

## Property Overview

Location, Location, Location! Positioned directly on Sheridan Blvd—one of Edgewater’s most sought-after corridors—this space offers unbeatable visibility and accessibility. With direct frontage on Sheridan, the property benefits from high traffic, offering an ideal opportunity for businesses to capture a consistent flow of potential customers. This vibrant, dynamic area is just steps away from popular shopping, dining, and recreational spots, giving your business a prime position within one of the metro area’s liveliest neighborhoods.

Whether you’re a growing retail store, showroom, or service business, 2045 Sheridan Blvd presents the perfect backdrop for your brand to flourish. The space combines versatility with a modern aesthetic, featuring an impressive 17 ft ceiling height that adds a sense of openness and style, while wood floors add warmth and charm.

Don’t miss the chance to establish your business in a highly desirable location. Contact us today to schedule a tour!

### KEY FEATURES:

- High 17 foot ceilings
- Attractive wood floors
- ADA-compliant restroom
- Dedicated mop rooms

PROPERTY TYPE	FREESTANDING RETAIL
CONSTRUCTION	STEEL
RENTABLE SF	1,500 SF
SUBLEASE TERM	THROUGH 09/2027
MONTHLY RATE	\$36.00/SF
LEASE TYPE	NNN
CEILING HEIGHT	17' FT
FRONTAGE	SHERIDAN BLVD
VEHICLES PER DAY	40,000+

For Sublease: Prime Retail Space on Sheridan Blvd

## 2045 SHERIDAN BLVD EDGEWATER, CO 80214



1,500 SF

RENTABLE SQ FT

\$36/SF

MONTHLY RATE

NNN

LEASE TYPE

09/2027

AVAILABLE THROUGH



## Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	21,938	88,629	169,318
# OF HOUSEHOLDS	10,540	40,934	77,310
AVG HH INCOME	\$101,670	\$105,449	\$107,888
ANNUAL GROWTH	1.0%	1.0%	0.3%

## CONVENIENCE COMES IN ABUNDANCE IN THE EDGEWATER NEIGHBORHOOD

**Shopping:** Edgewood boasts a variety of shopping options for residents to explore. The bustling Edgewood Town Center is a hub for retail therapy, featuring popular stores like Target, HomeGoods, and a range of boutique shops. Additionally, the nearby Edgewood Plaza offers grocery stores and local specialty shops, ensuring that you have everything you need within arm's reach.

**Recreation:** For those seeking outdoor adventures, Edgewood has you covered. The neighborhood is home to several parks and recreational areas. Edgewood Park is a fantastic spot for picnics, with well-maintained trails for hiking and biking. Nearby, the Edgewood Recreation Center offers a wide range of fitness programs and activities for all ages, from yoga classes to swimming.

**Entertainment:** Edgewood is not only about relaxation but also about entertainment. Catch the latest blockbuster at the Edgewood Cinema, or enjoy live performances at the Edgewood Theater, showcasing local talent and touring acts.

**Parks and Lakes:** Nature enthusiasts will appreciate Edgewood's proximity to beautiful lakes and parks. Spend a serene afternoon at Pineview Lake, where you can fish, paddleboard, or simply relax by the water's edge. For a tranquil escape, explore Greenway Park, an oasis of greenery and serene walking trails.

**Access to Downtown Denver via Colfax:** Edgewood residents enjoy the advantage of easy access to downtown Denver via Colfax Avenue. Whether you prefer to drive or take public transit, the short commute ensures you're never far from the city's cultural and business hubs. Explore Denver's vibrant arts scene, savor delicious dining options, or attend exciting events and festivals—all just a quick trip away.





## AMANDA WEAVER

Broker  
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Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

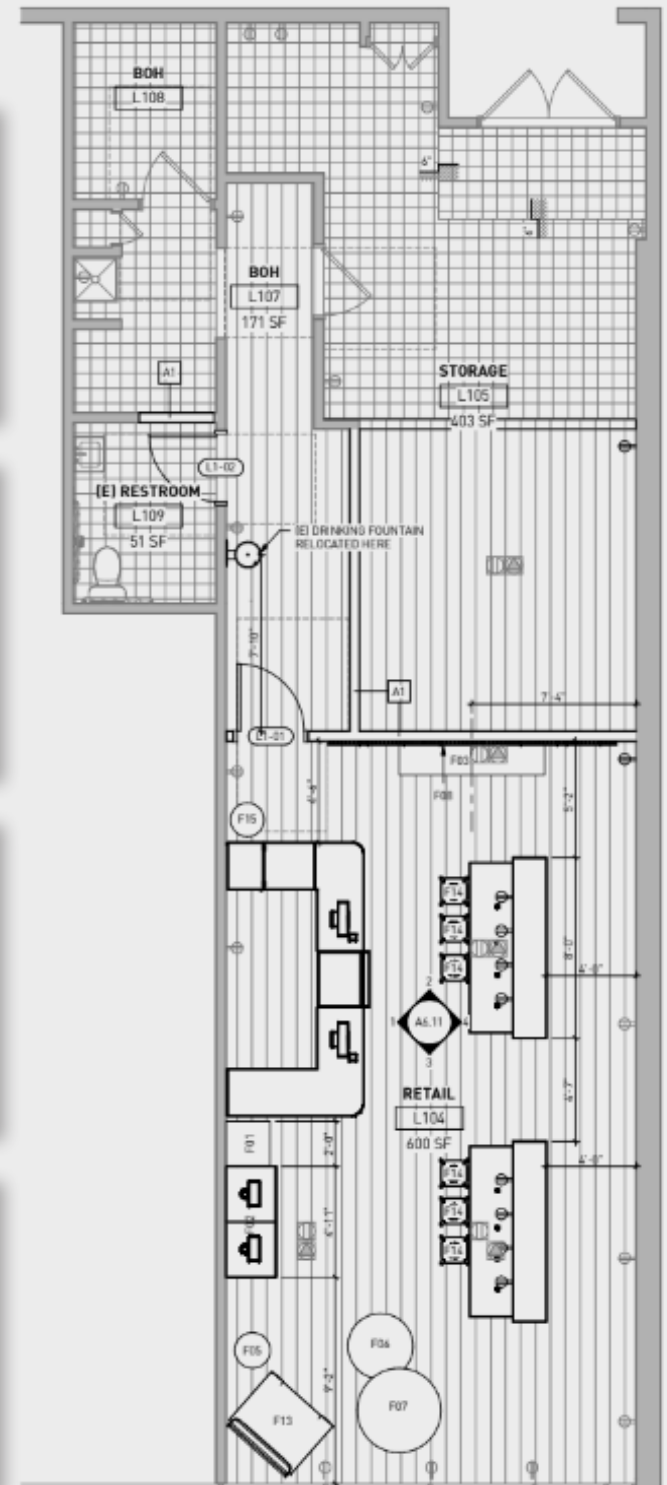
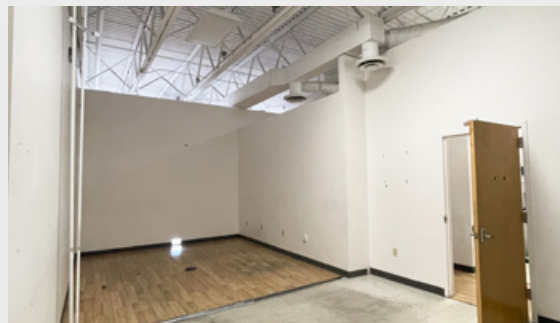
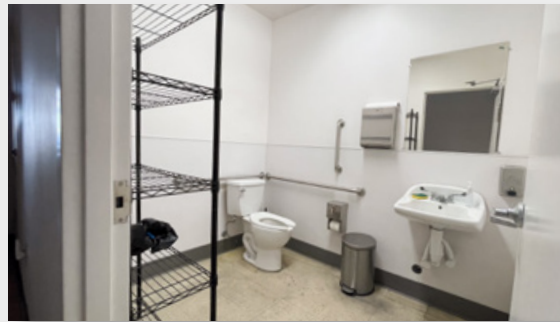
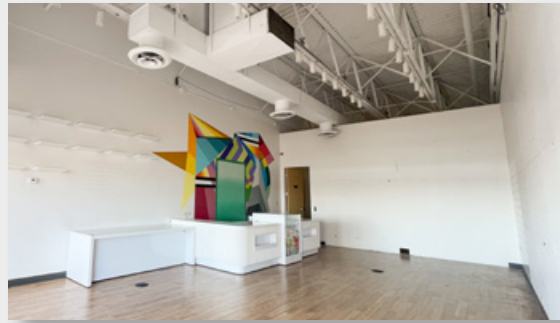
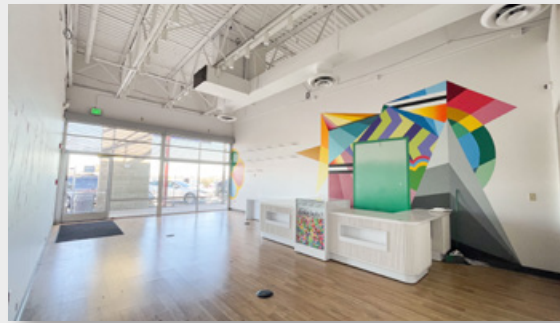
Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

## KAUFMAN HAGAN

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

## PHOTOS & FLOOR PLAN



BROKERED SALES  
**\$700M+**  
CLOSED TO DATE

COMBINED EXPERIENCE  
**70+**  
YEARS

TRANSACTION VALUE  
**\$115M**  
CURRENTLY ACTIVE