



Retail Building For Lease

2521 SHERIDAN BOULEVARD

Edgewater, CO 80214

Building Size: 2,110 SF

Lot Size: 0.09 Acres

Lease Rate: \$22/SF NNN | \$5/SF NNN's



HENRY GROUP

REAL ESTATE

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OFFERING SUMMARY

Exceptional Retail Opportunity at Sloan's Lake - with Parking

Establish your business at **2521 Sheridan Boulevard in Edgewater**, directly across from Denver's beloved Sloan's Lake, where you'll capture both **high-traffic arterial visibility and consistent foot traffic** from thousands of park visitors year-round. This prime location features **outstanding street frontage with excellent signage potential, plus four exclusive parking spaces** behind the building for added convenience.

Join one of Denver's most dynamic and scenic commercial corridors where strong vehicular access, growing neighborhood support, and seamless metro connectivity create the perfect recipe for retail success.

PROPERTY HIGHLIGHTS

- Prime location directly across from Sloan's Lake, one of Denver's most popular parks
- High-visibility frontage on Sheridan Boulevard, a major north-south arterial corridor
- Versatile open layout
- Excellent signage opportunities for maximum brand exposure
- Four exclusive parking spaces located behind the building
- Strong vehicular traffic combined with consistent pedestrian activity from park visitors
- Easy access to I-70, West Colfax Avenue, and the greater Denver metro area
- Dynamic Edgewater retail corridor with growing residential and commercial investment



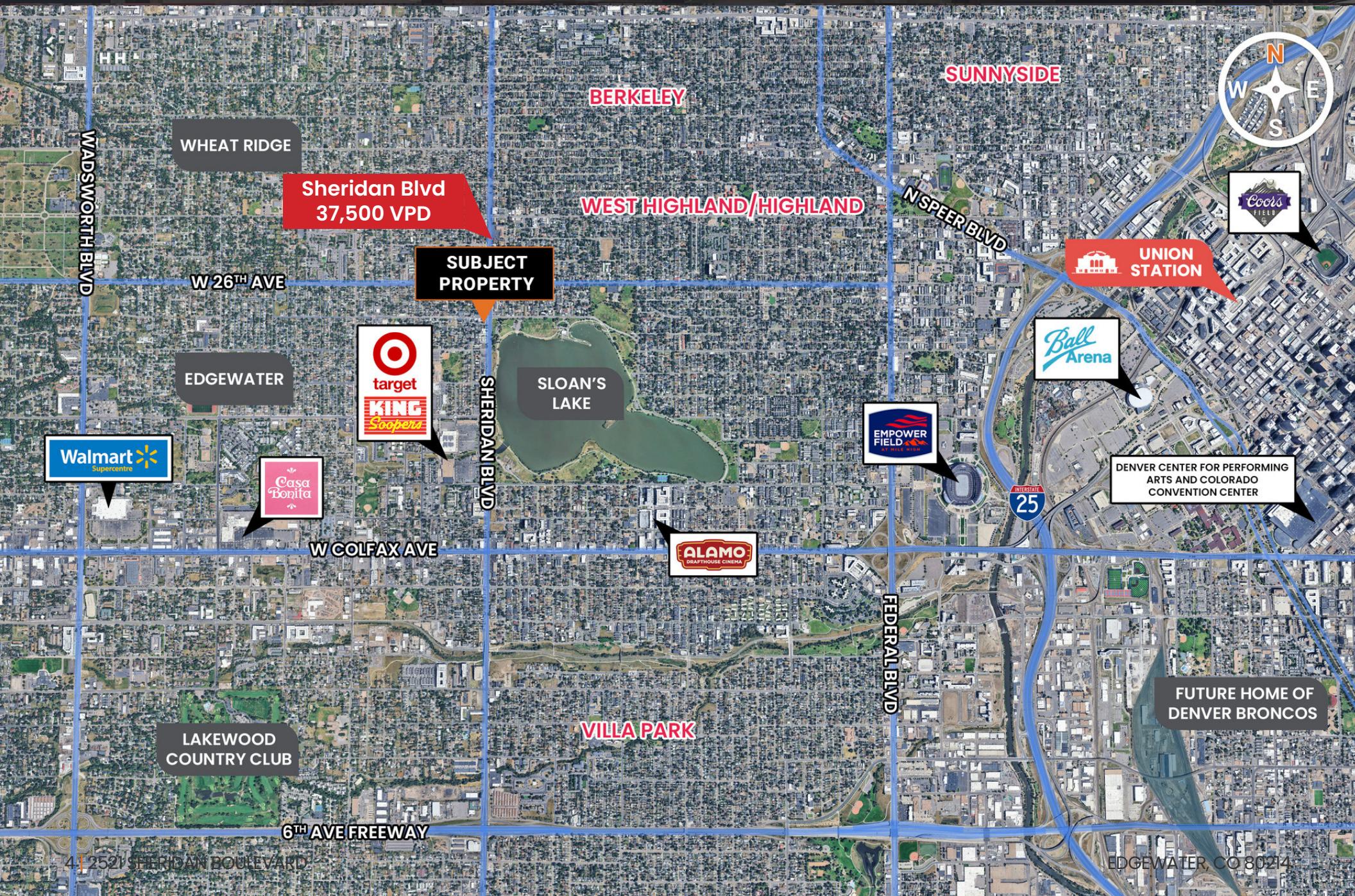
| | |
|------------------|--|
| Property Address | 2521 Sheridan Boulevard, Edgewater, CO 80214 |
| Lot Size | 0.09 Acres |
| Building Size | 2,110 SF |
| Zoning | C-1 |
| Available Space | 2,110 SF Available April 1, 2026 |
| Lease Rate | \$22/SF NNN \$5/SF NNN's |



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PROXIMITY AERIAL







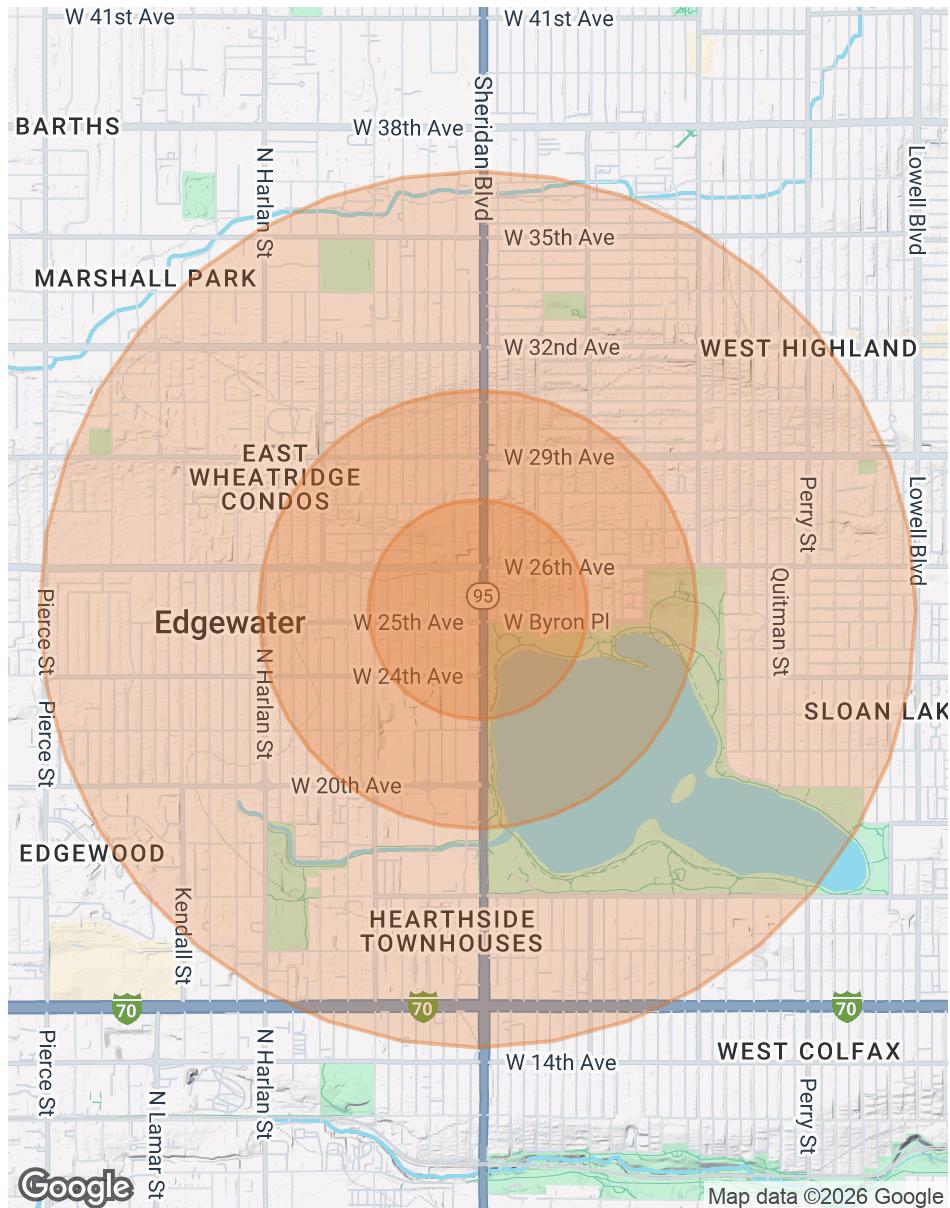
POPULATION **0.25 MILES** **0.5 MILES** **1 MILE**

| | 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**

| | 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)



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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.



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