



1111
Rose Street

OFFICE BUILDING FOR SALE

Owner occupant or investment

1111 Rose Street, Georgetown, CO 80444



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1111 ROSE STREET, GEORGETOWN, CO 80444

SALE PRICE: \$700,000



PROPERTY HIGHLIGHTS

Building Type | Retail/Office

Building Size | 3,743 Total

Number of Offices | 11 Offices

**Parking Lot | 3 Spaces, Adjacent Parking Lot
with 21 Spaces is also available for sale for
an additional \$300,000**

Year Built | 1999

Lot Size | ~0.115 Acres

Zoning | Gateway Commercial

Located in the heart of historic downtown Georgetown, 1111 Rose Street presents a rare opportunity to own a distinctive commercial property with direct Clear Creek frontage in one of Colorado's most sought-after mountain communities. Offering approximately 3,743 square feet, the property combines a highly walkable downtown location with convenient access to I-70, making it ideal for office, professional services, creative users, retail, or mixed-use redevelopment. The building is surrounded by local shops, restaurants, government offices, and year-round tourism activity, creating a vibrant environment for both businesses and residents. Large windows, abundant natural light, and scenic views of Clear Creek and the surrounding mountains provide a unique setting that is difficult to replicate in today's market. In addition to its current office configuration, the property offers significant redevelopment potential. Located within Georgetown's Gateway Commercial zoning district, the property allows for a mix of commercial and residential uses. This flexibility creates an exceptional opportunity for an owner-user, investor, or developer to convert a portion of the building into residential space while maintaining commercial occupancy. Potential uses include a live/work environment, professional office with residential quarters, or a mixed-use investment property designed to serve both residential and commercial tenants.

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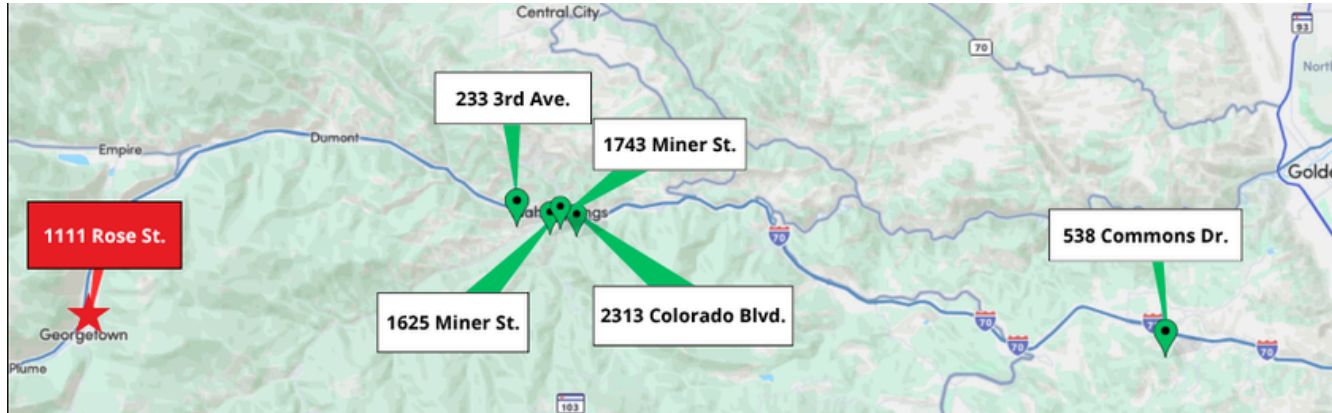
BUILDING FEATURES AND POTENTIAL USES



- ±3,743 SF Professional Office Building
- Direct Clear Creek River Frontage
- Downtown Georgetown Location
- Three Dedicated On-Site Parking Spaces
- Immediate Access to I-70
- Gateway Commercial Zoning, With Mixed-Use Flexibility
- Walking Distance to Restaurants, Shops & Public Amenities
- Scenic Mountain & River Views
- Value-Add Redevelopment Opportunity



COMPARABLE SALES



#	Property	Price	Rentable SF	Year Built
SUB	1111 Rose St. Georgetown, CO 80444	\$700,000	3,743	1979
1	233 3rd Avenue, Idaho Springs, CO 80452	\$470,000	1,302	1938
2	1743 Miner St. Idaho Springs, CO 80452	\$1,000,000	2,497	1938
3	2313 Colorado Blvd. Idaho Springs, CO 80452	\$1,700,000	2,450	1976
4	538 Commons Dr. Golden, CO 80401	\$1,959,000	7,062	1985
5	1625 Miner St. Idaho Springs, CO 80452	\$1,000,000	3,020	1900

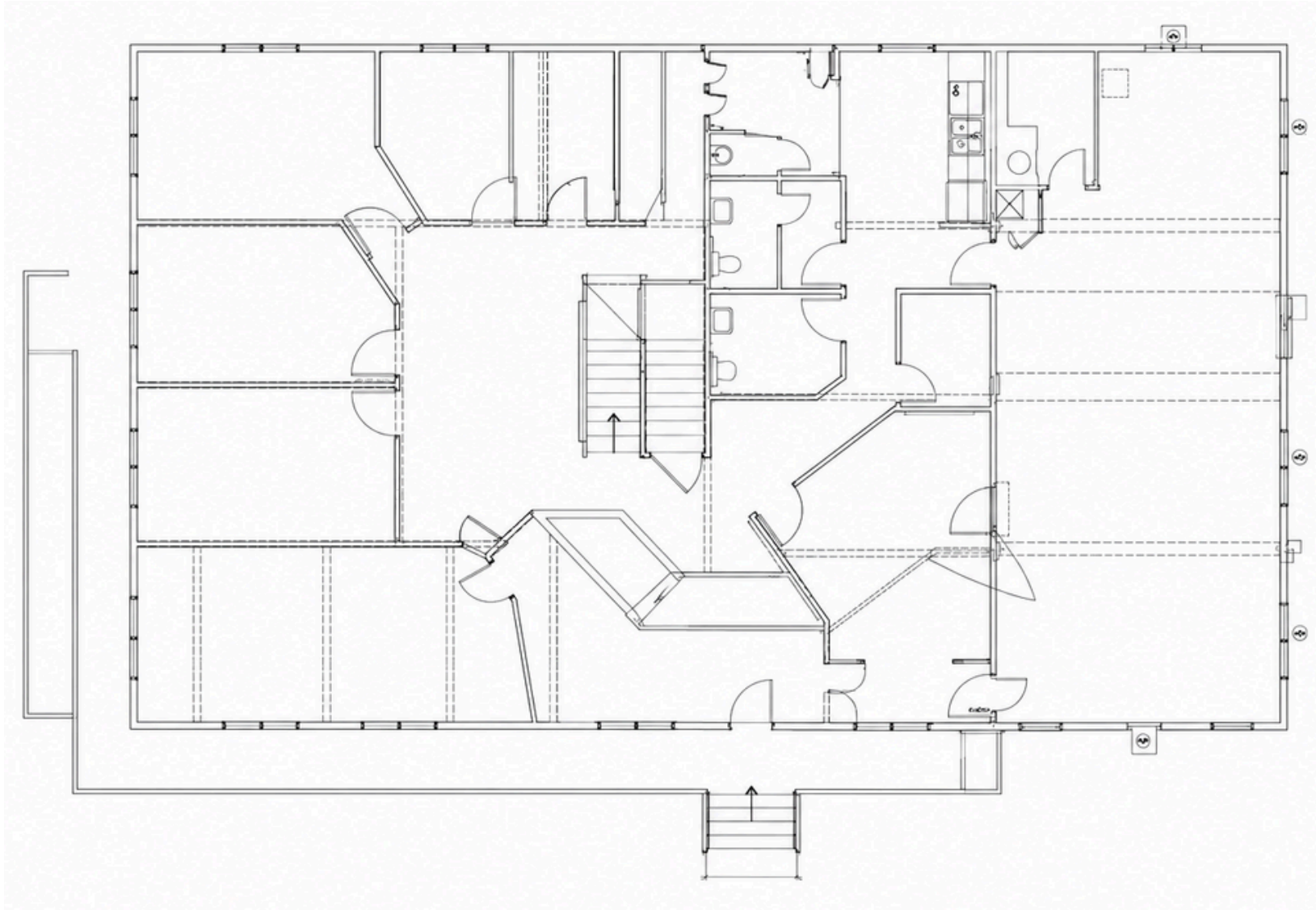
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INTERIOR PHOTOS



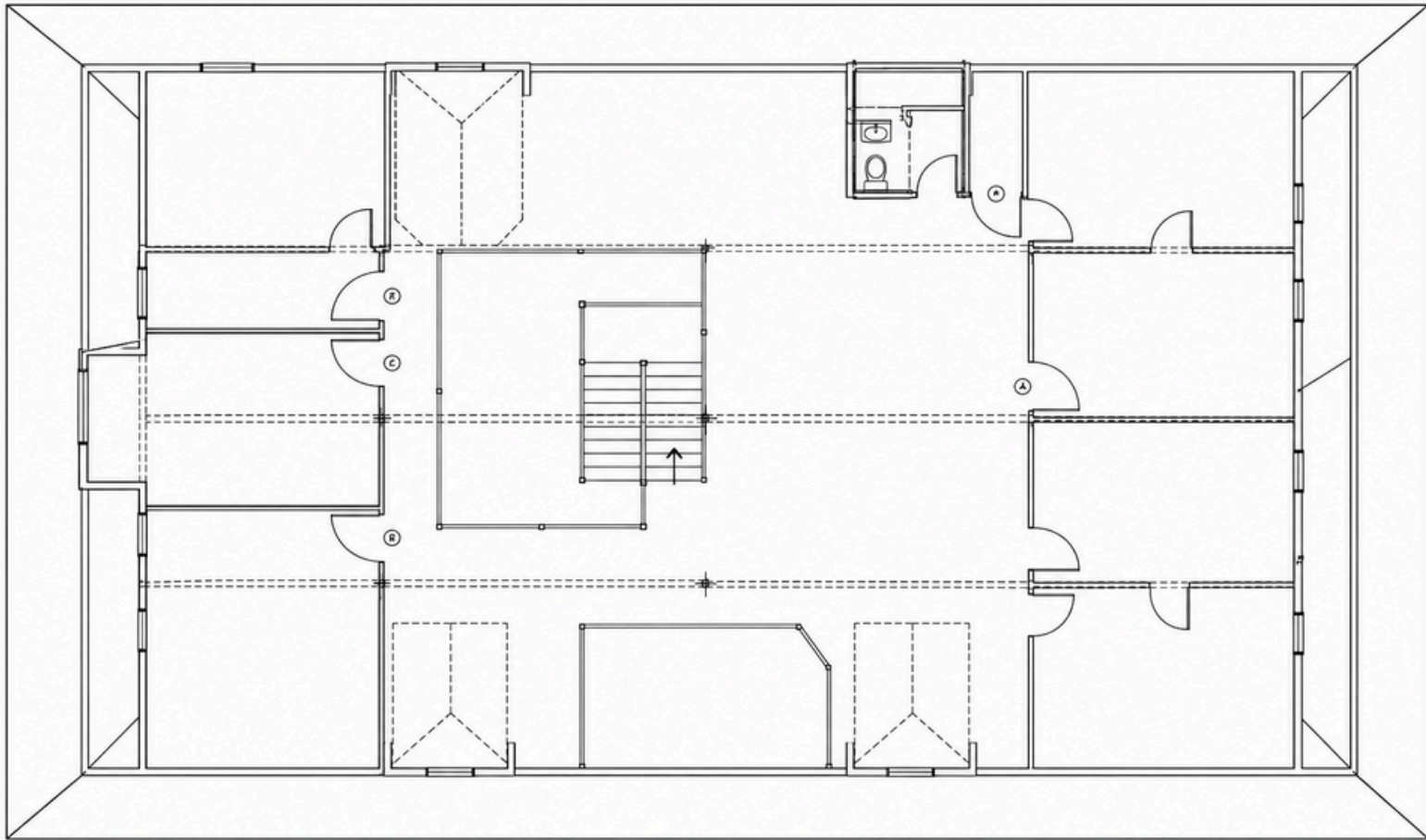
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FLOOR PLAN: MAIN FLOOR



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FLOOR PLAN: TOP FLOOR



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LOCATION: GEORGETOWN

Georgetown

Georgetown is a historic mountain community located approximately 45 miles west of Downtown Denver along the I-70 mountain corridor in Clear Creek County. With a population of roughly 1,100 residents, the town serves as both a year-round residential community and a highly visited tourism destination within Colorado's high country. Surrounded by the Rocky Mountains and positioned near major ski and recreation areas, Georgetown offers convenient access to outdoor activities including hiking, fishing, skiing, and scenic mountain travel.

Originally founded during the Colorado Silver Boom, Georgetown is known for its exceptionally preserved Victorian architecture and nationally recognized historic district. The downtown corridor features locally owned restaurants, boutique retailers, galleries, lodging, and commercial businesses that support a vibrant tourism-driven economy. Popular attractions including the Georgetown Loop Railroad, Guanella Pass Scenic Byway, and nearby Clear Creek recreation continue to drive steady year-round visitation.

Immediate access to Interstate 70 provides strong connectivity to both the Denver metro area and Colorado's major mountain destinations, supporting continued demand for commercial and investment properties along the corridor. As land availability within mountain communities becomes increasingly constrained, Georgetown continues to attract investor interest due to its historic character, limited supply, and long-term growth potential within Colorado's Front Range and mountain transition market.



25 Million +
Annual Visitors travel
through the I-70
mountain corridor

30,000 +
Vehicles per day on
Interstate 70 near Idaho
Springs

20 Minutes
To Loveland
Ski Area

45 Minutes
To Breckenridge,
Keystone & Summit
County Resorts

Bachelor's
Degree or Higher
38%

Median
Age
45.8

Average Household
Income
\$111,096

Median Home
Value
\$472,380



CLEAR CREEK COUNTY COLORADO 2025 ECONOMIC OVERVIEW

Clear Creek County continues to benefit from its strategic location along Colorado's I-70 mountain corridor, serving as both a residential mountain community and a year-round recreation and tourism destination. Positioned approximately 35 miles west of Downtown Denver, the county captures substantial commuter, tourism, and outdoor recreation traffic traveling between the Denver metro and Colorado's major ski resorts and mountain destinations. The corridor experiences more than 30,000 vehicles per day near Idaho Springs, reinforcing the area's long-term visibility and commercial viability.

The local economy is supported by tourism, outdoor recreation, hospitality, retail, and service-related industries. Ongoing public and private investment throughout Clear Creek County continues to strengthen long-term economic fundamentals, including downtown revitalization efforts, transportation improvements along Interstate 70, expanding recreation infrastructure, and increased demand for mountain residential housing. The county also benefits from proximity to major ski destinations including Loveland Ski Area, Keystone, Breckenridge, and Summit County resorts, helping drive consistent year-round visitation and short-term lodging demand.

CONSUMER SPENDING

CLEAR CREEK COUNTY –
CONSUMER SPENDING PROFILE

Current Year vs. 2030 Forecast

COUNTY OVERVIEW	CONSUMER SPENDING	2030 FORECAST
Total Retail	\$105.9M	\$118.4M (+11.8%)
Food	\$17.4M	\$19.2M (+10.3%)
Alcohol	\$2.1M	\$2.3M (+9.5%)
Housing	\$40.6M	\$46.5M (+14.5%)
Apparel	\$3.8M	\$4.2M (+10.5%)
Transportation	\$18.1M	\$20.2M (+11.6%)
Health Care	\$10.8M	\$12.7M (+17.6%)
Entertainment & Recreation	\$7.9M	\$9.4M (+19.0%)
Personal Care	\$1.7M	\$1.9M (+11.8%)

Source: Esri Consumer Spending Data

CLEAR CREEK COUNTY EMPLOYERS

Clear Creek County's economy is supported by a diverse mix of public-sector employers, tourism-related businesses, mining operations, gaming industry employment, and recreation-focused industries. The county's strategic location along the I-70 mountain corridor allows residents to access employment opportunities throughout the Front Range while continuing to attract businesses tied to Colorado's outdoor recreation and tourism economy.

Tourism and hospitality remain foundational employment sectors throughout the county, driven by year-round visitation to Idaho Springs, Georgetown, Silver Plume, Loveland Ski Area, and surrounding recreation destinations. Restaurants, breweries, lodging operators, retail shops, rafting companies, and outdoor recreation outfitters collectively support a substantial portion of local employment and continue to benefit from growing Front Range tourism demand.

Major Economic Drivers Supporting Clear Creek County

- ✓ **Interstate 70 Mountain Corridor** – One of Colorado's primary tourism and commuter corridors connecting Denver to the Rocky Mountains and major ski destinations
- ✓ **Loveland Ski Area & Summit County Resorts** – Major tourism and employment drivers located within 20–45 minutes of Clear Creek County communities
- ✓ **Black Hawk & Central City Gaming Districts** – Regional employment centers supporting hospitality, gaming, restaurant, and service industries
- ✓ **Henderson Mine** – One of North America's largest primary molybdenum mines and a major regional employer located near Empire
- ✓ **Outdoor Recreation & Tourism** – Hiking, rafting, mountain biking, OHV recreation, fishing, camping, and trail systems throughout Clear Creek Canyon and surrounding public lands
- ✓ **Historic Downtown Districts** – Idaho Springs, Georgetown, and Silver Plume continue to attract tourism-driven retail, brewery, restaurant, and lodging investment
- ✓ **Virginia Canyon Mountain Park & Argo Gondola Project** – Ongoing recreation and tourism investment expected to strengthen long-term visitation to the county
- ✓ **Denver Metro Proximity** – Approximately 35–45 minutes to Downtown Denver, supporting commuter housing demand and hybrid workforce migration into mountain communities

CLEAR CREEK COUNTY DEVELOPMENT



Mighty Argo Cable Car & Virginia Canyon Mountain Park

One of the most significant projects underway is the Mighty Argo Cable Car, a scenic gondola being constructed at the historic Argo Mill site. The project represents an estimated \$71 million investment and is expected to open in 2026, providing access to over 400 acres of mountain terrain and more than 25 miles of biking and hiking trails in Virginia Canyon Mountain Park. The gondola and trail system are expected to attract hundreds of thousands of visitors annually, positioning Idaho Springs as a major outdoor recreation hub along the Front Range and supporting increased demand for local retail, restaurants, lodging, and services.

Housing Development & Workforce Housing

To address regional housing shortages, several residential projects are underway. A 120-unit apartment community is being developed on the site of the former Golddigger Stadium, one of the largest housing developments in the Idaho Springs' history. In addition, the former Carlson Elementary School property is being redeveloped into affordable housing, helping support workforce housing needs in Clear Creek County.

Energy & Sustainability Improvements

Growing implementation of solar infrastructure, energy-efficient retrofits, and sustainable building initiatives throughout commercial and residential properties in the county.

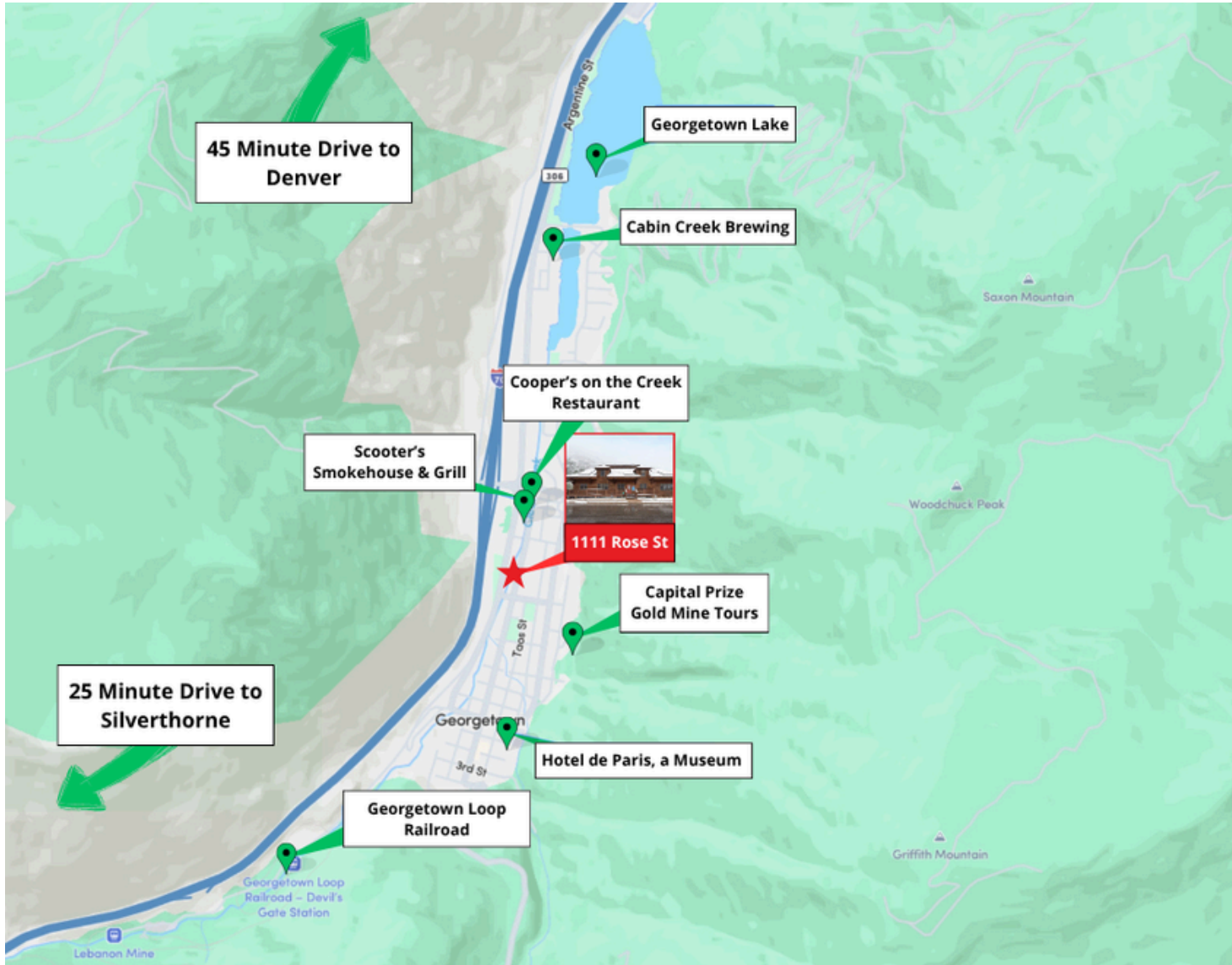
I-70 Corridor Infrastructure Improvements

Major transportation infrastructure improvements are also underway nearby through the I-70 Floyd Hill Project, which will widen portions of the interstate, add an express lane, and improve safety and access along the mountain corridor leading into Clear Creek County. The project will improve travel reliability and accessibility between the Denver metropolitan area and Colorado's mountain recreation destinations, further strengthening Idaho Springs' position as a gateway community along the I-70 corridor.

Adaptive Reuse & Mixed-Use Redevelopment

Growing investor interest in converting historic commercial buildings, lodges, and underutilized properties into mixed-use, hospitality, residential, and workforce housing projects

NEIGHBORHOOD ATTRACTIONS



CONFIDENTIALITY & DISCLAIMER

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments, and investments.

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By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements, or information provided by Michelle Glass, Keller Williams Integrity or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information in the public domain or otherwise available to the public.

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