



## Opportunity to own an established fine dining restaurant at the base of the newly improved Steamboat Ski Area.

**Total Building Size: 5,108 Sq. Ft.**

**Total Seating - 175 Inside | 100 Outside**

**Truffle Pig Price: \$5,945,000**

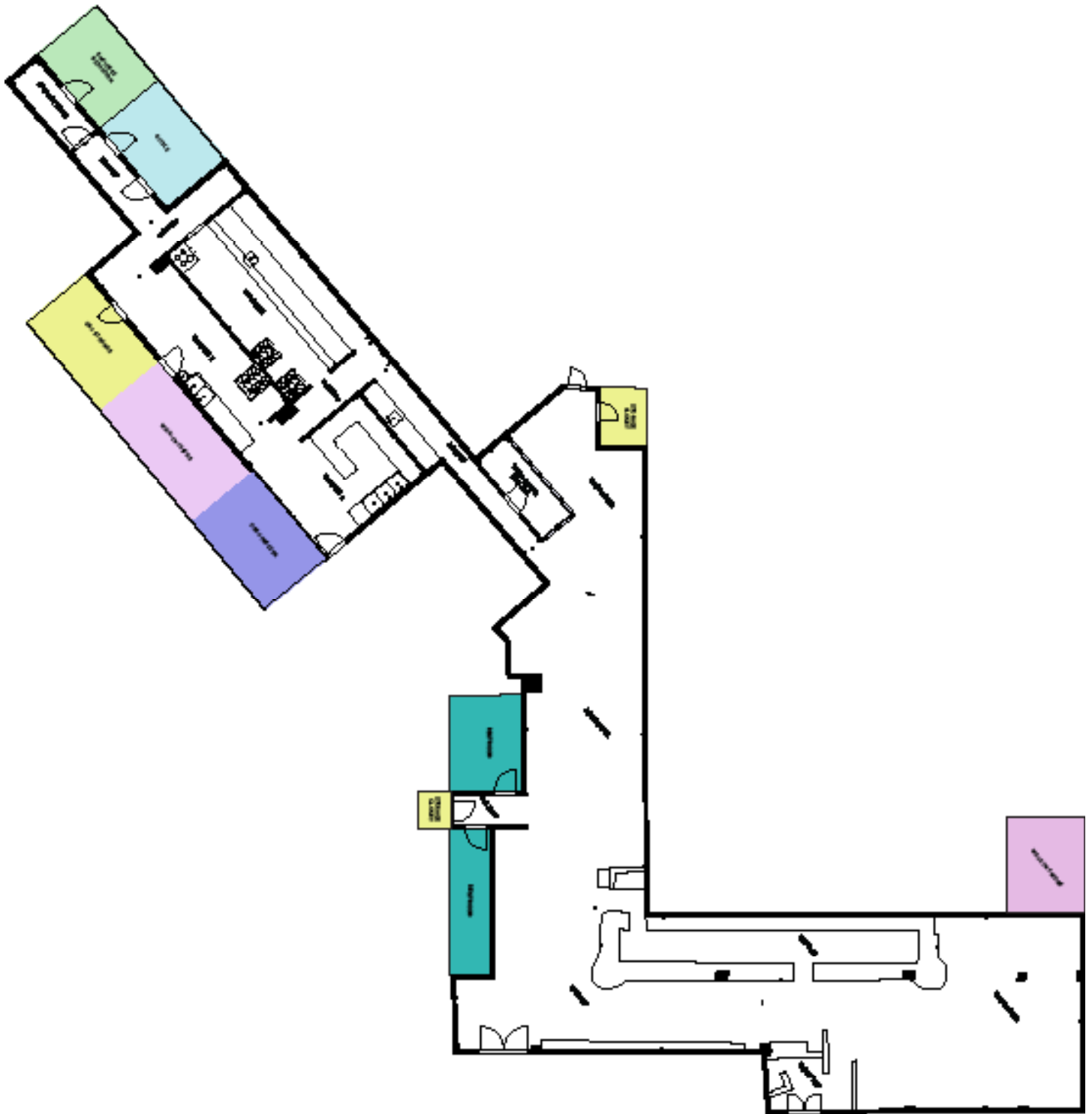
Now below comps & seller is looking for an offer. Truffle Pig is in the best dining location at the base of the Steamboat Ski area & Alterra's \$200M in upgrades makes this a strategic location. Owning the restaurant and real estate gives the opportunity to take costs of future lease increases to your bottom line. You also get to avoid the time, investment & uncertainty of building, staffing, & starting a new restaurant.

Truffle Pig is located in the center of the base area within a few hundred feet of the 2 new high capacity gondolas & one high speed 6 pack lift that serve the base. It is in the center of the prime lodging area with the vast majority of short term rentals. Steamboat's STR capacity was over 20,500 in 2022 with several new luxury condo buildings planned at the base. It is hard to picture where another restaurant could be built with better proximity to more people & any new restaurant at the base is likely to only be for lease.

Easy access with free valet parking & close proximity to base area lodging. Significant transportation improvements are in process including a higher capacity gondola from the Meadows lot & a new transportation center. There are only two fine dining restaurants at the base area with limited opportunity for more. It's quicker & more convenient to dine at Truffle Pig than in town, so this location is likely to benefit from visitor growth & limited supply. There is 5,108 sf of finished space that seats 175 inside with a large bar, plus 100 seats on the patio with a view up the mountain.

Truffle Pig has a loyal customer base & has over 1,000 reviews on Open Table. Construction at the base in the summer has either limited or shut down ski area operations for the last 4 years. Full operations now that the upgrades are complete, have the potential to provide a good boost in business levels to the next owner. Real estate for \$4.95M (\$969/sf) and Business for \$995,000. Financials available with an NDA.

# Truffle Pig Floorplans



# FULL STEAM AHEAD



Steamboat is investing nearly \$200 million on and around the mountain as to enhance the Steamboat experience for everyone who visits. This unprecedented venture will help to make Steamboat one of the premier ski destinations in the world for decades to come. This is an ambitious undertaking the likes of which our resort has never seen.

With plans for an après ski plaza, new restaurants and bars, retail outlets, ice rink, fire pits and a stage for live music.

On the Mountain – new lifts and new terrain that will make us the second largest resort in Colorado. In the tradition of our pioneering spirit and out of the genuine western heritage of Steamboat, comes an entirely new vision for our resort.



## Welcome to the new west.



Jon Wade - 970-819-6930 | [jon@thesteamboatgroup.com](mailto:jon@thesteamboatgroup.com)  
Derek Hodson - 970-819-2034 | [derek@thesteamboatgroup.com](mailto:derek@thesteamboatgroup.com)

## Steamboat Air Program

Nonstop access from 16 major airports across the U.S. makes Steamboat one of the most easily accessed resorts in the Rocky Mountains



---

Colorado ski resorts enjoyed a record season with mountain towns harvesting highest-ever tax revenue - **Colorado Sun**



Colorado Ski Country last week announced a record 14.8 million visits to the state's 27 lift-served ski areas in 2022-23, marking an 18% increase over the five-year average for skier visits in the state.

# Routt County / Steamboat Demographics

## Population

	Routt County	Steamboat Springs
Estimates base, April 1, 2020	24,824	13,215
Population, Census, April 1, 2020	24,829	12,224
Population, Census, April 1, 2010	23,509	12,088

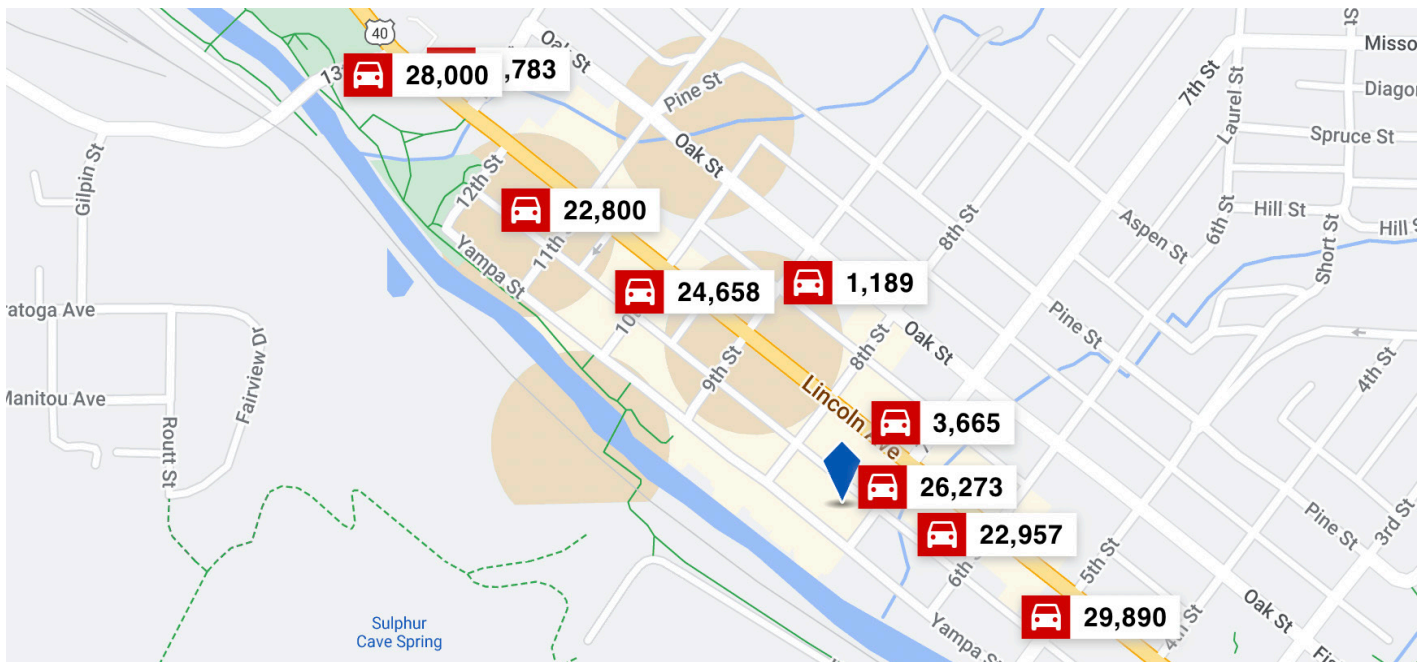
## Income

	Routt County	Steamboat Springs
Median household income (in 2021 dollars), 2017-2021	\$82,725	\$80,660

## Tourism Impacts 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Chg.	
											2021-22	2019-22
<b>Routt</b>												
Travel Spending (\$M)	339.7	367.1	382.4	413.8	442.9	477.9	499.6	670.7	545.5	627.9	▲ 15.1%	▲ 25.7%
Earnings (\$M)	151.2	164.6	178.2	191.8	202.5	211.9	219.9	198.5	246.2	281.6	▲ 14.4%	▲ 28.1%
Employment (Jobs)	3,920	4,100	4,190	4,430	4,750	4,800	4,770	3,950	4,510	4,760	▲ 5.7%	▼ -0.2%
Local Taxes (\$M)	12.0	13.2	13.9	15.3	16.4	17.8	18.6	26.9	21.2	24.4	▲ 14.8%	▲ 31.0%
State Taxes (\$M)	8.3	9.0	9.5	10.3	11.0	11.8	12.3	16.0	14.0	15.8	▲ 13.3%	▲ 28.6%

## Downtown Traffic



Source: Loop.net via CDOT



