

TRADE AREA DEMOGRAPHICS

	3 Min Drivetime	5 Min Drivetime	10 Min Drivetime
Population	27,318	60,276	178,780
Average HH Income	\$132,402	\$142,074	\$139,299
Businesses	1,079	2,874	10,930
Employees	6,480	17,238	85,696

Source: Applied Geographic Solutions, 2026 Estimates

TRAFFIC COUNTS

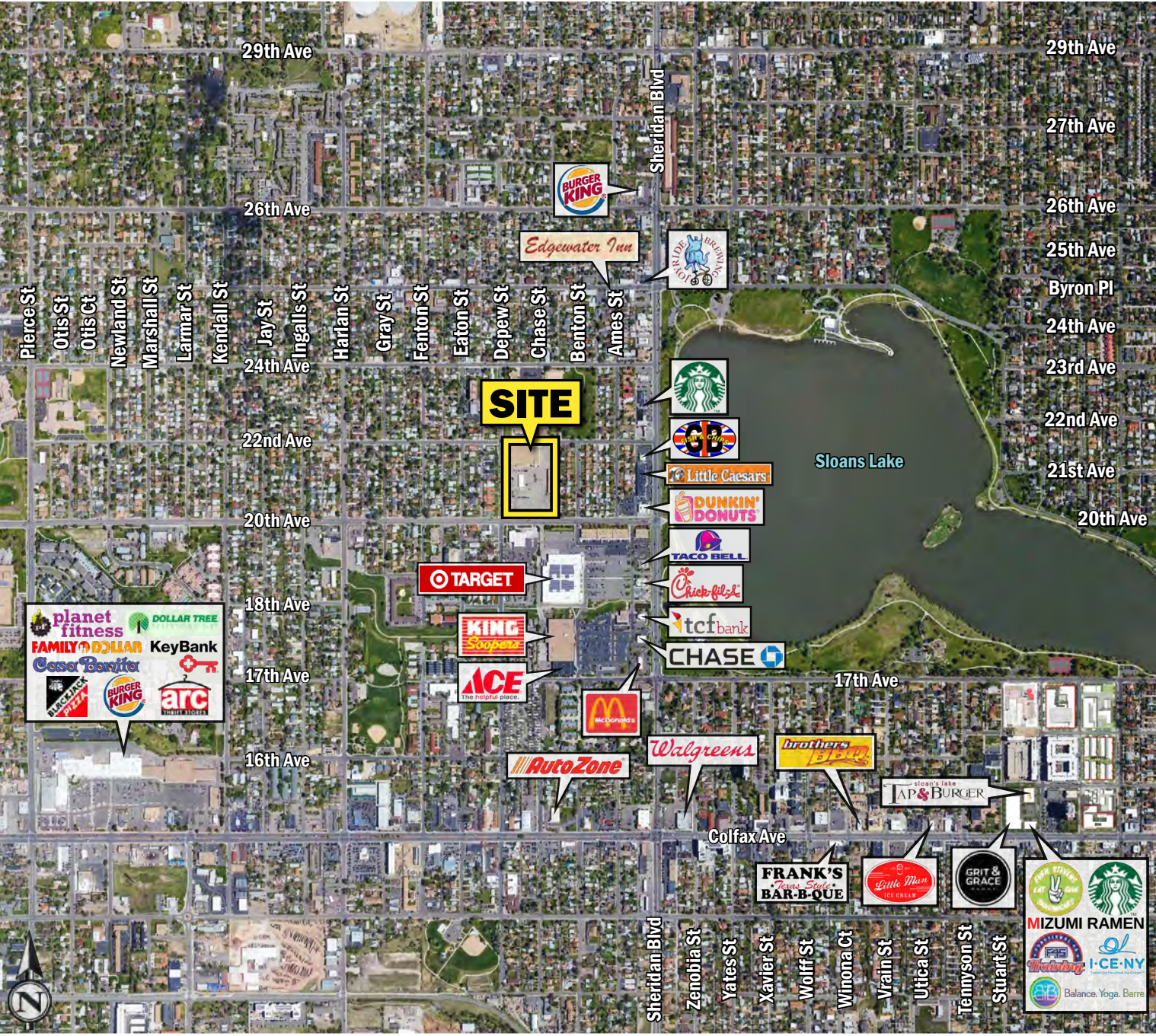
On Sheridan Blvd north of 20th Avenue

On Sheridan Blvd south of 20th Avenue

37,263 Cars/day

35,282 Cars/day

Source: Sites USA 2026



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

EDGEWATER PUBLIC MARKET

5505 W. 20TH AVENUE - EDGEWATER, CO



- 1,713 RSF (1,200 USF) Second generation bakery with patio available for lease.
Tenant is still operating - (Do Not Disturb Tenant)
- 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://www.edgewaterpublicmarket.com)

DEVELOPED BY:



DEVELOPMENT

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EDGEWATER PUBLIC MARKET

20TH AVENUE & DEPEW STREET - DENVER, CO

