

**5701 W 25TH AVENUE**  
EDGEWATER, COLORADO 80214

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



## 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



**LEASE RATE**  
**\$25.00 NNN**

**Russell Gruber**

*Industrial Specialist / Owner*

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## 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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