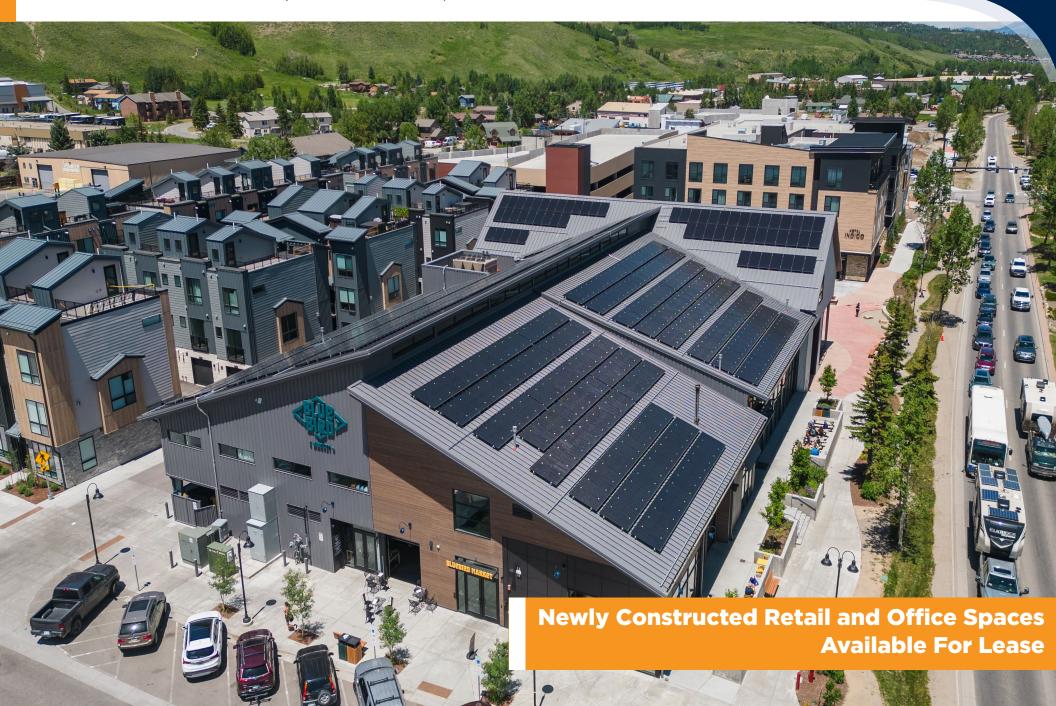


# **325 BLUE RIVER PWKY**

325 BLUE RIVER PARKWAY | SILVERTHORNE, CO 80498



**COUNT** 

# **2023 DEMOGRAPHICS**

VPD: 20,810

	1 MILE	3 MILES	5 MILES
2023 POPULATION	1,127	9,849	18,431
AVERAGE HOUSEHOLD INCOME	\$108,939	\$99,711	\$109,531
MEDIAN age	43.4	41.1	42
DAYTIME EMPLOYEES	2,078	6,243	12,598
TRAFFIC	3rd Street Hwy 9 E	009D 4th St NW	



VPD: 15,652

# **DEMOGRAPHICS**





#### **325 BLUE RIVER PKWY**

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## **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

# **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



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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







# **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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