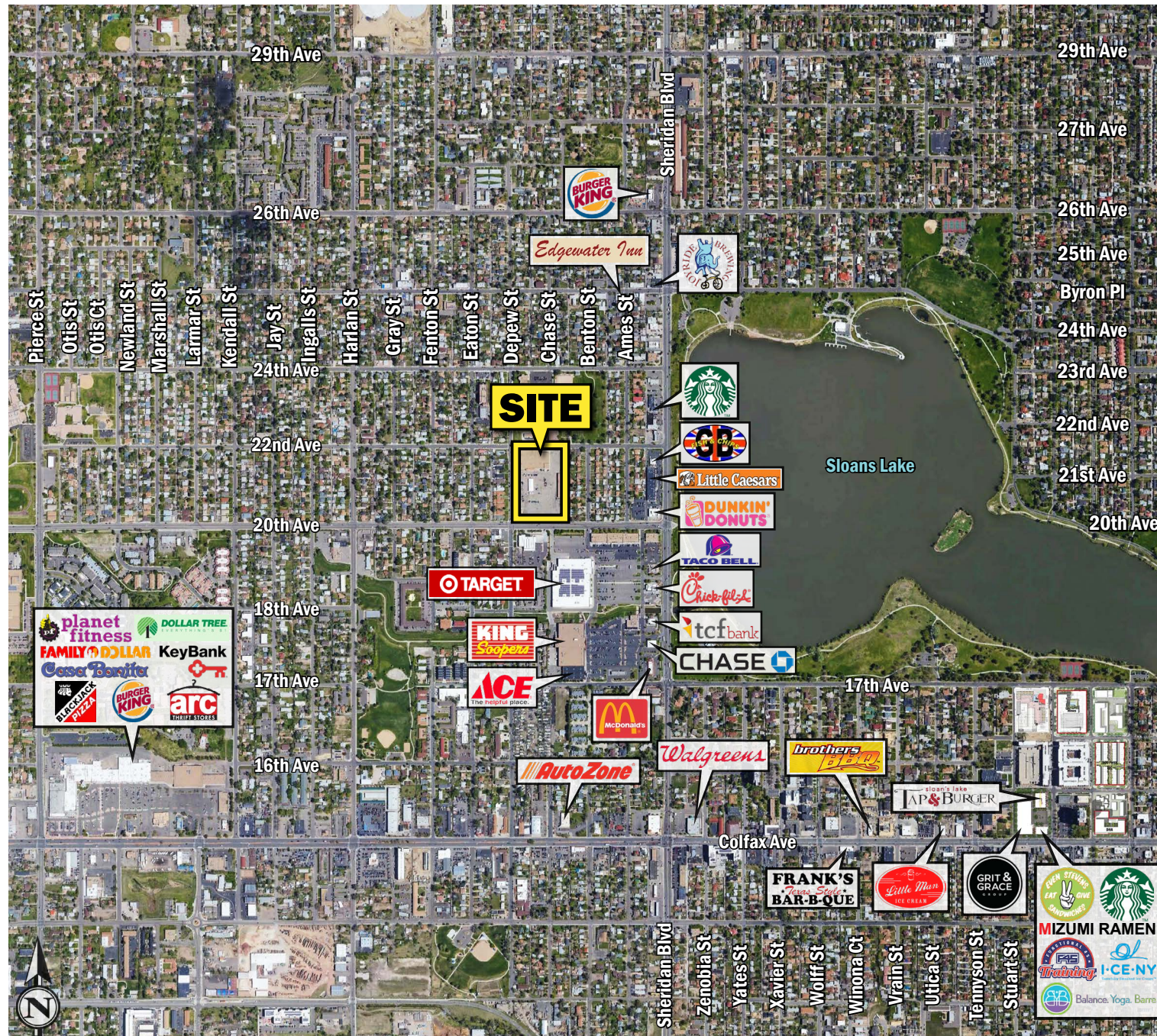


TRAFFIC COUNTS

On Sheridan Blvd north of 20th Avenue	38,232 Cars/day
On Sheridan Blvd south of 20th Avenue	36,158 Cars/day
<i>Source: CDOT 2025</i>	



SHAWN PEEL

**CLICK HERE FOR
BROKER DISCLOSURE**

DAVID, HICKS & LAMPERT BROKERAGE 5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 T 303.694.6082 F 303.793.0994 www.dhlb.com

EDG EWATER

PUBLIC MARKET



KEN HIMEL
ken.himel@dhlb.com

SHAWN PEEL
shawn.peel@dhlb.com

- 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.



EDGEWATER PUBLIC MARKET

20TH AVENUE & DEPEW STREET - DENVER, CO

