

34237 US
HIGHWAY 6

CBRE

EDWARDS, CO
81632



7,053 SF 1ST FLOOR FOR SALE

PROPERTY OVERVIEW

Prime Riverwalk Retail - Edwards, CO

Unlock the opportunity to own or invest in premier first-floor retail in the heart of the vibrant Riverwalk at Edwards. This rare offering combines high visibility, versatile space, and built-in income — all set against the backdrop of the Eagle River and Vail Valley lifestyle.

Property Highlights

- **Location:** Situated in the highly desirable Riverwalk development, surrounded by boutiques, restaurants, and national retailers.
- **Size & Layout:** Spacious first-floor unit with two distinct storefronts, formerly occupied by a bank and a current dental office, offering flexible use for retail, professional services, wellness, or financial institutions.
- **Tenant in Place:** The dental office is currently leased through December 2026, providing immediate rental income and stability for investors.
- **Visibility & Access:** Exceptional foot traffic and signage visibility from Edwards Village Blvd with ample shared parking.
- **Destination Appeal:** The Riverwalk is a cornerstone of the Edwards community — a walkable, mixed-use destination drawing locals and visitors alike.



DEMOGRAPHIC DATA

	5 MILES	10 MILES	15 MILES
POPULATION	17,635	24,580	35,804
2024 DAYTIME POPULATION	17,210	23,444	40,994
AVERAGE HOUSEHOLD INCOME	\$146,717	\$152,724	\$152,906

TRAFFIC COUNTS

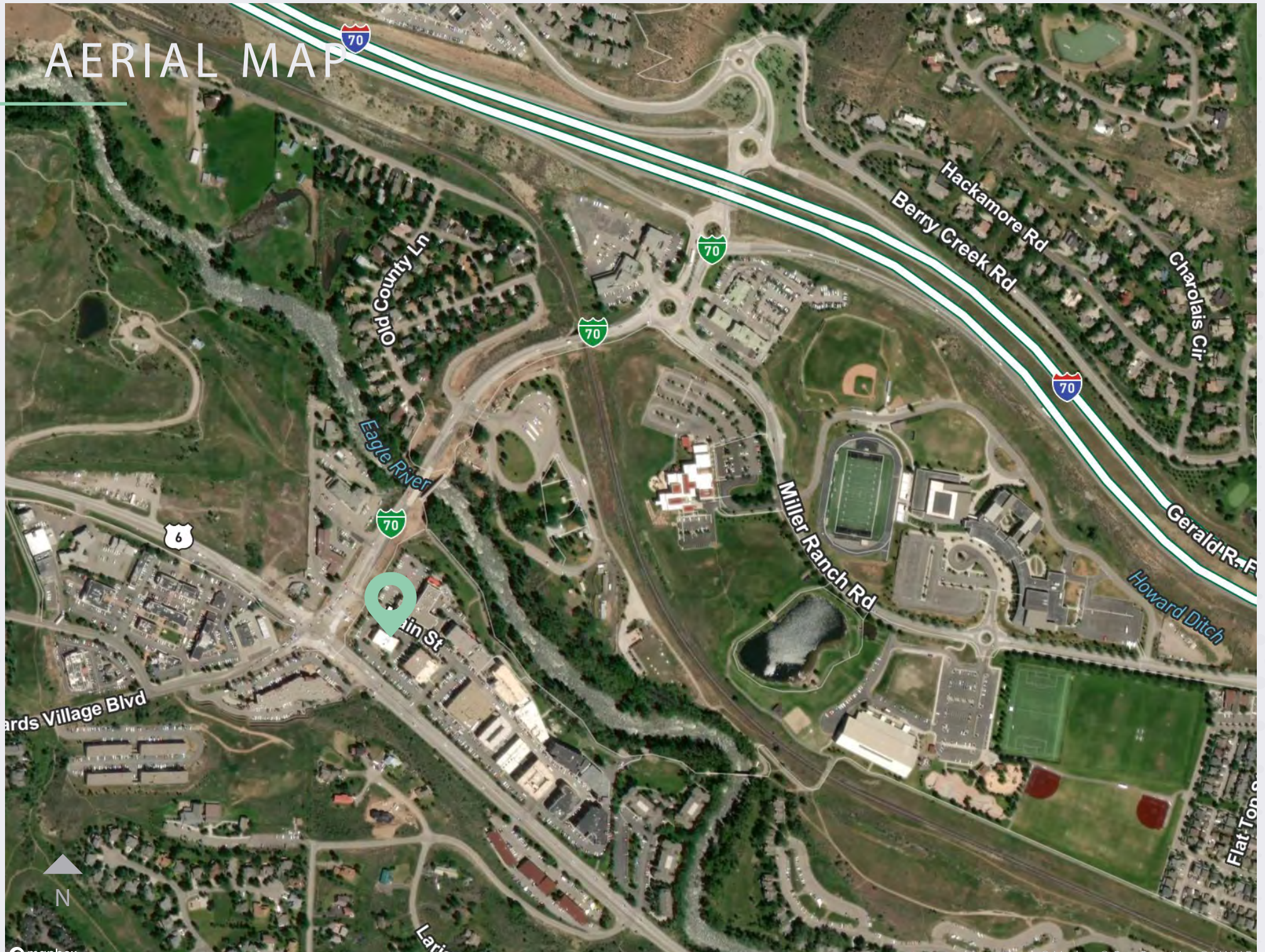
15,065 VPD at Hwy 6 and Edwards Access Rd

18,000 VPD at I-70 and Edwards Access Rd





AERIAL MAP





EDWARDS, CO
81632

34237 US
HIGHWAY 6

123,456 SF
BUILDING FOR SALE

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