

**5200 Sheridan Blvd**  
Denver, CO

**FOR SALE**



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 **STEP**  
COMMERCIAL



**+/- 2.16 AC**

**+/- 74,000 VPD**

**Property Notes:**

Step Commercial is pleased to present 5200 Sheridan Blvd, a 7.14-acre land opportunity located along one of the Denver metro area's most heavily traveled corridors. The site offers strong frontage, high traffic exposure, and immediate proximity to surrounding residential neighborhoods, retail centers, and employment hubs. Its size, configuration, and central infill location make it well-suited for a range of potential uses, including commercial, mixed-use, retail, or service-oriented development.

<b>Asking Price:</b>	\$1,990,000
<b>Lot Size:</b>	±2.16 Acres
<b>Price/Acre:</b>	\$921,296/Acre
<b>Zoning:</b>	C-4
<b>Visibility:</b>	±74,000 VPD



## Location Description

Located along Sheridan Boulevard, a key arterial connecting northwest Denver, Arvada, and Westminster, the property offers excellent regional access to I-70, US-36, and downtown Denver. The surrounding area features a dense mix of residential neighborhoods, national and local retailers, schools, and public amenities.

The site benefits from strong daily traffic exposure and is positioned within a mature infill market experiencing continued redevelopment and investment. Its central location allows for convenient access to the broader Denver metro area while maintaining proximity to local demand drivers.

## Property Highlights

- 2.16 acres of land
- Prominent frontage along Sheridan Blvd
- High visibility and traffic exposure
- Strong access to I-70, US-36, and major metro routes
- Infill location within an established submarket
- Surrounded by residential, retail, and commercial uses
- Flexible development potential
- Rare large parcel opportunity along a major corridor



# Parcel Outline



# Artistic renderings





# Take the Next Step

Contact US



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