

# RIVERWALK RETAIL/CONDO SPACE FOR SALE

38 U.S. Highway 6, Edwards, Colorado

PRICE REDUCED!

## DEMOGRAPHICS

### POPULATION



City of Edwards:

10,347

Eagle County:

55,575

### DAYTIME POPULATION



City of Edwards:

3,640

Eagle County:

21,488

### HOUSEHOLDS



City of Edwards:

3,903

Eagle County:

21,884

### AVG. HH INCOME



City of Edwards:

\$151,260

Eagle County:

\$150,751

### AVG. DAILY TRAFFIC



Edwards Access Rd at Site

16,757 VPD

Highway 6 at Site

11,000 VPD



## PROPERTY OVERVIEW:

- 7,052 SF available for sale - **price reduced!**
- 4,830 SF first floor and 2,222 SF basement
- **Asking Price: \$1,900,000**
- In place income with Smile Doctors lease
- High profile location in Edwards
- Easy access from the busiest intersection



CROSBIE  
REAL ESTATE  
GROUP



# RIVERWALK RETAIL/CONDO SPACE FOR SALE

38 U.S. Highway 6, Edwards, Colorado

Scott Steputis

720 287 6868

[step@creginc.com](mailto:step@creginc.com)

Rhonda Coy

720 287 6866

[rcoy@creginc.com](mailto:rcoy@creginc.com)

The information contained in this brochure was compiled from reliable sources, however, Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

**SINGLETREE  
NEIGHBORHOOD**

**SITE**

34,000 VPD

**BATTLE MOUNTAIN  
HIGH SCHOOL**  
744 Students

**WECMRD Field House  
& Freedom Park**

Vail (14 Miles)  
Beaver Creek (5 Miles)

**BERRY CREEK  
MIDDLE SCHOOL**  
352 Students

**JUNE CREEK  
ELEMENTARY**  
316 Students

**MILLER  
RANCH**

11,000 VPD

**CORDILLERA  
NEIGHBORHOOD**

**ARROWHEAD**

**CROSBIE  
REAL ESTATE  
GROUP**