

TRADE AREA DEMOGRAPHICS

	3 Min Drivetime	5 Min Drivetime	10 Min Drivetime
Population	20,738	49,640	168,477
Average HH Income	\$117,057	\$126,049	\$126,396
Businesses	888	2,277	9,399
Employees	5,225	13,454	66,787

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS

On Sheridan Blvd north of 20th Avenue	37,237 Cars/day
On Sheridan Blvd south of 20th Avenue	36,287 Cars/day

Source: CDOT 2024



FOR MORE INFORMATION, PLEASE CONTACT



KEN HIMEL
303.577.9956
ken.himel@dhlb.com

SHAWN PEEL
303.577.9967
shawn.peel@dhlb.com

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EDGEWATER PUBLIC MARKET

5505 W. 20TH AVENUE - EDGEWATER, CO



- 1,060 RSF (742 USF) Retail space available.
- 1,443 RSF (1,011 USF) Retail space available.
- The main hall features a food hall, brewery, rooftop bar and over 16 Colorado artisan retailers.
- Open air gathering places throughout the project, ample parking, dog friendly area and easy access from Sheridan Boulevard via 20th Avenue and 22nd Avenue.
- [Edgewaterpublicmarket.com](https://edgewaterpublicmarket.com)

DEVELOPED BY:



DEVELOPMENT

KEN HIMEL
ken.himel@dhlb.com

SHAWN PEEL
shawn.peel@dhlb.com



EDGEWATER PUBLIC MARKET

20TH AVENUE & DEPEW STREET - DENVER, CO

