

For Lease



PRIME RETAIL / OFFICE SPACE

High Visibility in Avon's Business & Lodging District



1,292 SF Ground-Floor Space | Christie Lodge - Main Entry Location



Unmatched Visibility & Pedestrian Traffic - Positioned at the main entrance of Christie Lodge, this space benefits from year-round foot traffic from resort guests, locals, and tourists.



Easy Access & Parking - High walkability with ample nearby parking.



Surrounded by High-Profile Destinations - Steps from Nottingham Park, Avon Recreation Center, Westin Riverfront Resort & Spa with Gondola Access, Eagle River Trail, ECO Transit, and a variety of restaurants & shops.



Lease: \$25/Sq.Ft. + NNN



Currently configured with reception area and 6 private offices. Tenant may build out to suit their needs (interior walls are not load bearing).



Perfect for retail, office, fitness studios, wellness centers, and service-based businesses seeking high-visibility space in Avon's core business district.

Please contact Patricia Aubel
Call for details - Schedule a tour
970.331.1641



Patricia Aubel - Engel & Völkers Vail

242 East Meadow Drive, Suite D - Vail - CO 81657

M - 970.331.1641 | patricia.aubel@evrealstate.com | www.patriciaaubel.evrealstate.com

ENGEL & VÖLKERS[®]



47 BEAVER CREEK BLVD · CHRISTIE LODGE #C4 & #C5 · AVON, CO · 81620



Prime Retail / Office Space

TOTAL SQUARE FEET Área Total	PRICE Precio
1,292 sq. ft.	\$25/sqft NNN