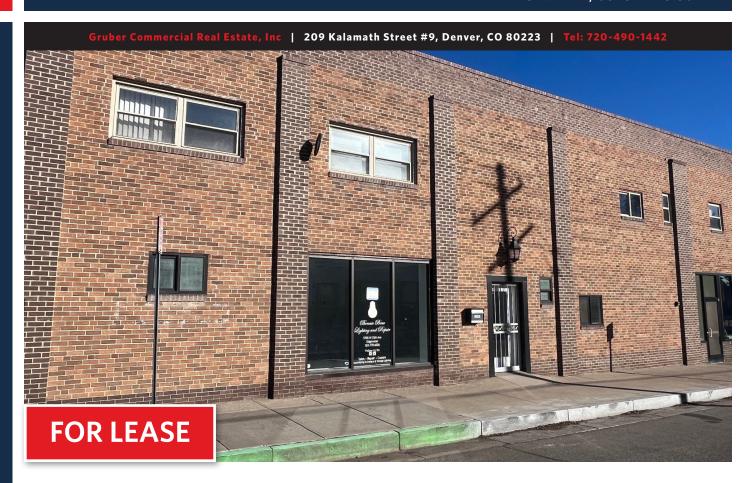
# **5701 W 25TH AVENUE**

**EDGEWATER, COLORADO 80214** 



# **BOUTIQUE RETAIL OR OFFICE SPACE FOR LEASE**

## **AVAILABLE SPACE:** 1,736/SF

#### **PROPERTY HIGHLIGHTS**

- Creative space
- Unit suitable for various retail or office uses
- Private loading door
- Great location
- Population within a 3-minute drive: 28,850 (2023 estimate)
- Average income within a 3-minute drive: \$114,459.00 (household)
- Daily car count north of 20th on Sheridan: 37,237 cars per day



#### **Russell Gruber**

Industrial Specialist / Owner

Cell: 720-490-1442 russell@grubercre.com



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Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

### **PROPERTY DETAILS**

• **Unit Size:** 1,736/SF

- Lease Rate: \$25.00 NNN
- Clear Height: 11'ft
- Loading: 1 drive-in door







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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated this financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.