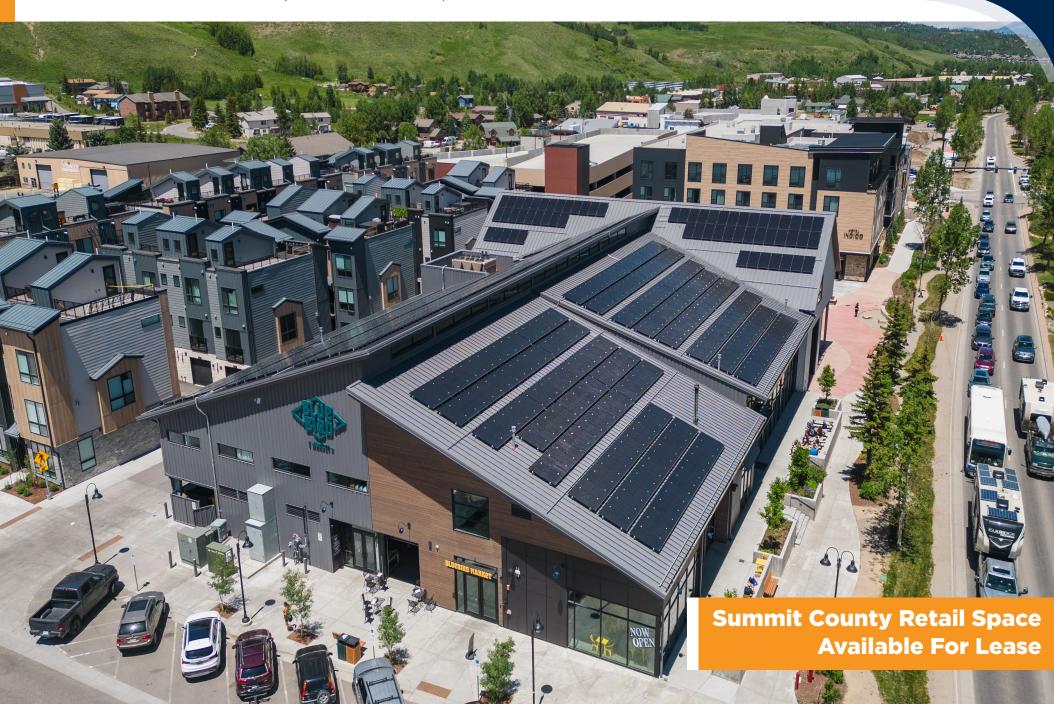


325 BLUE RIVER PWKY

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 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







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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