

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

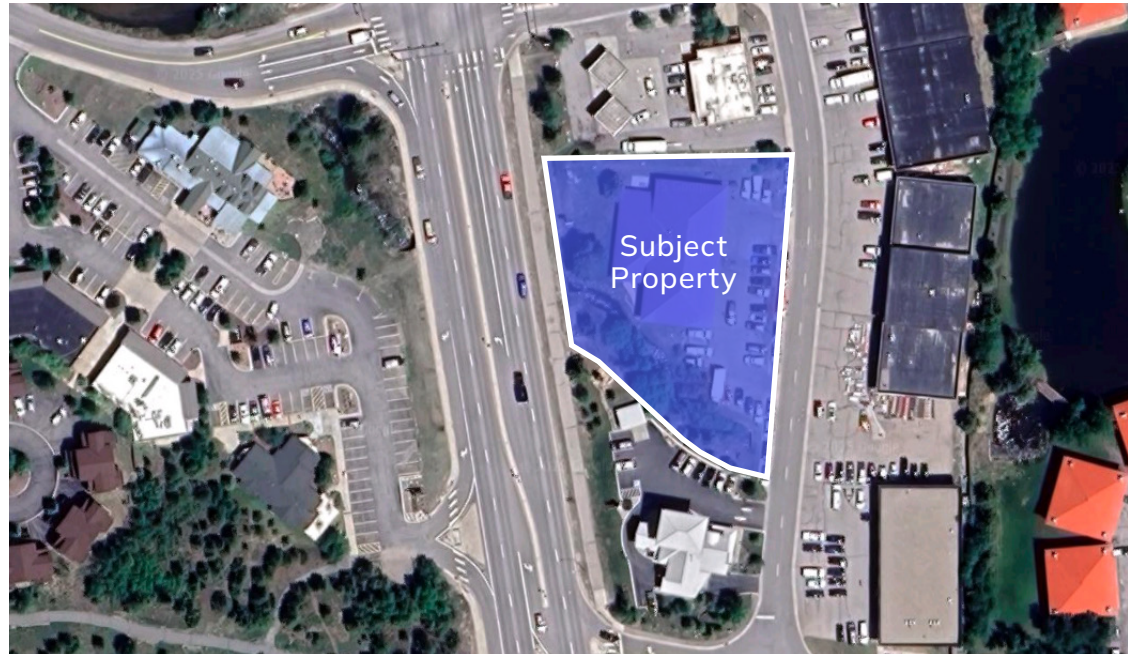
Single
TENANCY

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)



TROPHY DIRT

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

PLUG-AND-PLAY AUTO/RETAIL

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



HEALTHY RENT BAND

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

ACCESS & VISIBILITY

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



WALKABLE NODE

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

PROPERTY OVERVIEW

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

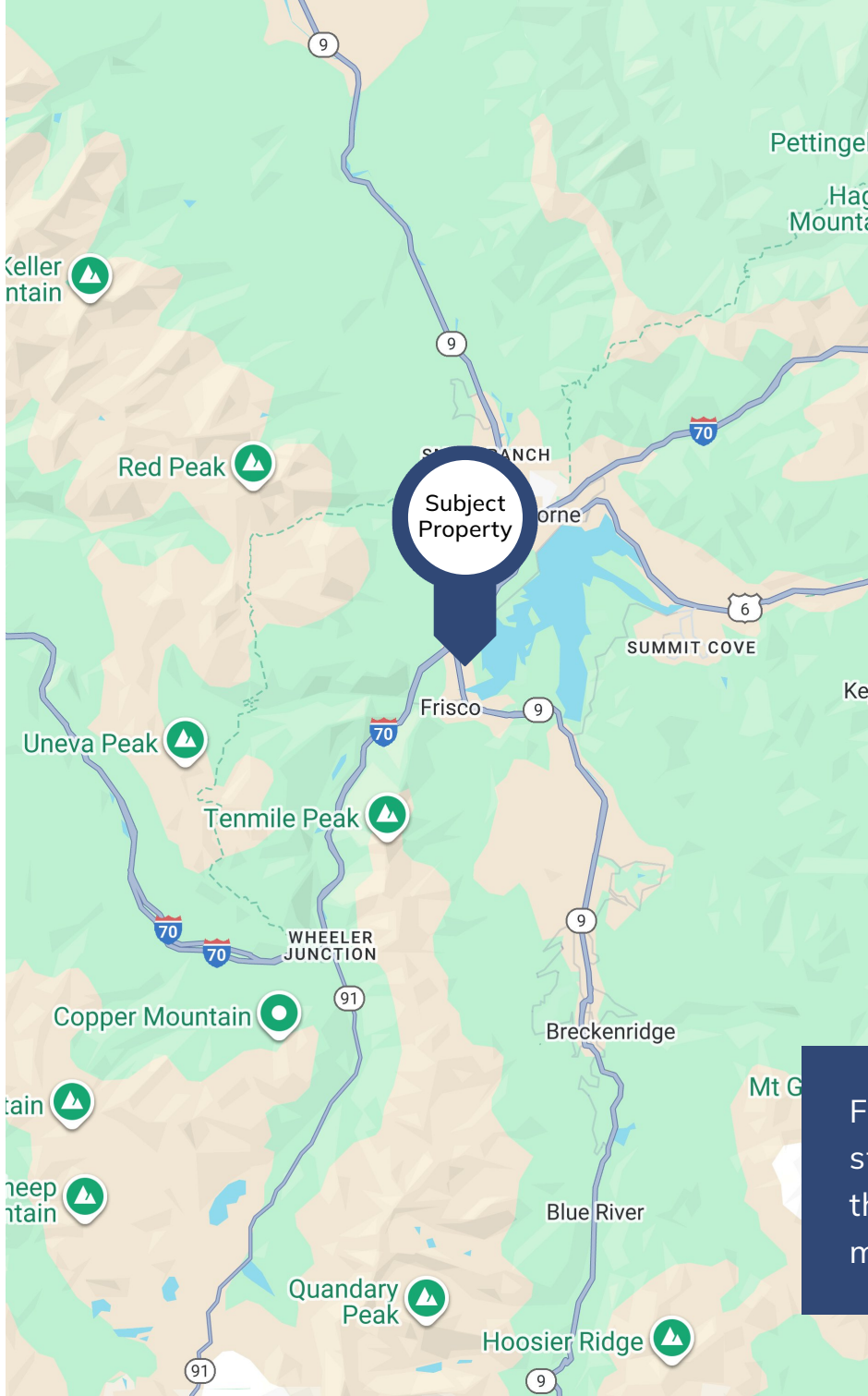


AERIAL MAP

COPPER MOUNTAIN
← 9 Miles



BRECKENRIDGE
← 8 Miles



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

Jonathan Thompson

Partner

(405) 406-4045

JThompson@TrioCRE.com

OK Lic #170776

BROKER OF RECORD

Brandon Gossett

Denver Fine Properties

CO Lic #ER.100043294

6500 S. Quebec Street, Suite 300

Greenwood Village, CO 80111

Ph: 303.796.2300 | Fax: 303.796.2301



3856 S. Boulevard, Suite 240

Edmond, OK 73013

www.TrioCRE.com

This Offering Memorandum has been prepared by TRIO | CRE for general information purposes only. The information herein has been obtained from sources believed reliable; however, no representation or warranty is made as to its accuracy or completeness. Parties should independently verify all information and rely on their own inspections and professional advisors. The Property is offered as-is, where-is; it is subject to prior sale, withdrawal, or change without notice. By accepting this OM, recipient agrees to keep it confidential. © 2025 TRIO | CRE. All rights reserved.