



1395 Sheridan Blvd
Lakewood, CO 80214

SHERIDAN STATION
DEVELOPMENT SITE

www.paisano.com

TABLE OF CONTENTS

Location	4
Property Features	7
RTD Lightrail	8
City of Edgewater	11
Denver Economy	13



This great investment opportunity on the Southwest corner of 14th & Sheridan Blvd is an ideal location for your upcoming development project. Just minutes from downtown and blocks from the Lightrail, the traffic of this property only expands upon and enhances the potential of your next project. With Colfax a block to the north and 6th Ave a quarter mile to the south, the prime location and accessibility of this property makes it a rare gem to the Denver/ Lakewood/Edgewater area.



1395 SHERIDAN BLVD
LISTED BY PAISANO REALTY, INC.



LOCATION

**1395 Sheridan Blvd
Denver, CO 80214**

- Two (2) blocks from RTD Lightrail
- Three (3) blocks from Sloans Lake & Park
- Just minutes from Downtown Denver
- Easy highway access (6TH AVE TO I-25/I-70/C-470)
- High traffic corner / 14th & Federal Blvd



Sloan's
Lake Park

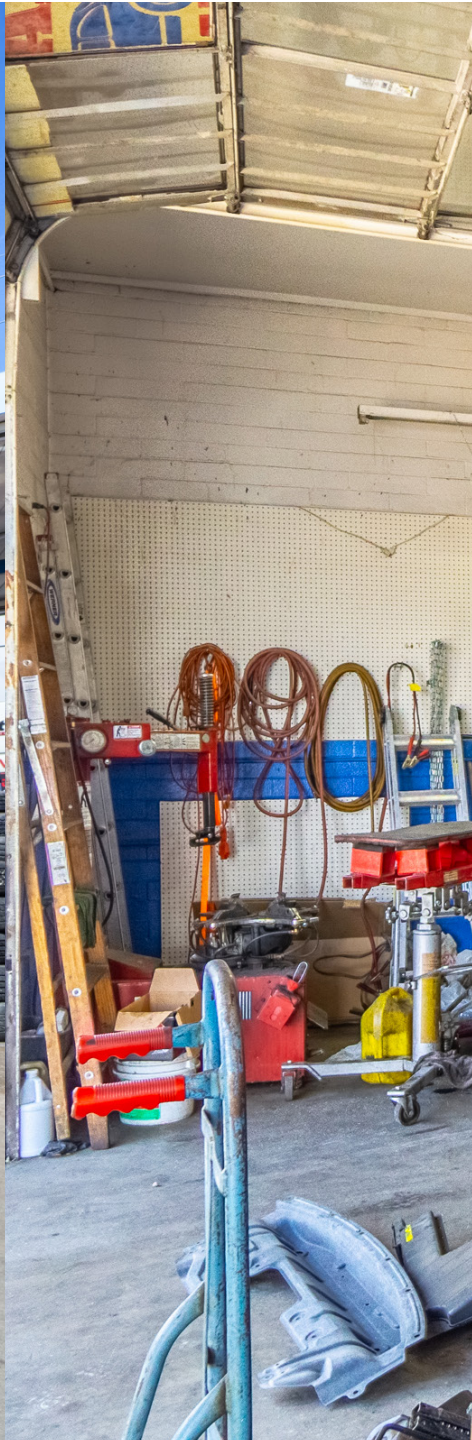
Sloan's
Lake Park

1395 Sheridan Boulevard

age Inc

Google

Imagery ©2018 Google, Landsat / Copernicus, Map data



PROPERTY FEATURES

Building Type:	Retail/Service Station
Built:	1959
Building Size:	1,904 SQ FT
Land Acreage:	.32 Acres
Land Sq. Ft:	13,985 SQ FT
Street Frontage:	123 FT on Sheridan Blvd 122 FT on W 14th St



1395 SHERIDAN BLVD
LISTED BY PAISANO REALTY, INC.

RTD LIGHTRAIL ACCESS

////////////////////////////////////

The Sheridan Station straddles the border between Denver and Lakewood, and thus between the City and County of Denver and Jefferson County. A painted marking on the platform indicates the border location. An 800-car parking garage is located just to the south of the station.





The light rail itself runs East and West along the W Line. This particular route runs from Union Station in Downtown Denver out west to the Jeffco Government Center in Golden.

“Whether you’re commuting to work, school, or meeting up with friends, you can enjoy the speed, convenience, and comfort of 12.1 miles of new rail between Denver, Lakewood, and Golden on the W line. With 11 new stations and 6 new Park-n-Rides, the W line offers fast and convenient service where you want to go.”

(RTD-Denver.com)



CITY OF EDGEWATER

Edgewater offers a unique small town atmosphere within minutes of downtown Denver area. Approximately half of the City's land area is made up of single-family neighborhoods, and more than half of all residential units are renter-occupied. most of the City's multi-family and commercial development is located at the City's perimeter, along Sheridan Boulevard, 20th Avenue and 26th Avenue, with smaller neighborhood-serving businesses situated along the 25th Avenue "Main Street".





DENVER OVERVIEW

Date Founded:	November 17, 1858
Date Incorporated:	November 7, 1861
Population:	501,700
Land Area:	154.63 SQ MI
Elevation:	5,280 FT
Average Annual Rainfall:	15.4 IN
Average Annual Snowfall:	55.4 IN Average
Average February Temperature:	33° F
Average August Temperature:	72° F
Average Sunshine Days:	300+
Major Industries:	Communications Utilities Transportation

Denver, the Mile High City is capital of Colorado and the unofficial capital of the Rocky Mountain West. It is a vibrant metropolis with 300 days of sunny skies annually and a youthful, happy feel. Maybe that's because Colorado is considered the healthiest state in the nation.

(Source: Chris Meehan • MileHighCity.com)



SHERIDAN STATION

1395 Sheridan Blvd,
Lakewood, CO 80214



FOR INQUIRIES

Angel Hernandez
Broker / Owner
303-947-7077

Paisano Realty, Inc,
3911 Federal Blvd
Denver, CO 80211

303-455-2555
www.paisano.com