

Thank you for your interest in 720 Lincoln Avenue, a rare opportunity to acquire a premier downtown Steamboat Springs commercial property—including both the land and building, secured by a long-term restaurant lease. Below is a brief executive summary of the asset and the key market dynamics that make this an exceptional long-term investment.

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## 720 Lincoln – Quick Overview

- Offered at \$3,950,000 for 0.26 acres and 3,245 sq ft building.
  - You are purchasing the real estate only—the operating business and FF&E (720 Fusion Fresh) is not part of the sale.
  - Stabilized income through an existing restaurant lease in place until 2030, including a five-year renewal option.
  - Located on the best block of Lincoln Avenue, between 7th and 8th streets - the sunny side - and a prime stretch of downtown.
  - 10 off-street parking spaces—a major competitive advantage in Steamboat’s downtown commercial district.
  - Large 0.26-acre lot (11,326 sq ft) with potential to redevelop the vacant lot to the right while maintaining the tenant’s operation on the left (permitted in the lease).
  - Building totals 3,245 sq ft and features include forced-air heat, central air, brick exterior, and commercial kitchen infrastructure.
  - Zoned Commercial, supporting restaurant, retail, and additional commercial uses.
  - Excellent visibility, walkability, and access, with public parking nearby and consistent year-round traffic.
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## Key Property Details

- Property Type: Commercial – Restaurant
  - Gross Building Area: 3,245 sq ft
  - Lot Size: 11,326 sq ft / 0.26 acres
  - Parking: 10 off-street spaces (rare for downtown)
  - Year Built: 1980 (effective year 1998)
  - Lease Term: Through 2030 with 5-year renewal option
  - Tenant: 720 Fusion Fresh (longstanding downtown operator)
  - Potential: Ability to redevelop vacant right-side portion of the lot while maintaining tenant on left side
  - Taxes (2024): \$14,925.68
  - Utilities: City water/sewer, natural gas, electricity
  - Zoning: Commercial – supports broad redevelopment possibilities
  - Construction: Brick exterior, forced air heat, central AC, membrane roof
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## Air Access: Strong & Growing

Steamboat benefits from two improving airports that strengthen both tourism demand and year-round livability—key drivers for the long-term performance of a downtown commercial asset like 720 Lincoln Avenue.

Yampa Valley Regional Airport (HDN) is experiencing double-digit offseason passenger growth and is undergoing an \$80M+ terminal expansion to increase capacity and enhance visitor experience.

Bob Adams Field (KSBS), the in-town airport minutes away, is upgrading runway lighting/signage and fuel facilities and refreshing terminal space—improving convenience for private aviation and year-round residents.

Bottom line: better air access expands Steamboat's visitor base, drives ADR growth, and supports strong demand for food & beverage concepts in the walkable core.

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## Steamboat Market Notes

- Steamboat Resort recently completed Full Steam Ahead, a \$220M base area and mountain transformation, making Steamboat the second-largest ski resort in Colorado and dramatically improving guest flow, snowmaking, and terrain.
  - The Wild Blue Gondola—the longest and fastest 10-person gondola in North America—increases out-of-base capacity from ~6,000 to 10,000 people/hour, elevating both guest experience and total visitation.
  - Sales like Slopeside Grill at \$6M (\$1,800/sf based on a \$90/sf lease) and 601 Lincoln Ave at \$1.924M demonstrate the premium investors place on irreplaceable Steamboat commercial assets.
  - 720 Lincoln's location—front-and-center on Lincoln Avenue—places it in the highest-demand corridor, walkable to the river, events, hotels, and year-round activity, ensuring long-term durability and value appreciation.
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We'd be happy to provide the lease summary or schedule a walkthrough. Please let me know how you'd like to proceed.

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