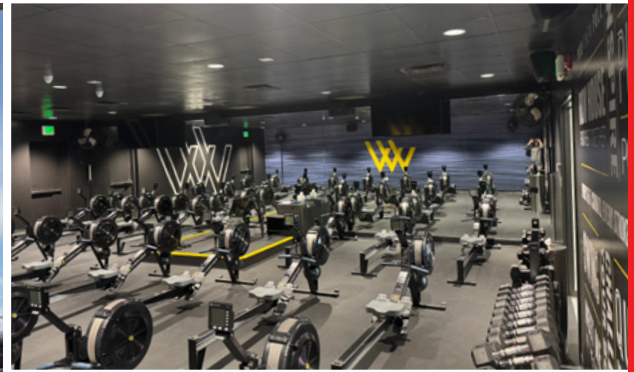




# Immediate Sublease Opportunity Turnkey Fitness Studio in Edgewater

5475 W 20th Ave Edgewater, CO 80214 | 2,000 SF | \$29.23/SF NNN



- Located in a vibrant mixed-use district near Sloan's Lake and Downtown Denver.
- Positioned within the Edgewater Public Market, a popular destination for dining, shopping, and entertainment.
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- Positioned within the Edgewater Public Market, a popular destination for dining, shopping, and entertainment.
- Surrounded by high-traffic businesses including Veterinary Emergency Group, American Axes, and Ohana Grille.
- Adjacent to dense residential neighborhoods like West Colfax and Highland, offering a strong local customer base.
- Fully built-out fitness studio with modern finishes and equipment also available separately.

## Ideal For:

**Fitness entrepreneurs seeking a turnkey studio in a dynamic urban setting.**

**Franchise operators expanding into the Denver metro market.**

**Commercial tenants looking for a built-in customer base and walkable amenities.**

### **Anthony Palumbo**

Vice President

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Vice President

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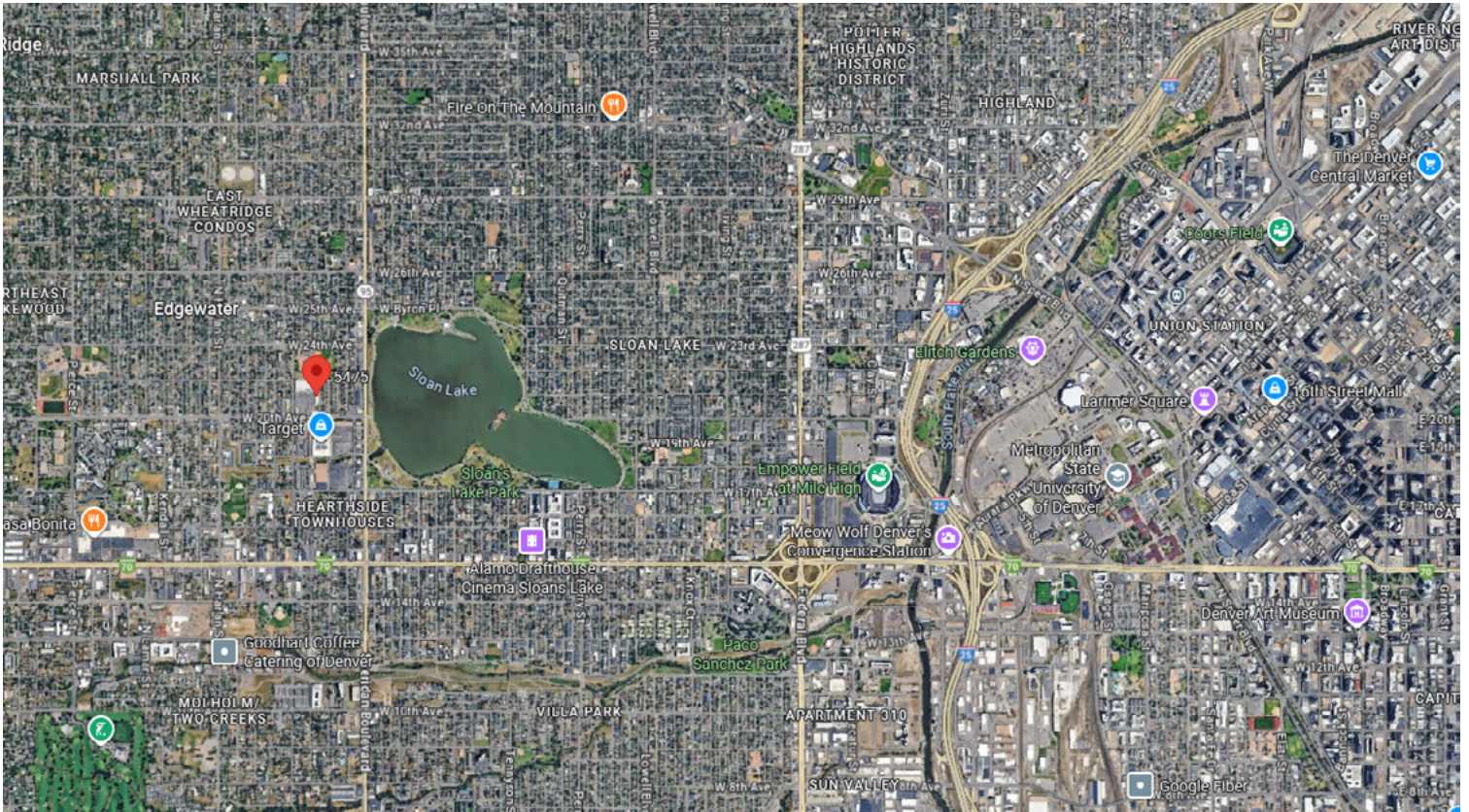
720.608.4201

[impactcommercial.co](http://impactcommercial.co)



# 5475 W 20th Ave Edgewater, CO 80214

## Turnkey Fitness Studio in Edgewater



Demographics & Community	1 Mile	3 Miles	5 Miles
2024 Population	21,292	164,704	460,165
Median Age	36.8	36.8	36.6
2024 Households	10,126	74,591	213,729
Avg Household Income	\$95,004	\$107,013	\$101,995

Source: Costar 2025

County : Jefferson  
 Year Built: 2018  
 Zoning: C-1  
 Building Class: B

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