

325 BLUE RIVER PWKY

325 BLUE RIVER PARKWAY | SILVERTHORNE, CO 80498

BROAD STREET



**Newly Constructed Retail and Office Spaces
Available For Lease**

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2023 DEMOGRAPHICS

2023
POPULATION

1 MILE	3 MILES	5 MILES
1,127	9,849	18,431

AVERAGE
HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,939	\$99,711	\$109,531

MEDIAN
AGE

1 MILE	3 MILES	5 MILES
43.4	41.1	42

DAYTIME
EMPLOYEES

1 MILE	3 MILES	5 MILES
2,078	6,243	12,598

TRAFFIC
COUNT

3rd Street Hwy 9 E VPD: 15,652	009D 4th St NW VPD: 20,810
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DEMOGRAPHICS



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THE CENTER

Silverthorne, Colorado is an emerging, rapidly evolving mountain town, known as the gateway to Summit County, it serves a centralized gathering hub and access to endless outdoor activities. Silverthorne boasts a vibrant community of young millennials, new families and retirees all with a similar health-minded lifestyle.

Estimated 350,000 patrons passing through Bluebird Market per year

SUMMIT COUNTY

Population: 30,000

Visitors Per Year: 7.4 Million

5 of Colorado's Best Ski Mountains within 30 minutes

SILVERTHORNE, COLORADO

- First exit after passing through Eisenhower Tunnel
- Last exit leaving Summit County
- Blue River - A Gold Metal Trout River
- Dillon - 1 Mile
- Frisco - 5 Miles
- Keystone Resort - 10 Miles
- Copper Mountain - 11 Miles
- Breckenridge - 14 Miles
- Vail Resorts - 31 Miles
- Denver - 67 Miles



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325 BLUE RIVER PWKY OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Flexible Lease Terms
- Free Parking
- Ready for Immediate Occupancy

PROPERTY DETAILS

Suite 138

- Space Available: 85 -807 SF
- Lease Rate: Contact Broker for Pricing
- Terms: Negotiable
- Individual Private Offices w/ Access Controlled Entry
- Offices Furnished w/ Adjustable Height Desks, Office Chairs, Filing Cabinet, White Noise Machines, and Printer Access
- Semi-Private Meeting Location within Bluebird Market

Suite 141

- Space Available: 500 SF
- Lease Rate: Contact Broker for Pricing



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MARKET AERIAL



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About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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