

LINCOLN AVE & ELK RIVER RD

1901 CURVE PLAZA | STEAMBOAT SPRINGS, CO



LINCOLN AVE & ELK RIVER RD

1901 CURVE PLAZA | STEAMBOAT SPRINGS, COLORADO



INFORMATION

- The intersection of Lincoln (Hwy 40) and Elk River Rd (Hwy 129) is perfect positioning to serve the new Sunlight Community, West Steamboat, Yampa Valley Housing Community, Clark, Milner and Hayden
- Join area retailers Ace Hardware, Moxie, Storm Peak Brewing, Moe's Original BBQ and Cook Chevrolet and Subaru
- 23,222SF available that could be Box or shop space - great for traditional retail, grocery, restaurant, market hall, brewery, or...
- Multiple pad sites available

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,646	9,440	16,095
Avg. HH Inc.	\$89,634	\$115,375	\$106,984
Employees	2,583	7,851	14,813

Source: Allocate Data 2018

TRAFFIC COUNTS

On Lincoln Rd north of Elk River Rd	36,829 cars/day
On Lincoln Rd south of Elk River Rd	31,206 cars/day
On Elk River road north of Hwy 40	9,850 cars/day ¹

Source: CDOT 2018, 'City of Steamboat Springs 2019

1301 Canyon Boulevard suite 228 | Boulder, CO 80302 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
BROKERAGE

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AGENCY
DISCLOSURE

Michael DePalma
720.382.7597 | mdepalma@sullivanhayes.com
David Dobek
720.382.7598 | ddobek@sullivanhayes.com
Lorenzo Harris
303.370.7464 | lharris@sullivanhayes.com

LINCOLN AVE & ELK RIVER RD

