

FOR LEASE

56 EDWARDS VILLAGE BLVD,
EDWARDS CO, 81632

PROPERTY TYPE	OFFICE, RETAIL
BUILDING SIZE	58,503 SF
AVAILABLE SPACE	800 SF - 2,185 SF
LEASE RATE	\$30
LEASE TYPE	NNN
ZONING	COMMERCIAL GENERAL



PROPERTY DESCRIPTION

Edwards Corner is a highly desirable and prominent retail/office strip center located in the heart of Edwards's commercial core. Edwards has the largest concentration of local population in Eagle County and is a short drive to both Beaver Creek and Vail ski resorts. The center is located at the intersection of US-6 and Edwards Village Boulevard with traffic counts of 11,100 VPD. This premier location is ideal for any retail, restaurant, or office user. Tenants include Hovey & Harrison, Craftsman, Drunken Goat, Ooh La La Hair Salon, Cut Meat + Seafood Market, Mountain Soul Yoga, and many more.

AVAILABLE UNITS

SUITE	USE	SIZE	LEASE RATE	NNN	EST. MONTHLY RENT
204	OFFICE	2,185	\$30.00	\$12.00	\$7,648
220	OFFICE	1,545	\$30.00	\$12.00	\$5,408
221	OFFICE	800	\$30.00	\$12.00	\$2,800
223	OFFICE	1,100	\$30.00	\$12.00	\$3,850



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PROPERTY HIGHLIGHTS



Edwards Corner is a very prominent retail/office center in the commercial core of Edwards



Surrounded by one of the largest concentrations of local population in Eagle County



Office space available immediately



Annual Average Daily Traffic of 11,100 vehicles per day at the intersection of US-6 and Edwards Village Blvd.



A short drive to both Vail and Beaver Creek ski resorts



I-70 exit 163 is just a half mile away

LOCATION DESCRIPTION

EDWARDS AREA

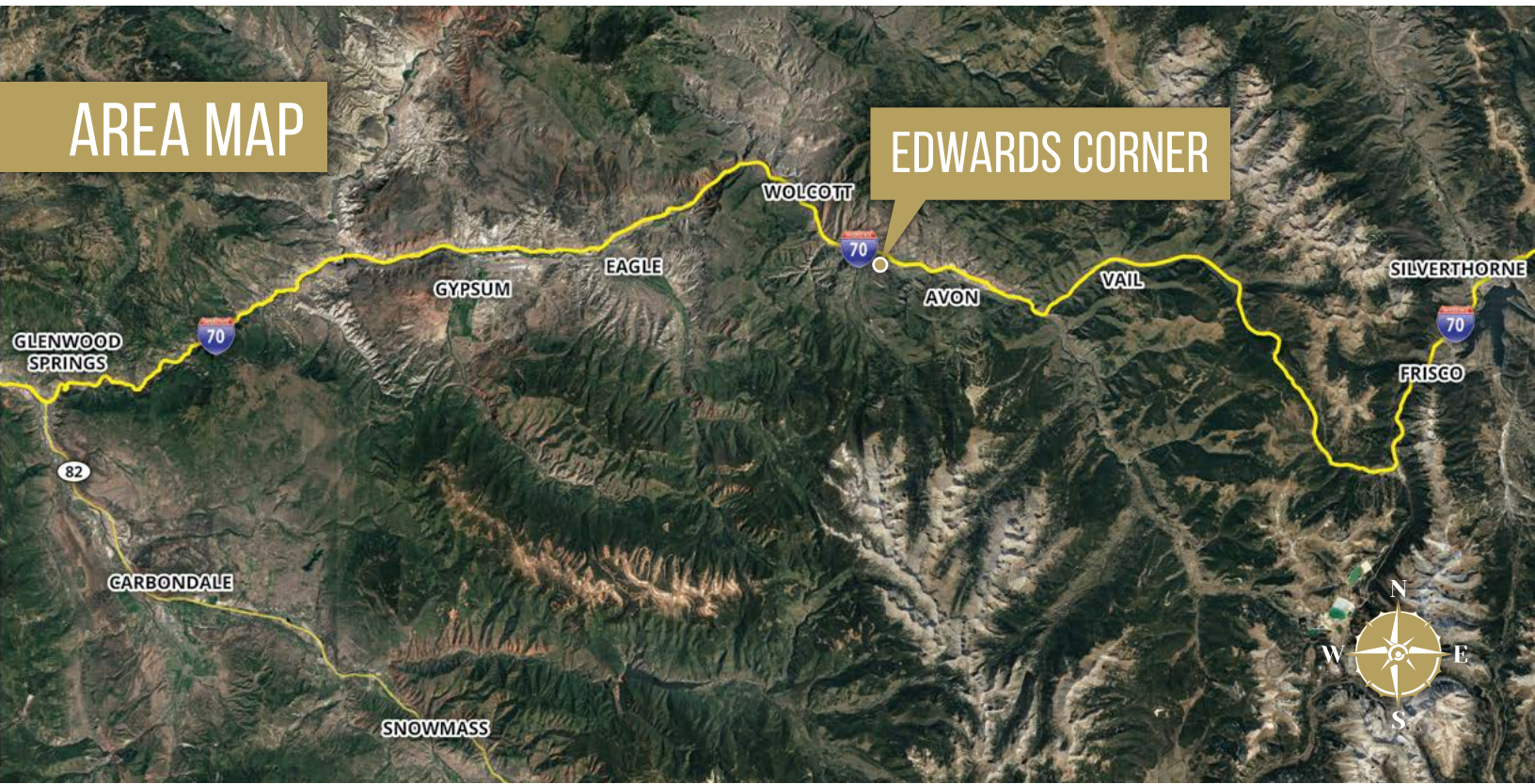
Edwards is home to approximately 11,000 residents and located in the heart of the Vail Valley. In 2020, the median household income in Edwards was \$68,898, compared to \$64,994 nationally, according to the US Census Bureau. According to the Zillow Home Value index, the typical value of a home in Edwards is \$1,845,542, compared to \$354,165 nationally.

With a wide variety of boutiques, lodging options, movie theaters, restaurants, professional services, and activities, Edwards is a popular location for visitors and locals year-round. It is the largest community in Eagle County and home to many of the areas educational facilities including Battle Mountain High School, Berry Creek Middle School, and Colorado Mountain College.

Edwards is also home to several exclusive residential communities including Arrowhead, Cordillera, and Singletree. A variety of private golf courses are big draws to both Cordillera and Arrowhead, while Singletree boasts the semi-private Sonnenalp Club and renowned dining at Harvest. In addition to all that Edwards has to offer, it is just minutes from Vail and Beaver Creek resorts. Vail Resorts attracts over 5 million tourists each winter to the Colorado resorts, with a large portion of that number specific to the Vail Valley.

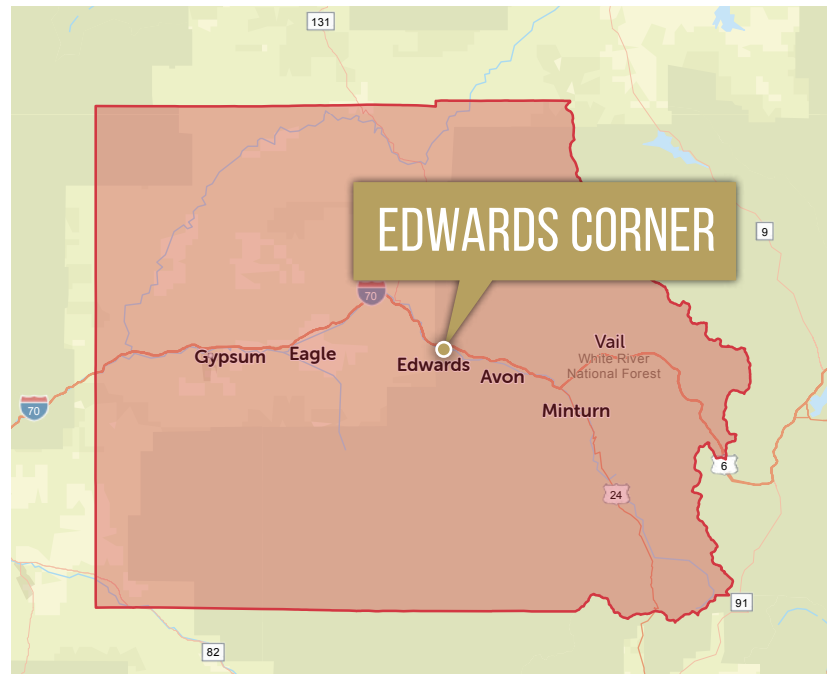
Edwards is a year-round destination, providing easy access to skiing at Vail and Beaver Creek, access to more than ten golf courses in under 15 minutes, 30 minutes from Eagle County Regional Airport, and under two hours from Denver.

AREA MAP



DEMOGRAPHICS - EAGLE COUNTY

SUMMARY	CENSUS 2010	2020	2025
POPULATION	52,197	58,747	62,517
HOUSEHOLDS	19,236	21,492	22,823
FAMILIES	11,991	13,238	13,999
AVERAGE HOUSEHOLD SIZE	2.71	2.73	2.74
OWNER OCCUPIED HOUSING UNITS	12,343	14,748	15,754
RENTER OCCUPIED HOUSING UNITS	6,893	6,744	7,069
MEDIAN AGE	34.0	35.8	35.9
MEDIAN HOUSEHOLD INCOME	N/A	\$84,685	\$86,816
AVERAGE HOUSEHOLD INCOME	N/A	\$110,828	\$119,853
PER CAPITA INCOME	N/A	\$41,064	\$43,756



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