



720 Lincoln Avenue
Steamboat Springs, CO 80487

720 Lincoln Avenue

720 Lincoln Avenue is positioned on one of the most sought-after blocks in downtown Steamboat. Frontage along Lincoln Avenue, the city's primary commercial corridor, provides exceptional daily exposure, consistent year-round activity and strong visibility for both the current tenant and any future use.

The 0.26-acre parcel is larger than typical downtown sites. With a long-term tenant in place and a lease structure that allows redevelopment of the vacant side of the lot, the property offers both stable income and strategic flexibility rarely available on Lincoln Avenue. Located within easy walking distance of restaurants, retail, lodging, and civic amenities, the property benefits from a mix of local traffic, visitor stays, and special events that support a resilient commercial environment downtown.

Address:

720 Lincoln Avenue

Lot Size:

.26 Acres

Square Footage:

3,245

Year Built:

1980

Price:

\$3,950,000

2024 Taxes:

\$14,925.68



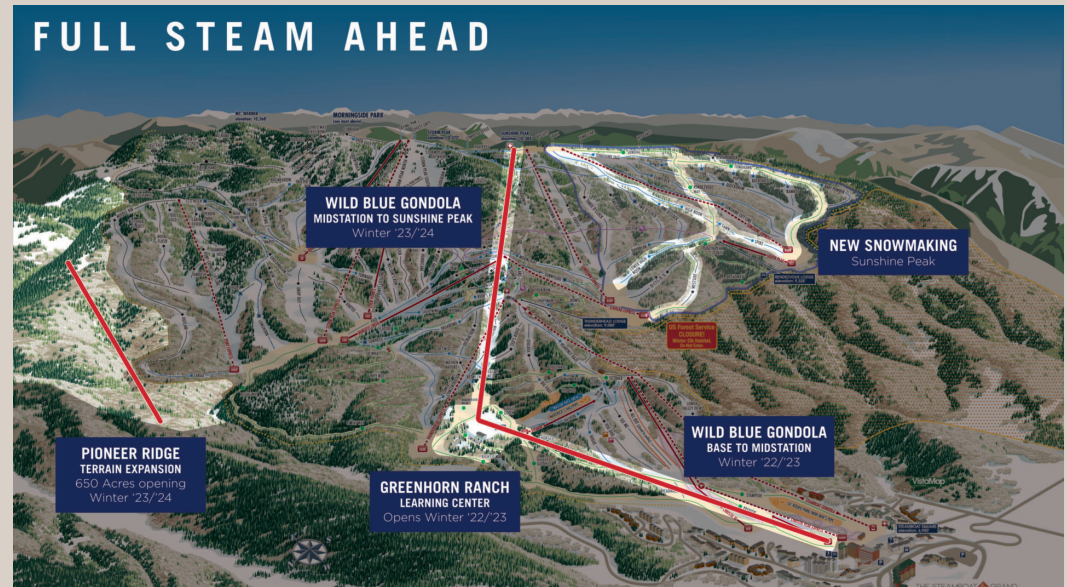
720 Lincoln Ave

Full Steam Ahead

Alterra has invested nearly \$200 million on and around the mountain as to enhance the Steamboat experience for everyone who visits. This continued investment in resort infrastructure, amenities and public improvements reinforces Steamboat's position as a leading four-season destination.

*Second-largest ski resort
in Colorado with roughly
3,700+ skiable acres*

*Wild Blue Gondola: 3.16
miles in length, among the
longest in North America*



Steamboat Demographics

Steamboat Springs combines small-town scale with mountain-town affluence. The city's estimated population is approximately 13,600, with roughly 6,000 households and an average household size of 2.2 people.

Average household incomes and home values significantly exceed state averages, reflecting a highly affluent resident base and strong second-home ownership. Educational attainment is also high, with a large share of residents holding bachelor's degrees or higher.

These fundamentals contribute to a resilient commercial environment and support long-term stability for downtown property owners.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Chg. 23-24
Routt												
Travel Spending (\$M)	367.1	382.4	413.8	442.9	477.9	499.6	670.7	545.5	628.3	661.8	678.1	2.5%
Earnings (\$M)	164.6	178.2	191.8	202.5	211.9	219.9	198.5	246.2	283.1	305.8	315.6	3.2%
Employment (Jobs)	4,100	4,190	4,430	4,750	4,800	4,770	3,950	4,510	4,780	5,030	5,110	1.6%
Local Taxes (\$M)	13.2	13.9	15.3	16.4	17.8	18.6	26.9	21.2	24.4	35.0	37.2	6.1%
State Taxes (\$M)	9.0	9.5	10.3	11.0	11.8	12.3	16.0	14.0	15.8	16.7	17.1	2.5%

Established Rental Income

720 Fusion Fresh Cuisine, a well-known downtown staple, has been operating successfully in this location for years and brings steady foot traffic to the block. With a lease secured through 2030 and a 5-year renewal option already in place, buyers can step into reliable, established rental income from day one.

The restaurant's strong local following and consistent business make this an especially attractive opportunity for investors seeking stability while exploring the development potential of the adjacent open parcel.





Downtown commercial property remains one of Steamboat's most limited asset classes. With steady demand from local operators, regional brands, and new concepts – and very little new commercial construction – well-positioned Lincoln Avenue properties continue to see long-term appreciation.

Zoning allows for a range of commercial and mixed-use concepts, making 720 Lincoln Avenue suitable for investors, developers, and long-term holders seeking to secure a generational foothold in Steamboat's core commercial district.

COLORADO DASHBOARD

TRAVEL IMPACTS

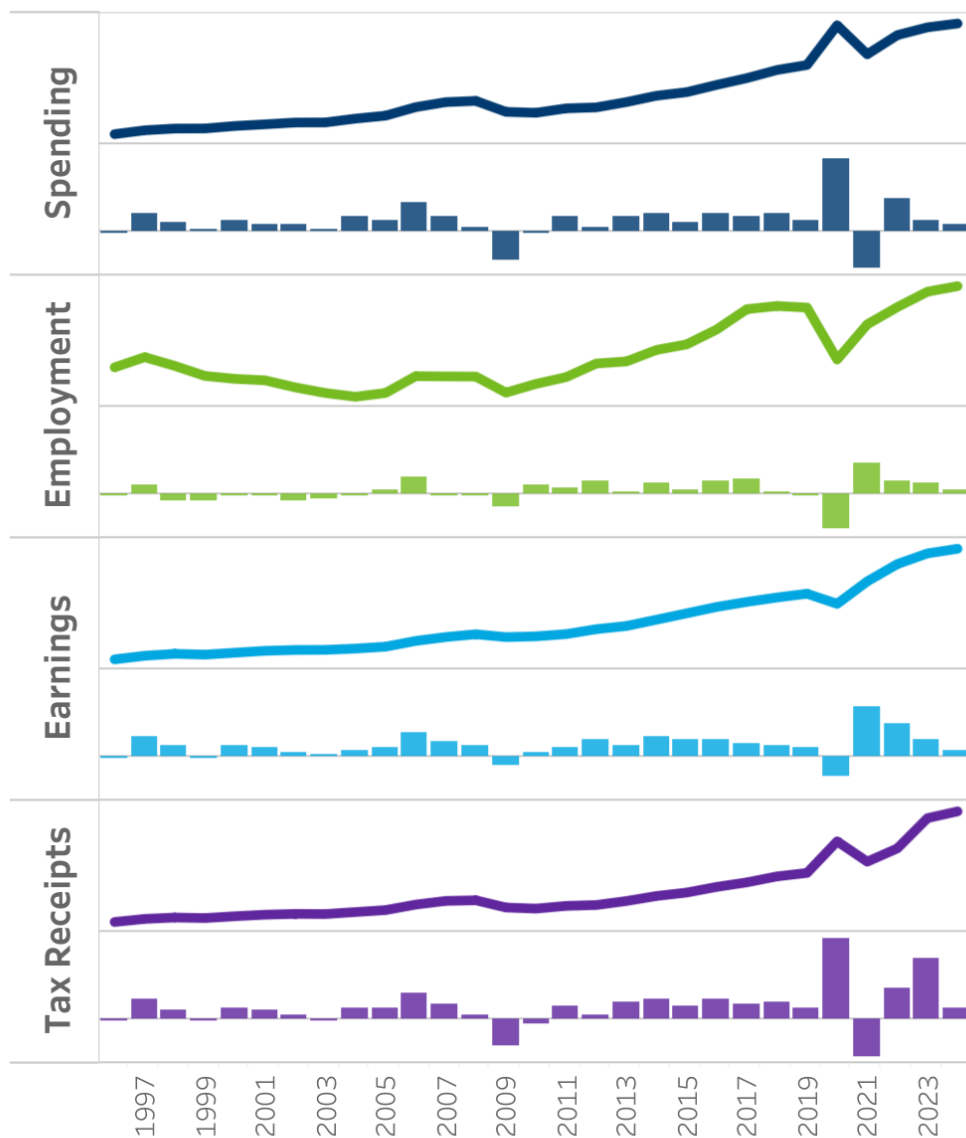
Location
County: Routt

Year
2024

DESCRIPTION

This dashboard provides travel impact data prepared annually by Dean Runyan Associates, Inc. for the Colorado Office of Tourism. Direct economic impacts of travel encompass travel to and through Colorado by residents of the state and nation, as well as international travelers.

Actual Value (Line) & YOY Pct Change (Bar)



2024

\$678.1M

2.5% ▲

5.1K

1.7% ▲

\$315.6M

3.2% ▲

\$54.3M

5.0% ▲

Direct Travel Spending

Purchases by travelers during their trip, including lodging taxes and other applicable local and state taxes, paid by the traveler at the point of sale.

Direct Employment

Employment associated with the above earnings; this includes both full- and part-time positions of wage and salary workers and proprietors.

Direct Earnings

The earnings (wage and salary disbursements, earned benefits and proprietor income) of employees and owners of businesses that are attributable to travel expenditures.

Direct Tax Receipts

Tax receipts collected by state, counties and municipalities, as levied on applicable travel-related purchases, including lodging, food and beverage service, retail goods and motor fuel.

Travel to Steamboat

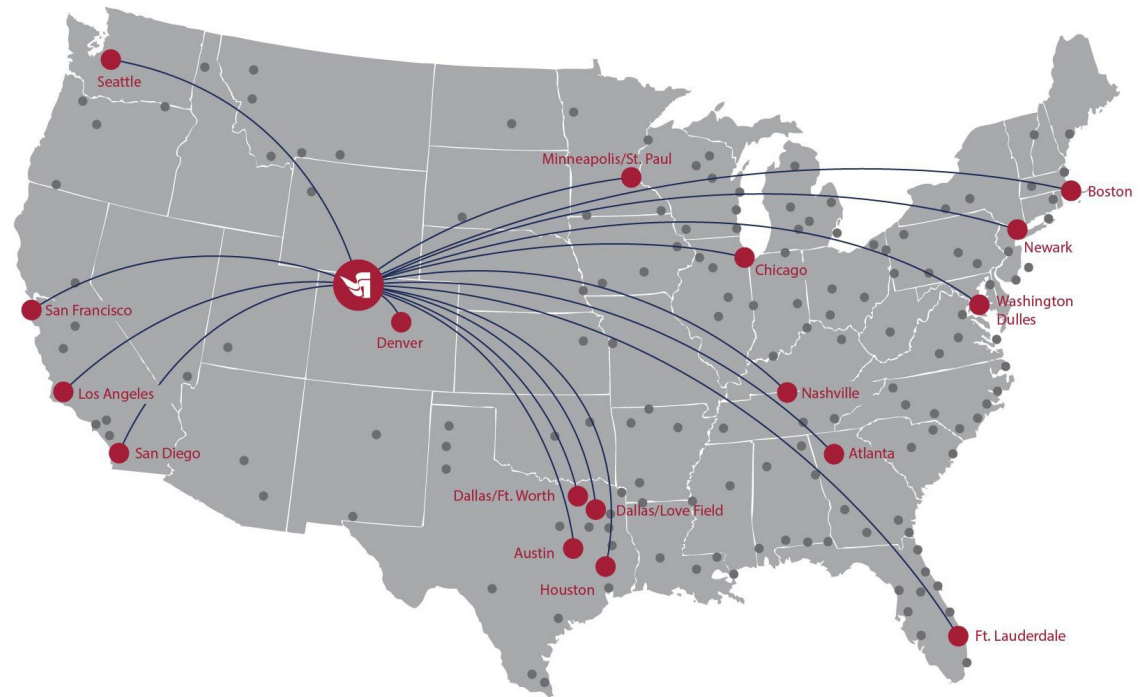
During the winter season, HDN offers nonstop flights from a variety of major U.S. cities, with easy one-stop connections from many others.

The combination of strong seasonal air service and reliable year-round highway access makes Steamboat a conveniently reached mountain destinations in the Rockies, supporting consistent visitor demand and vibrant downtown activity.

6 Airlines | 17 Nonstops

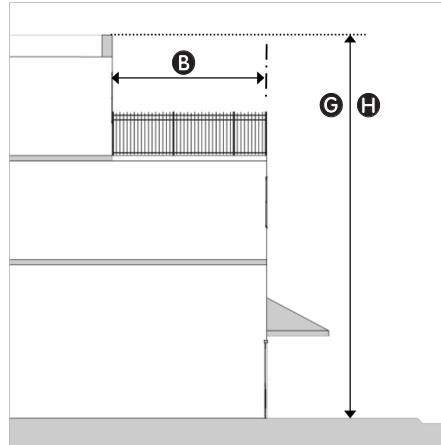
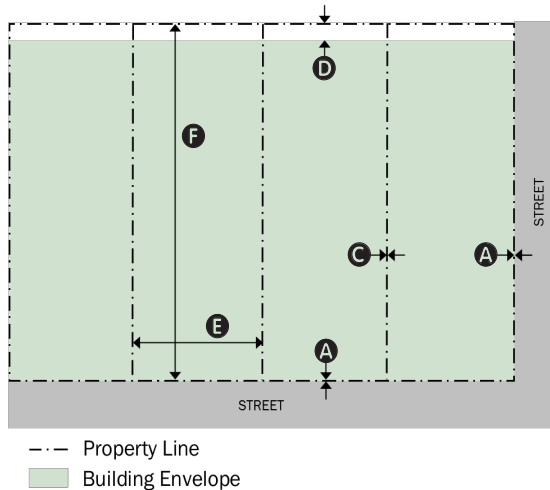
Yampa Valley Regional Airport (HDN) in Hayden, approximately 22 miles, or about 30 minutes from downtown.

Steamboat Springs is located approximately 3 hours by car from Denver.



Downtown Commerical Zoning

217.B Dimensional Standards (See below.)



The Commercial Old Town zone district is intended to provide for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, streetscape, and pedestrian orientation.

Commercial Old Town is a mixed-use district that emphasizes active commercial uses on the pedestrian level, such as retail, service, restaurants, and lodging, as well as accommodating office and residential uses that are complementary to and supportive of the active streetscape.

Building Placement		
Lot Line Setbacks		
Front		A
Principal Building up to 28'	0' min. 0' max.	
Principal Building above 28'	15' min.	B
Side		C
Principal Building	0' max.	
Accessory Building	0' max.	
Rear		D
Principal Building	10' min.	
Accessory Building	10' min.	
Lot Size		
Width ¹	25' min. 150' max.	E
Depth ¹	no min.	F
Area	3,000 sf min. 22,000 sf max.	

Building Form		
Building Height ¹		
Buildings without Residential on Uppermost Floor		
Overall Height	28' max.	G
Average Plate Height	28' max.	H
Buildings with Residential on Uppermost Floor		
Overall Height	38' max.	G
Average Plate Height	38' max.	H
Public Facilities		
Overall Height	42' max.	G
Average Plate Height	42' max.	H
Other Standards		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	200% max.	
Density		
Dwelling Units per Lot	no max.	

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.



720 FUSION FRESH

PERRY
HANSFIELD

SMOOTHIE
TEA
720
FUSION FRESH
COLUMBIA & HANCOCK STS.
BIRMINGHAM

SUSHI
720
FUSION FRESH
COLUMBIA & HANCOCK STS.
BIRMINGHAM

Open

866-2592
Cord's
dishes

ADDITIONAL
FLOOR
IN
R&B

720 Lincoln Avenue
Steamboat Springs, Colorado

Presented by
The Steamboat Group

Jon Wade – 970.819.6930
jon@thesteamboatgroup.com

Derek Hodson – 970.819.2034
derek@thesteamboatgroup.com