

# 325 BLUE RIVER PWKY

325 BLUE RIVER PARKWAY | SILVERTHORNE, CO 80498

BROAD STREET



**Summit County Retail Space  
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 RETAIL SPACE AVAILABLE



## RETAIL SPACE FOR LEASE

### Newly Constructed Retail with Parking

- Space Available: 6,044 SF
- Patio Space: 2,000 SF
- High Ceilings and Mezzanine
- Two (2) Roll-Up Doors
- Parking: Available
- Term: Flexible
- Rate: Contact Broker
- Desirable Mountain Location
- Highly Visible and Easily Accessible
- Restrooms & Storage - Already Built Out
- Available: September 1, 2023





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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.



### COLIN CLANCY

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