

Sloans Lake - Office/Retail and Entertainment

**5134-5138 W. 29TH AVE**

Denver, CO 80212



**CALIBRATE**  
REAL ESTATE



**\$1,250,000**

Located On The Corner of  
Sheridan & W. 29th Ave.

Office/Retail and Theater/  
Entertainment Venue Mix With  
Off-Street Parking in High  
Visibility Location

Total Building(s) Size: 4,741 SF\*

Total Lot Size: 7,420 SF\*

\*Reader to confirm SF

Traffic Count: Average 33,000  
Cars Per Day



**Kyle Malnati**

Kyle@CalibrateRE.com  
303.358.4250



Sloans Lake - Retail/Office  
**5134 W. 29TH AVE**  
Denver, CO 80212



**Office/Retail Space With  
Adjacent Off-Street Parking Lot**

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**Building Size: 1,724 SF\*  
Per Interior Floor Plan  
1,600 SF\* Per Denver Assessor**

**Parking Lot Size: 3,937 SF\***

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**Modern Rustic Feel With Original  
Brick Wall Interior and Tin  
Ceiling Tiles**

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**Zoned As: U-MX-3**



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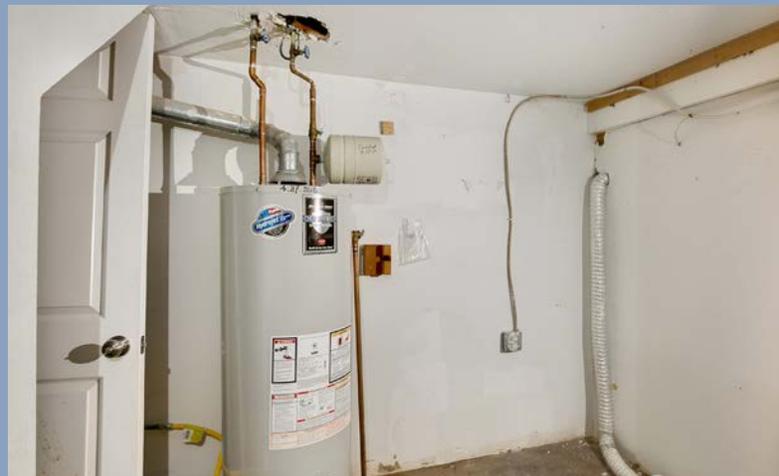
# 5134 W. 29th Ave

## Interior - Main Floor



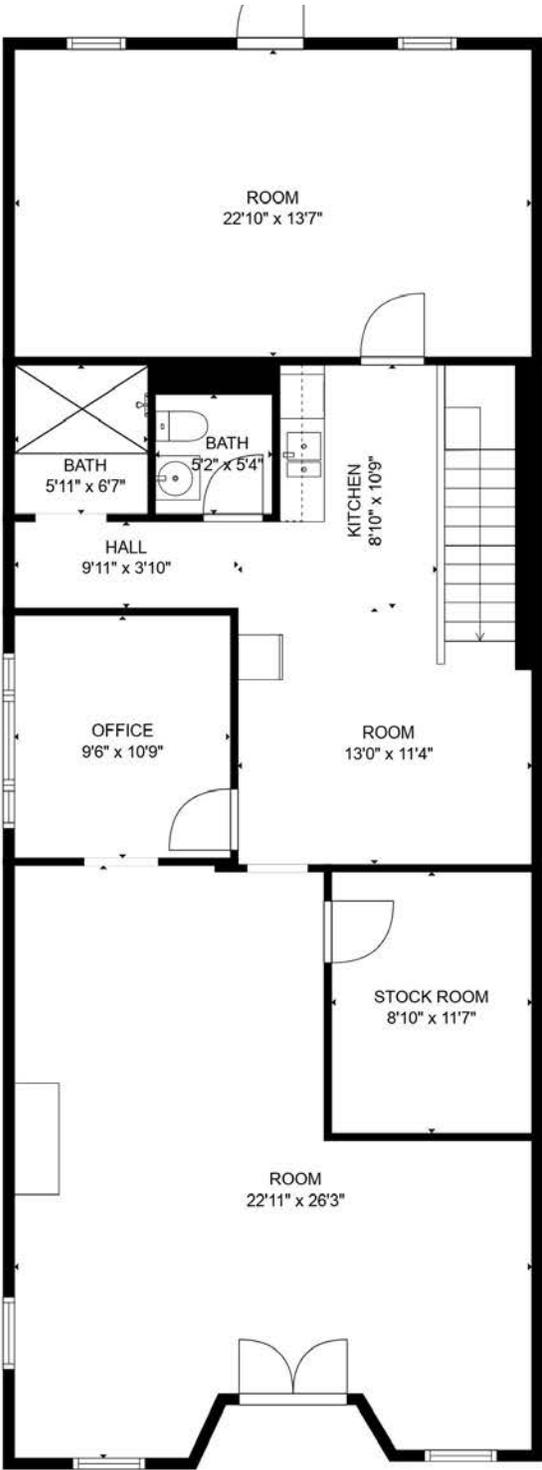
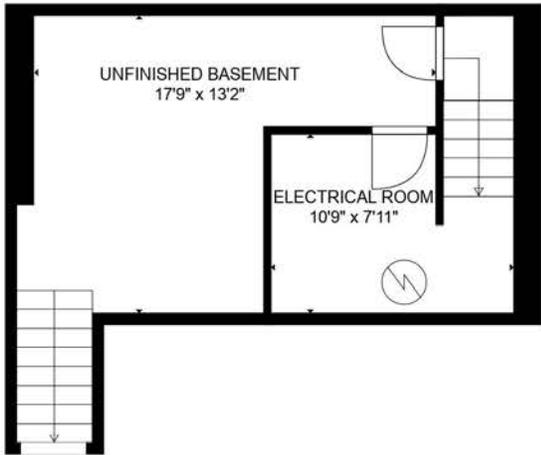
5134 W. 29th Ave

Interior - Back Room & Lower Floor



# 5134 W. 29th Ave

## Floor Plans



GROSS INTERNAL AREA  
FLOOR 1: 118 sq. ft, FLOOR 2: 1405 sq. ft  
EXCLUDED AREAS: , UNFINISHED BASEMENT: 201 sq. ft  
TOTAL: 1523 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Sloans Lake - Theater  
**5138 W. 29TH AVE**  
Denver, CO 80212



**Theater/Entertainment Venue**  
**Zoned AS: U-MX-3**

**Building Size: 3,017 SF\***  
**Per Interior Floor Plan**  
**3,515 SF\* Per Denver Assessor**

**Upgraded Sound Proofing and**  
**Lighting in Front Theater Area**

**Space Has Previously been**  
**Used as a Karate Studio and a**  
**Performing Arts Theater**

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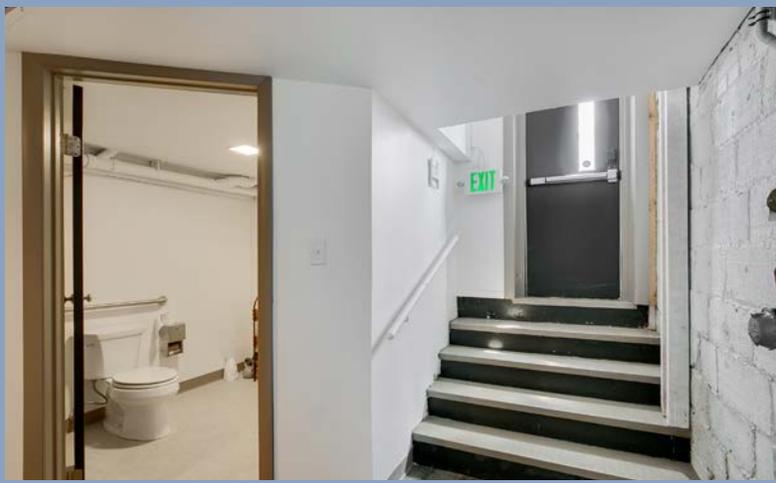
# 5138 W. 29th Ave

## Interior - Main Floor



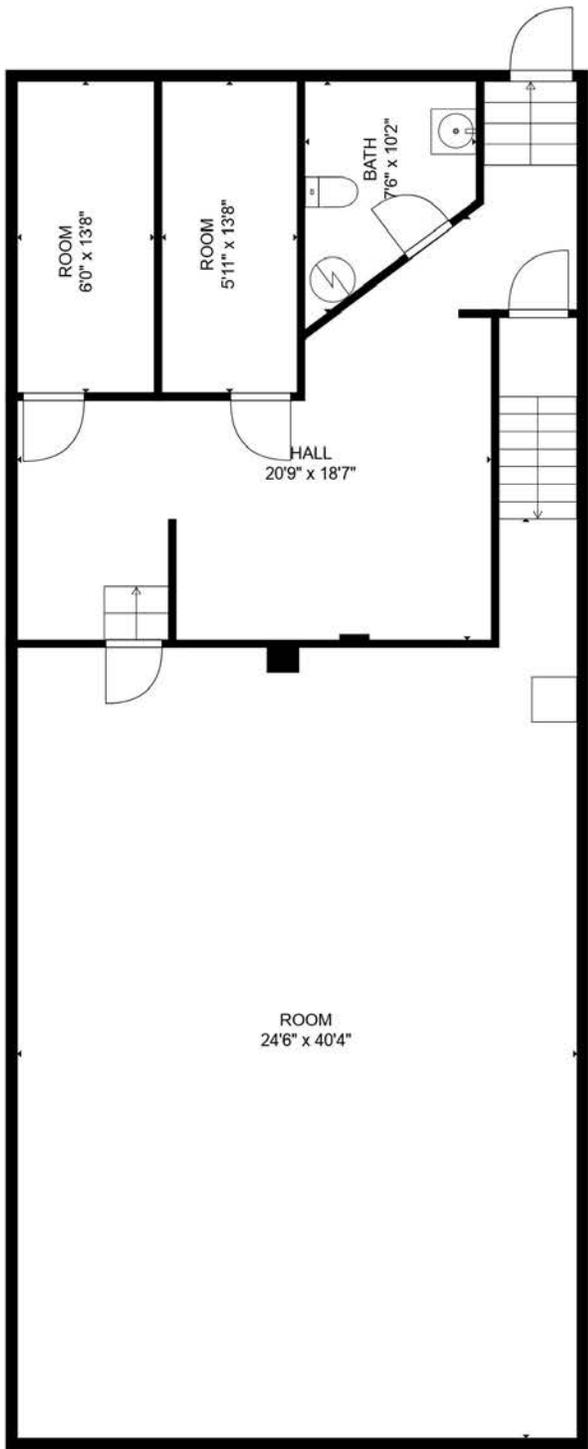
# 5138 W. 29th Ave

## Interior - Lower Floor

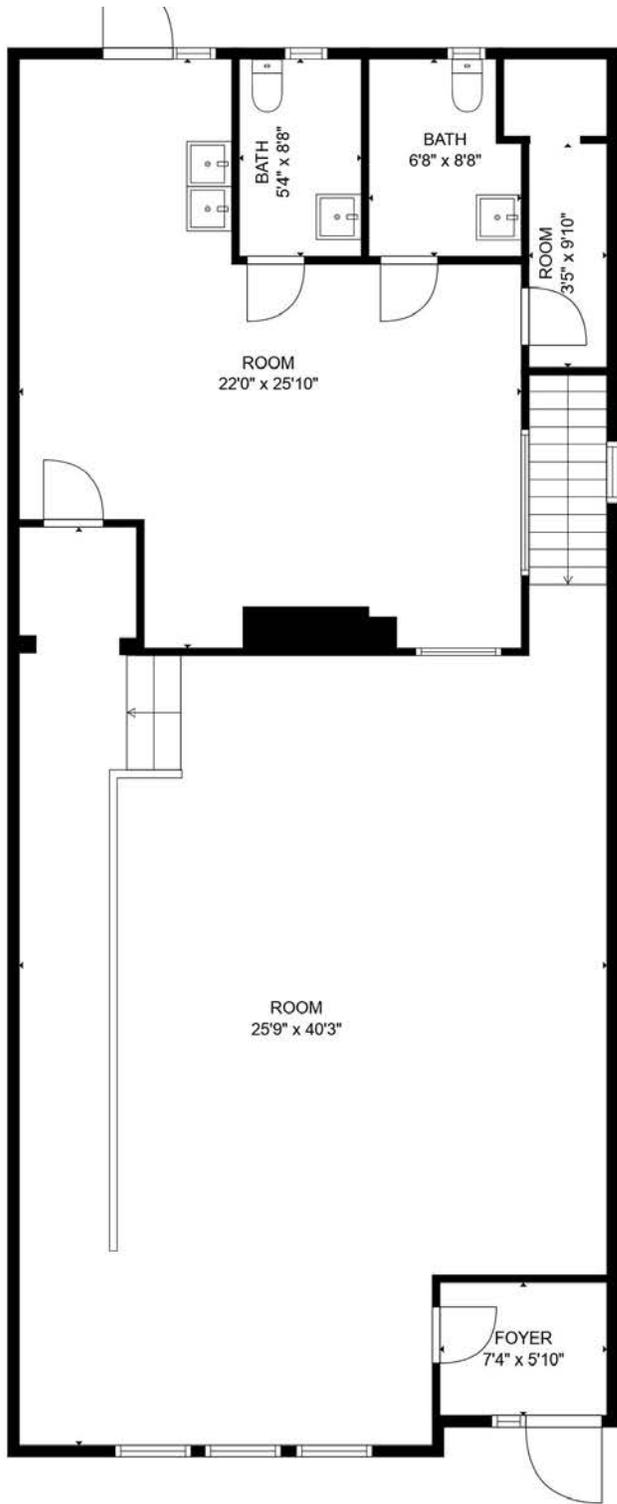


# 5138 W. 29th Ave.

## Floor Plans



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1461 sq. ft, FLOOR 2: 1557 sq. ft  
TOTAL: 3017 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

