



Arrow Winter Park MU2

78746 US Highway 40, Winter Park, CO 80482



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Arrow Winter Park MU2

\$30.00 - \$32.00 /SF/YR

Welcome to Arrow Winter Park, the vibrant center of the Town of Winter Park. Arrow boast over 20,000 sq/ft of exciting retail shops & restaurants as well as a outdoor stage for live music and events. The building is under construction at this time and will deliver tenant space in Q3 2025 with plenty of time for tenant improvement before the ski season being in December 2025. Please contact the listing agent for more details. Most all retail uses welcome.

Disclaimer: The tenant is responsible for verifying all sizes and measurements in the field. Information provided regarding dimensions and space sizes are estimates and should be independently confirmed by the tenant. The landlord or agent makes no guarantees regarding the accuracy of these measurements....

- Centrally located in the Town of Wlnter Park, Colorado
- Directly adjacent parking and bus routes, parking garage and many other downtown attractions



Rental Rate:	\$30.00 - \$32.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	16,000 SF
Year Built:	2024
Walk Score ®:	58 (Somewhat Walkable)
Taxes:	\$0.33 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$2.50 /SF/MO

1st Floor Ste C115

1

Space Available	1,488 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

FOR LEASE: This commercial inline leasing opportunity at Arrow in downtown Winter Park is situated in a highly sought-after business corridor, making it an especially appealing location for shops, boutiques, office space, or other uses. This is a first generation inline space that is planned to be available in Q3 2024, meaning they are brand new and have not been previously occupied. Additionally, the possibility exists for the tenant buildout could be completed by the developer, which could greatly benefit a new tenant.

1st Floor Ste C117

2

Space Available	1,608 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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1st Floor Ste C123

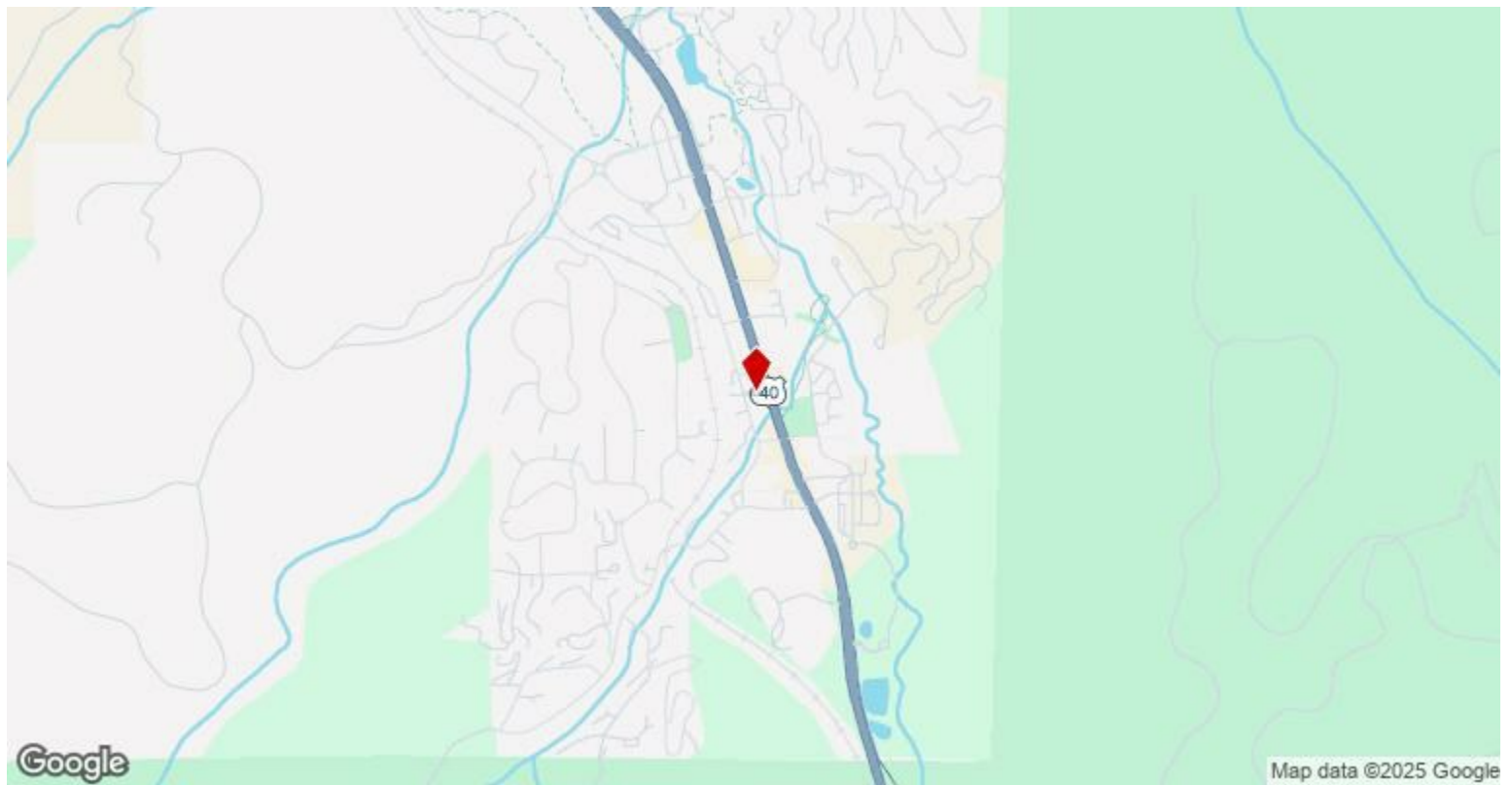
3

Space Available	2,518 SF
Rental Rate	\$32.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

FOR LEASE: First generation restaurant space with two large outdoor patios adjacent the Vasquez Creek on the south end of the building. The development could not be better located in the center of town. Tenant improvement allowance of \$75 PSF available. Delivery is shell condition. Please contact listing office for a tour.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mexicali Taco	-	



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Property Photos



Property Photos



ARROW-EXT_SM-48



ARROW-EXT_SM-46

Property Photos



ARROW-EXT_SM-40



ARROW-EXT_SM-39

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

