

EDGEWATER

2045 SHERIDAN BOULEVARD - EDGEWATER, CO



SHAWN PEEL

303.577.9967

shawn.peel@dhlb.com

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PROPERTY HIGHLIGHTS

- 2,300 SF second-generation restaurant available for Sublease.
- **Tenant is still operating (DO NOT DISTURB)**
- Great Patio overlooking Sloan's Lake with views of Downtown Denver.
- High visibility space with over 34,000 cars per day passing the site.
- Join La Mai Thai Kitchen, GB Fish & Chips, Sloan side Dental, Rupert on the Edge, and more!
- High density residential in close proximity, nearly 172,000 residents within three miles of the site with an average household income of over \$151,000.

NEARBY RETAILERS



TRAFFIC COUNTS

On Sheridan Blvd north of 20th Avenue 37,263 CPD

On Sheridan Blvd south of 20th Avenue 35,376 CPD

Source: CDOT 2026

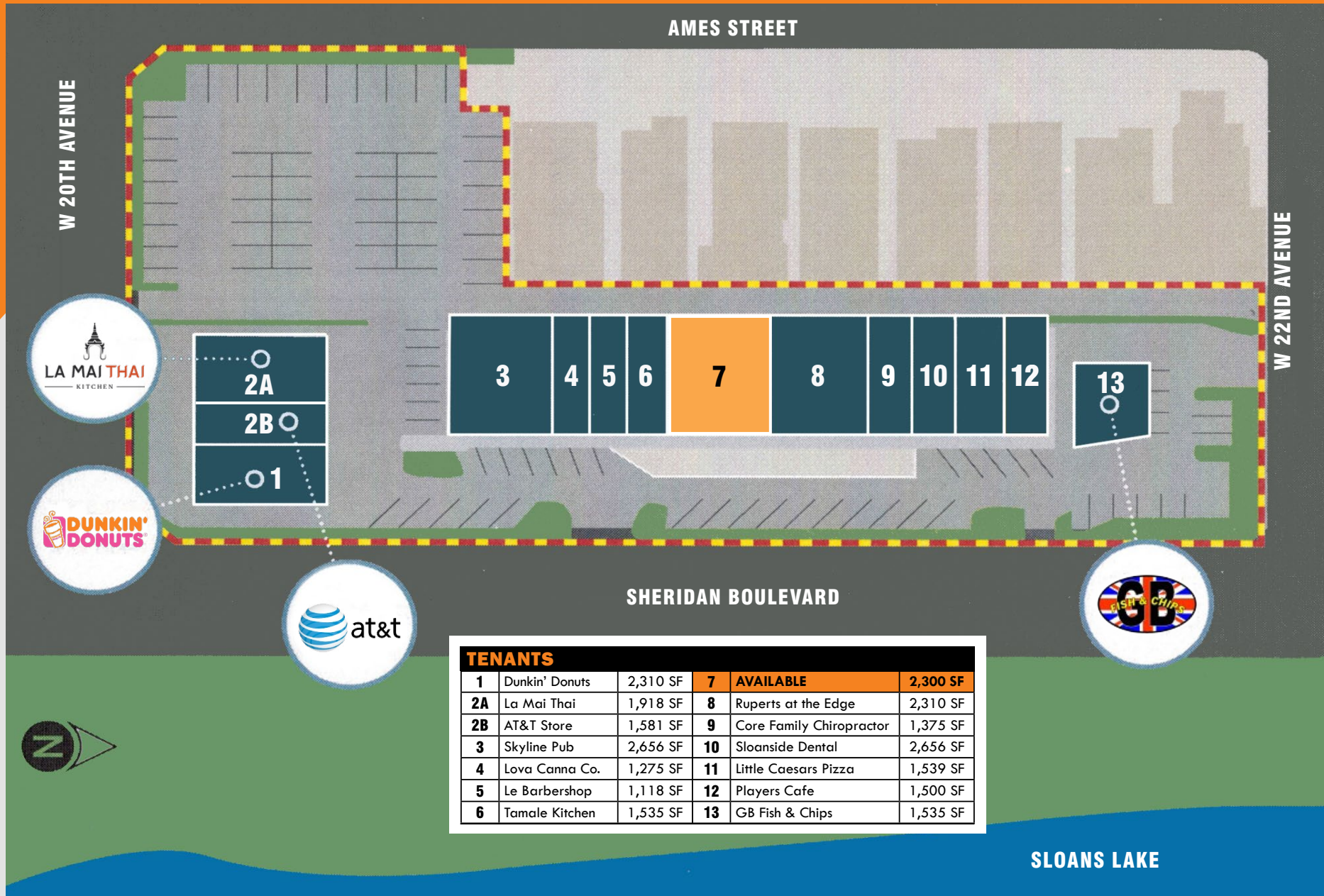
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	22,647	172,770	482,157
AVERAGE HH INCOME	\$145,953	\$151,377	\$138,296
BUSINESSES	912	11,198	34,859
EMPLOYEES	5,600	95,737	352,947

Source: Applied Geographic Solutions, 2026 Estimates

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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

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