

# FOR SALE

SINGLE-TENANT RETAIL/AUTO SERVICE



**PURCHASE PRICE:** \$3,610,000

720 TEN MILE DRIVE, **FRISCO, CO**

**ZONING:** FCO (TOWN OF FRISCO) • **COUNTY:** SUMMIT

**CBSA:** BRECKENRIDGE • **SUBMARKET:** CO SKI AREA



Purchase Price  
\$3,610,000

7,600 SF  
GLA

0.91 AC  
SITE

Masonry on Slab  
BUILDING CONSTRUCTION

\$3.93/SF  
2023 TAXES

Single  
TENANCY

Colorado Ski Area  
SUBMARKET

Denver/Breckenridge  
DMA/CBSA

Address  
720 N Summit Blvd,  
Frisco, CO 80443

# EXECUTIVE SUMMARY



## THE OFFERING

Fee simple interest in a single-tenant retail/auto repair building in the heart of Frisco's service and retail corridor near I-70 & CO-9.

## WHY THIS PROPERTY

Scarce Summit County commercial dirt, service-oriented trade area with year-round demand (locals + destination visitors), flexible shop/retail layout, and low site coverage (~19.2%) on 0.91 AC.

*Current lease is in-place. Please reach out to broker for more details.*

# INVESTMENT HIGHLIGHTS

## SKI-AREA TRADE POCKET

Infill Summit County location serving locals and 6-resort draw (Breckenridge/Keystone/Copper)



## PLUG-AND-PLAY AUTO/RETAIL

Drive lanes and service bays; ideal for tire, quick-lube, fleet, or mountain outfitter



## ACCESS & VISIBILITY

Minutes to I-70; strong daytime population and resort visitor flow



## TROPHY DIRT

0.91 AC, flexible zoning (FCO) with potential light value-add (verify with Town of Frisco)

## HEALTHY RENT BAND

Market rates attract stabilized NOI  
(Contact broker to see Financials)

## WALKABLE NODE

Walk Score of 54; near Main St, retail and services

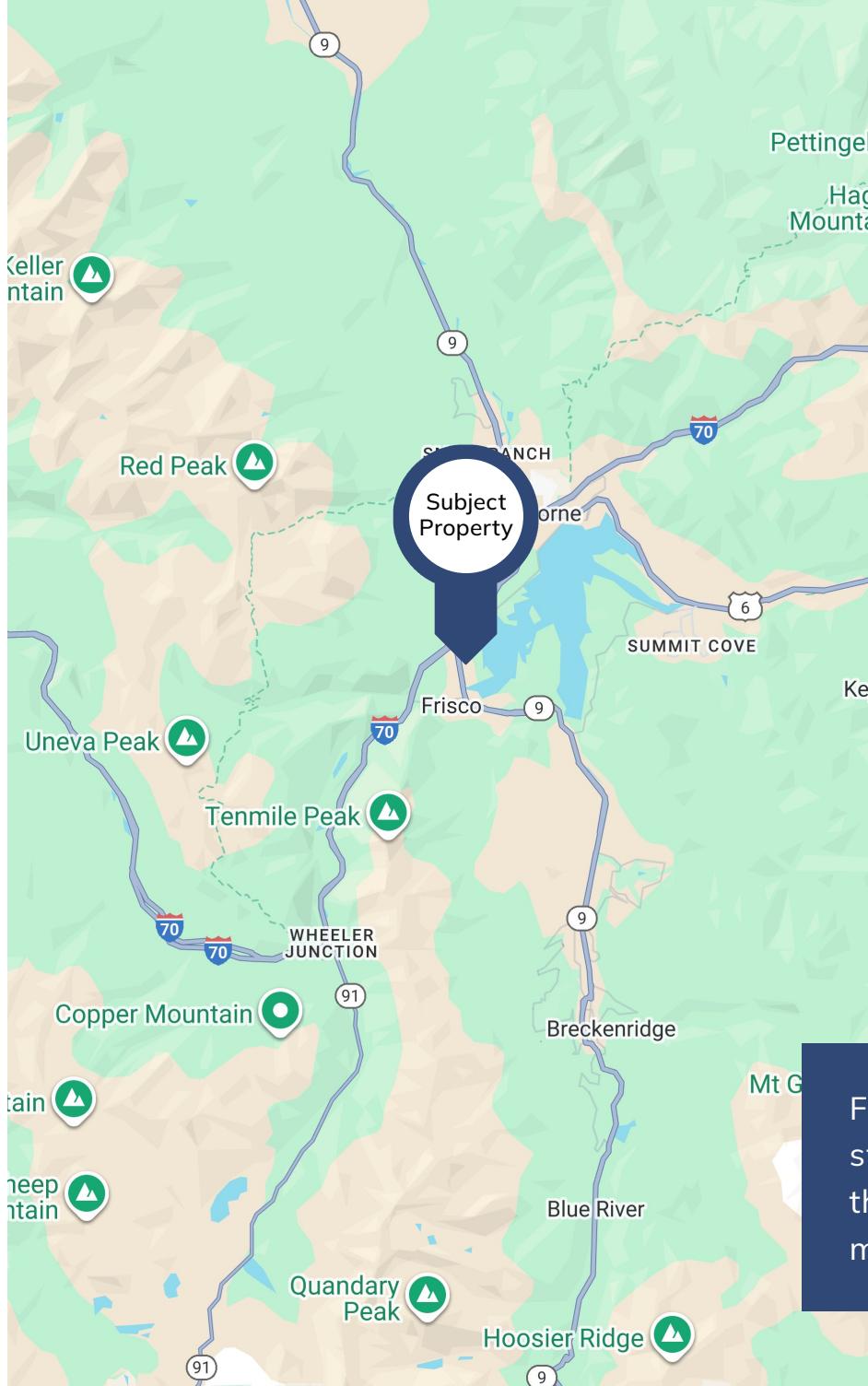
# PROPERTY OVERVIEW

<b>Address</b>	720 Ten Mile Dr, Frisco, CO 80443
<b>GLA</b>	7,600 SF
<b>Construction</b>	Masonry/CMU with pitched metal roof
<b>Year Built</b>	1981
<b>Site</b>	0.91 Acres (39,557 SF)
<b>FAR/Coverage</b>	0.19/ ~19.2%
<b>Class</b>	2-Star / C
<b>Owner-Occupied</b>	No
<b>Zoning</b>	FCO (Frisco)
<b>Power/Utilities</b>	Gas, Water, Sewer (Town of Frisco)
<b>Parking</b>	On-site surface parking with additional off-street parking off Ten Mile Dr



# AERIAL MAP





## MARKET SNAPSHOT

From Subject Property	1 mile	3 miles	5 miles
2024 Population	2,735	5,955	28,141
2024 Households	1,239	2,652	11,766
Owner Occupied Homes	783	1,663	7,530
Avg No. of Vehicles/Home	2	2	2
Avg HH Income	\$131,477	\$107,792	\$124,060
Median HH Income	\$102,179	\$87,408	\$98,794
Median Age (2020)	42.4	39.8	39.1
Bachelor's Degree (2020)	51%	45%	46%

Frisco is an affluent, well-educated resort community with strong homeownership. Second homes and tourism power the local service economy; auto care demand is amplified by mountain driving conditions (tires, brakes, alignments).

# EXCLUSIVELY LISTED BY

## POINT OF CONTACT

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