

EDGEWATER PUBLIC MARKET



5505 W. 20TH AVENUE - EDGEWATER, CO



PROPERTY HIGHLIGHTS

- 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**

TRAFFIC COUNTS

On Sheridan Blvd north of 20th Avenue 37,263 CPD

On Sheridan Blvd south of 20th Avenue 35,282 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MIN	5 MIN	10 MIN
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

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DEVELOPED BY:

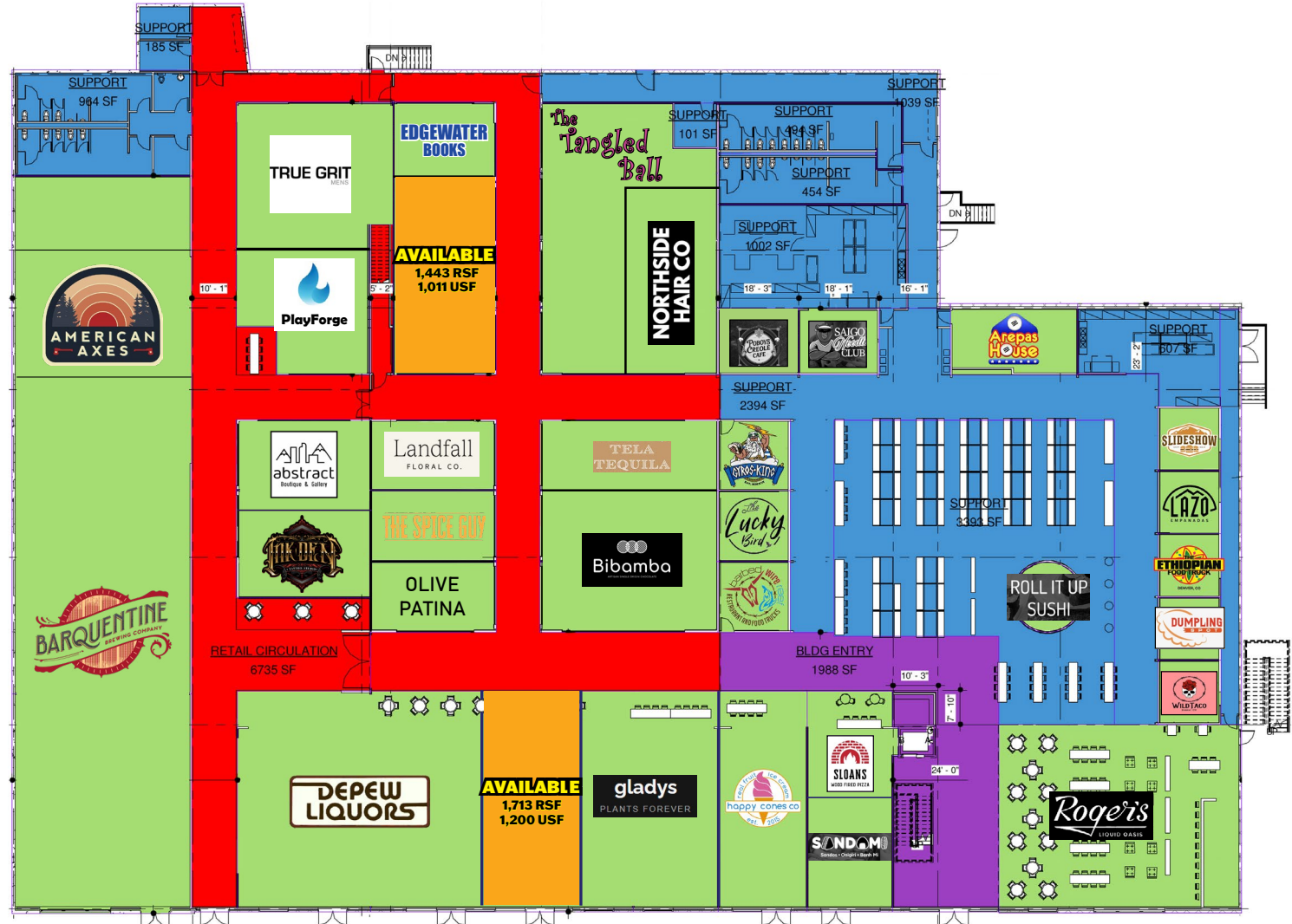


DEVELOPMENT

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dhlb
RETAIL BROKERAGE

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