

SEASONS AT AVON

LEASING BROCHURE

137 BENCHMARK ROAD
AVON, CO 81620



FORTIUS
COMMERCIAL
ADVISORS



Property Information

ADDRESS	137 Benchmark Road, Avon, CO 81620
PROPERTY TYPE	Mixed-Use Office/Retail
PROPERTY SIZE	71,432 SF
AVAILABILITY	1,040 - 20,984 SF
LEASE RATE	Upon Request
LEASE TYPE	NNN
ZONING	Town Center



Property Description

The Seasons at Avon (“Seasons”) is a prominent mixed-use development located in the center of Avon and just steps from Beaver Creek’s Riverfront Express Gondola. The Property is situated on 3 acres of land and is comprised of 104 low-rise residential condominium units and 71,432 SF of prime retail and office space. Seasons boasts 207 dedicated parking stalls to the retail and office component of the Property, of which 177 are underground and 30 are aboveground. With its prime positioning in the market, Seasons is not only one of a few projects offering large block, class A office space, but also is walking distance to all of Avon’s resort, hospitality and commercial amenities including Nottingham Park, Avon Rec Center, Westin Riverfront Resort & Spa and gondola, Eagle River Trail, as well as numerous restaurants.

The Property’s tenant mix is comprised of local, regional and national operators such as Vail Resorts, Slifer Smith & Frampton, East West Partners and First Western Trust. Located along Avon’s pedestrian mall and local transit system, the property serves both locals and tourists alike. Seasons benefits from its adjacent positioning to Avon Station (located across the street) and is easily accessible to I-70, immediately to the north.

Suite Descriptions

Suite C2:

1,040 SF of white box retail / office space with polished concrete floors along Avon’s pedestrian mall.

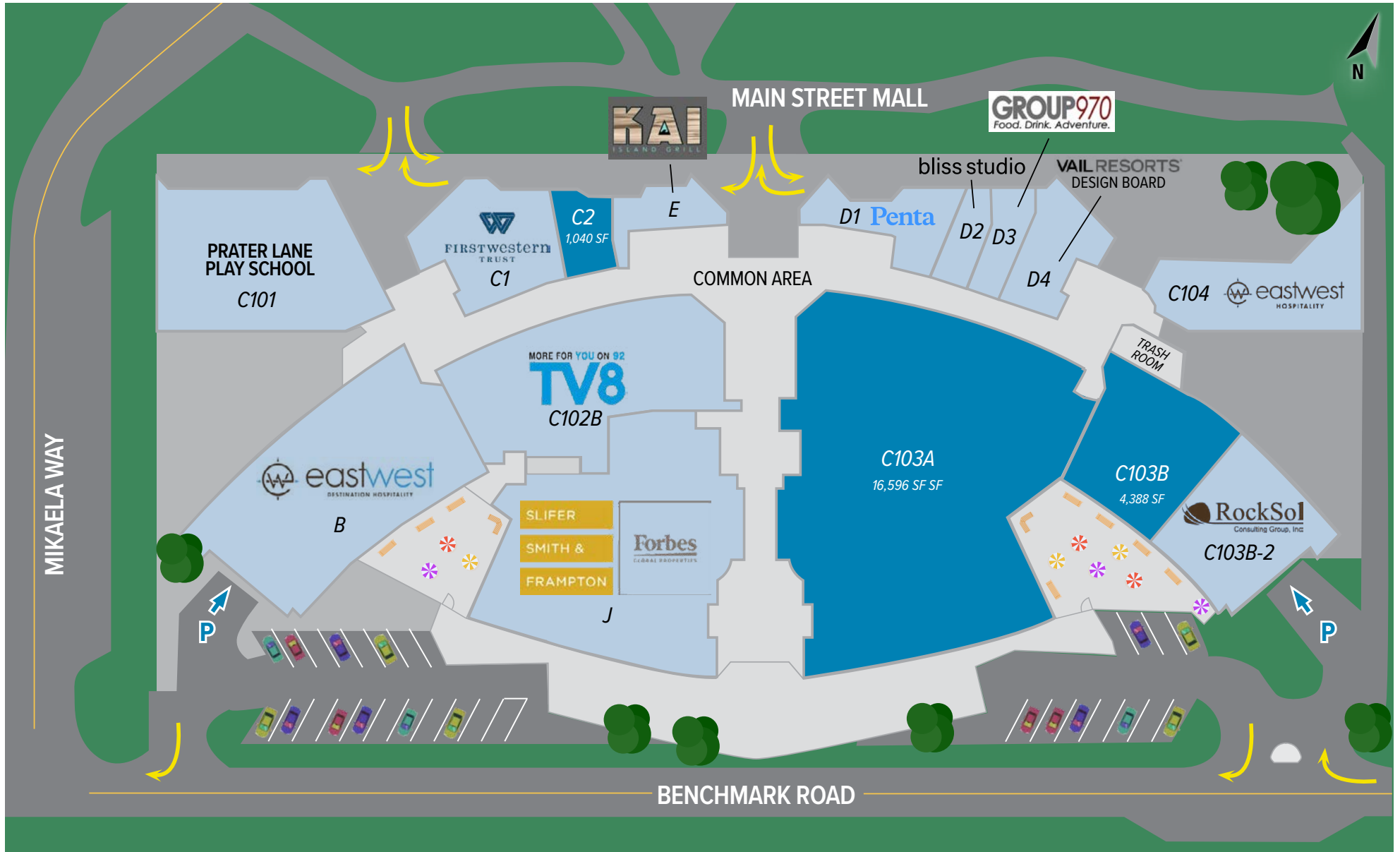
C103A:

16,596 SF of traditional office space with a mix of private offices, open workspace and south facing views. Space can be subdivided.

C103B:

4,388 SF of traditional office space with private offices, open workspace, dedicated outdoor patio space and ample natural light. Space can be subdivided.

Site Map



Highlights



RETAIL/OFFICE SPACES
FROM 1,040 SF
AVAILABLE ALONG AVON'S
PEDESTRIAN MALL



OFFICE SUITES
AVAILABLE
BETWEEN 4,388
SF AND 20,984 SF



EAGLE COUNTY SALES TAX
COLLECTION IS EXPECTED
TO BE \$23,578,001 IN 2021,
A 15% INCREASE OVER THE
2019 TOTAL OF \$20,423,043.



\$1,700,000 IN UPGRADES
TO THE PROPERTY IN THE
PAST 5 YEARS



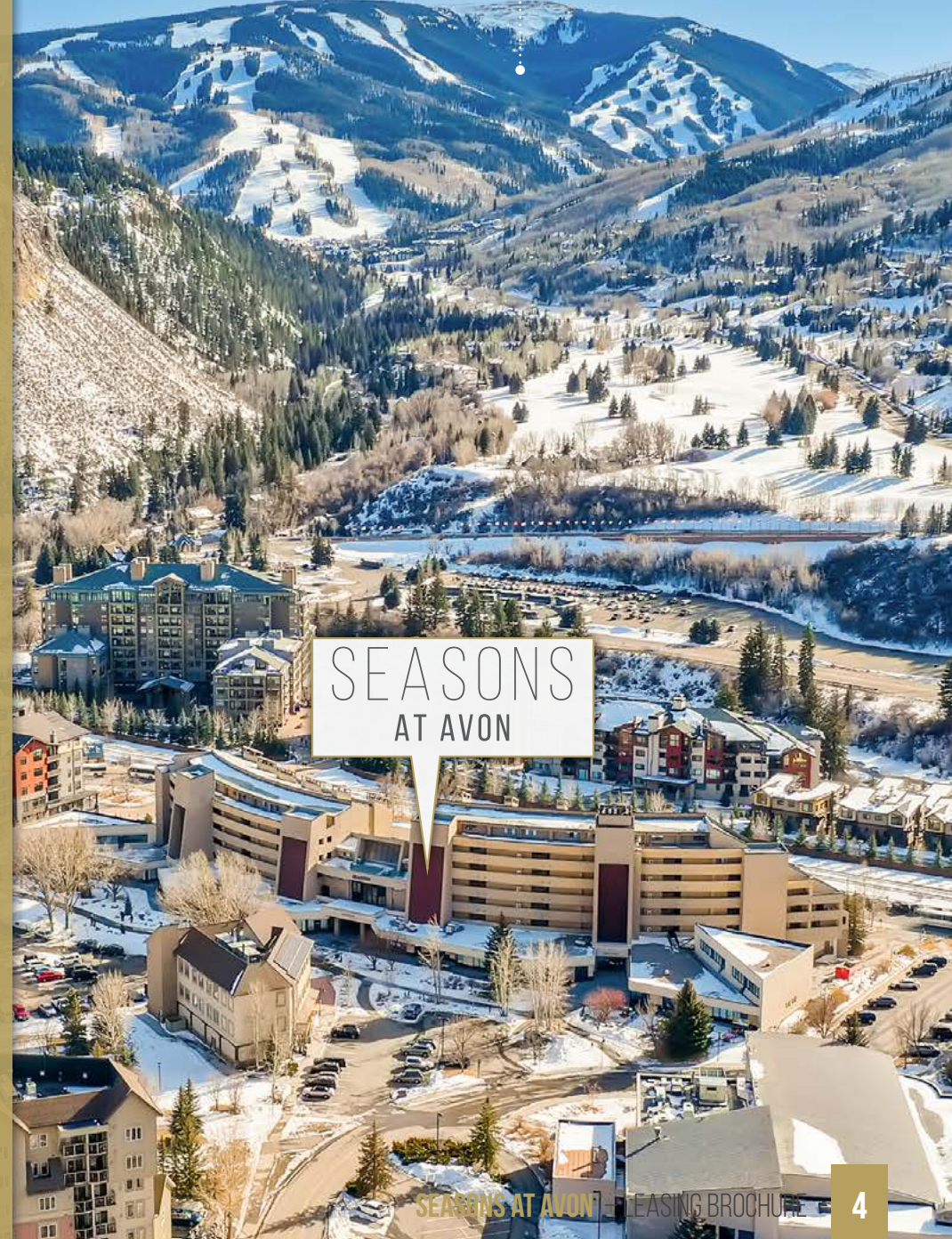
207 PARKING SPACES
DEDICATED TO COMMERCIAL
TENANTS, 177 UNDERGROUND
AND 30 ABOVEGROUND



STRONG TENANT MIX
INCLUDING SLIFER SMITH &
FRAMPTON, FIRSTWESTERN
TRUST, EAST WEST PARTNERS,
VAIL RESORTS AND MORE



AVON IS EXPERIENCING A
DEVELOPMENT BOOM, WITH
OVER 400 UNITS SLATED
FOR CONSTRUCTION



Avon Aerial Map



ANNUAL SKIER VISITS: 919,000



ANNUAL SKIER VISITS: 1,634,250



Walmart
Save money. Live better.

WELLS FARGO

PIZZA HUT

Sun & Ski Sports

AVON MARKET & DELI
Starbucks
BURGER KING

WESTIN
HOTELS & RESORTS
Starbucks
STOKE RYE

CityMarket
The UPS Store
ANB Bank

loaded joe's
VINOS

christy sports

Walgreens

1-TRAM

Ticinos
Gelato, Panna Cotta

THE PLAYERS CLUB
COLLEGE

AVON STATION

Nirabelle

Riverfront Express Gondola 7

BEAVER CREEK GOLF CLUB

UNITED STATES POSTAL SERVICE

SHERATON

AVON RECREATION CENTER

AVON BRANCH LIBRARY

SEASONS AT AVON

AVON PERFORMANCE PAVILION AT HARRY A. NOTTINGHAM PARK

HARRY A. NOTTINGHAM PARK

NOTTINGHAM LAKE

Opportunity Zone & Growth in Avon

Avon is in the midst of a surge in development, with several projects having recently been completed, and several others currently in the pipeline. As detailed in the table on the right, there are multiple projects ranging from condominiums and townhomes, to apartments and hotels. This development trend began in 2018 and has continued to accelerate, speaking to the strength of Colorado's Resort Markets.

The unintended consequences from COVID-19 that have been witnessed in urban areas throughout the country continues to benefit Avon specifically, and Eagle County generally. Individuals and families are relocating here, and 2nd homeowners are spending more time here. This trend will be of long-term benefit to the local economy for the foreseeable future.

DEVELOPMENT NAME	DEVELOPMENT TYPE	UNIT COUNT	CONSTRUCTION STATUS	SALES STATUS
Springhill Suites & Townplace Suites	Hotel	244	Under Construction	N/A
The Piedmont	Apartments	240	Complete	Stabilized
Frontgate	Condominiums & Townhomes	84	Under Construction	22 Under Contract
Riverfront Lot 1	Condominiums & Townhomes	53	Under Construction	44 Under Contract
Riverfront Lodge	Condominiums	36	Complete	Sold Through
McGrady Acres	Townhomes	24	Under Construction	N/A
Riverfront Townhomes	Townhomes	23	Complete	Sold Through
Basecamp Phase 1	Townhomes	9	Complete	Sold Through
Basecamp Phase 2	Townhomes	5	Complete	Sold Through
Lot 3	TBD	TBD	Planning	N/A

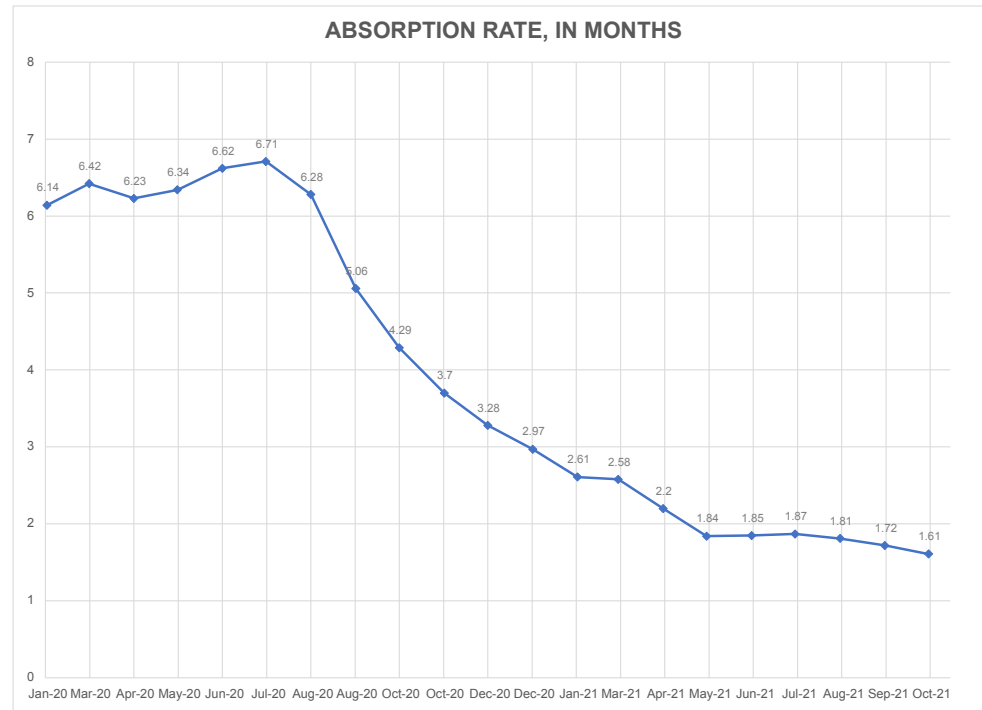
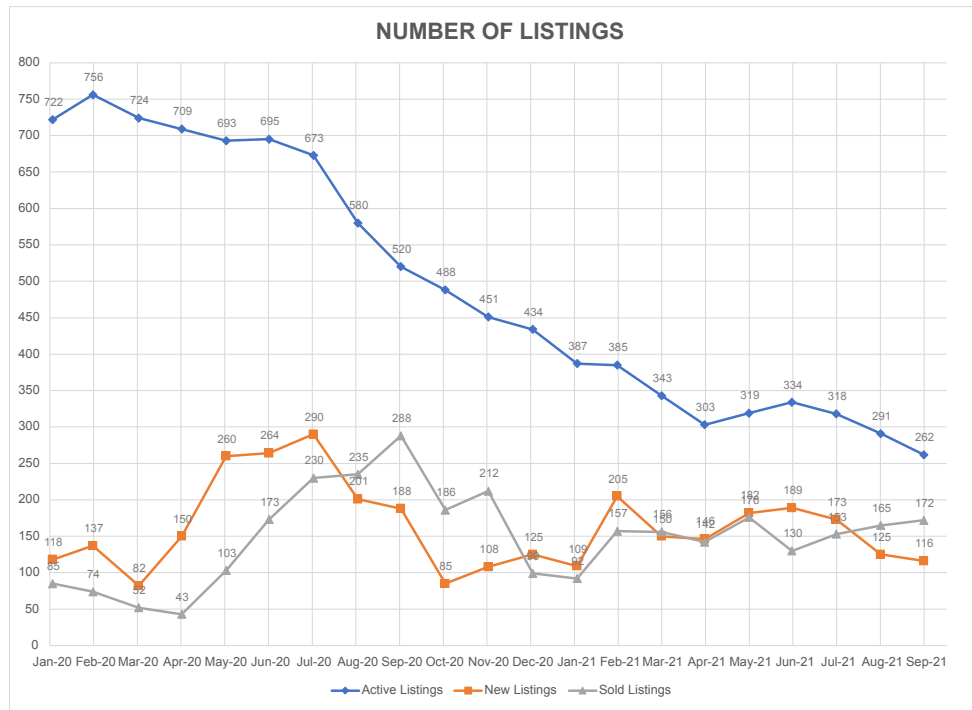


The Great Migration

2020 was a record-breaking year for Eagle County’s real estate market – posting \$3.49B worth of transactions, compared to \$2.28B in 2019. Through November 2021, Eagle County has recorded \$3.90B worth of transactions, representing 112% of the previous year and 128% of November 2020 YTD.

Lock-downs imposed across the country in response to the COVID-19 pandemic caused migrational uprooting. Whereby, citizens of large metropolitan areas began flocking to Eagle County, particularly those in affluent demographics; buying real estate across all price points at an unprecedented rate. This trend, colloquially referred to as “The Great Migration”, is expected to have a significant impact on Eagle County’s commercial real estate market.

BUYER GEOGRAPHY - YTD 2021		
ORIGION OF BUYER	TRANSACTION COUNT	% OVERALL
Local	1,177	46%
Front Range	563	22%
Domestic, Out of State	823	32%
International	18	1%
Total	2,581	100%



Employers & Disposable Income

LARGEST EAGLE COUNTY EMPLOYERS

Vail Resorts	>1500
Eagle County Schools	500-1000
Vail Valley Medical Center	500-1000
Eagle County Government	400-500

2020 HOUSEHOLDS BY DISPOSABLE INCOME

Total	21,492	100%
<\$15,000	1,214	6%
\$15,000-\$24,999	1,506	7%
\$25,000-\$34,999	1,927	9%
\$35,000-\$49,999	3,208	15%
\$50,000-\$74,999	4,379	20%
\$75,000-\$99,999	3,214	15%
\$100,000-\$149,999	3,633	17%
\$150,000-\$199,999	1,248	6%
\$200,000+	1,163	5%
Median Disposable Income	\$64,165	
Average Disposable Income	\$82,932	



Major Tenant Profiles



FIRSTwestern
TRUST

VAIL RESORTS®

Vail Resorts, Inc. (NYSE: MTN) is the premier mountain resort operator and a leader in luxury, destination-based travel at iconic locations. The company was founded in 1997 and has since grown to over 20,000 employees with 2019 revenue of \$2.271 billion. Vail Resorts, Inc. operates the Epic Pass program, offering a variety of multi-resort season passes to their 37-resort portfolio and several others in the US, Canada, Japan, France, Switzerland, Australia and Italy.

First Western Financial, Inc. (NASDAQ GS: MYFW) is a financial holding company headquartered in Denver, Colorado providing a fully integrated suite of wealth management services on a private trust bank platform, which includes a comprehensive selection of deposit, loan, trust, wealth planning and investment management products and services. First Western Financial is strategically located in affluent and high growth markets in 16 locations across Colorado, Arizona, Wyoming and California.

Slifer Smith

& Frampton

Real Estate

Slifer Smith & Frampton ("Slifer") is the leading residential real estate brokerage in Eagle County and has been for more than 50 years. Headquartered in The Season at Avon, Slifer has grown to include a team of more than 250 brokers across 31 locations in Colorado's High Country. Slifer was the number one real estate firm in Eagle and Summit County in 2019, with nearly 1,900 transactions totaling \$2.3 billion in sales volume. Slifer has listed and sold more property than any other real estate firm in Eagle County and maintains leading market share in most neighborhoods today.

east west partners

East West Partners is a large-scale developer based in Avon, Colorado with over 30 years of experience developing a variety of projects in mountain resorts and urban centers. The firm is responsible for the development of Beaver Creek Village (Beaver Creek, CO), Riverfront Village (Avon, CO), Gondola Square (Steamboat Springs, CO), Electric Pass Lodge (Snowmass, CO), The Waterfront (Charleston, SC), 1 Hanalei (Kaua'i, HI), Founders Place (Deer Valley, Utah), Riverfront Park (Denver, CO), Union Station Neighborhood (Denver, CO), Cherry Creek West (Denver, CO) and more. Through their subsidiary companies, East West Hospitality and Slifer Smith & Frampton Real Estate, East West is able to lead and manage the sales of each development, in addition to providing hospitality services through on-premise property management teams.

Town of Avon

The gateway to world-renowned Beaver Creek Resort and minutes away from Vail, the Town of Avon is a bustling community nestled within the Vail Valley. Known as the heart of the valley, Avon serves as a major hub of activity for its 6,000 locals and visitors. The town offers a multitude of recreational opportunities, special events, parks, open space, trails, and hosts a strong mix of local and national shops and restaurants. In the center of Avon is the Riverfront Express Gondola, offering direct access to Beaver Creek's extensive lift system, which sees an average of 919,000 annual skier visits. The town is a short 25-minute drive to Eagle County regional airport and 2 hours from Denver via I-70.

Avon is a year-round mountain resort community that employs over 4,000 of Eagle County's 55,127 residents. According to a March 2020 report by the State Demography Office, the population of Eagle County is expected to grow by 16% to 63,912 by 2030, outpacing the expected national growth rate of 7.44% during the same period. The county's labor force is expected to grow by 5,802 to 41,900, also a 16% increase.

The Mid-Valley is a portion of the Vail Valley that extends from the community of Eagle-Vail on the eastern boundary to Edwards on the western boundary. This section of the Valley is home to 45% of the areas year-round households, with 61% of the homes being occupied year-round. A stark difference compared to Up-Valley where 21% of the Valley's year-round households are located and only 41% of the homes are occupied year-round. Homeownership is prevalent in the Mid-Valley where 54% of residents own their homes and 46% rent. Down Valley, 66% of residents own and 34% rent.

Avon's median household income was \$76,303 in 2019, compared to the national average of \$63,179 during the same period. According to the Zillow Home Value Index, typical home value in Avon is \$861,849, 279% higher than the national average of \$308,220.



Eagle County

Located on the western slope of the Colorado Rockies and less than 30 miles from Vail sits the town of Eagle, Colorado. Known for its over 100 miles of single-track mountain biking trails and Gold Medal fly fishing on the Eagle River, Eagle offers year-round access to world class recreation opportunities.

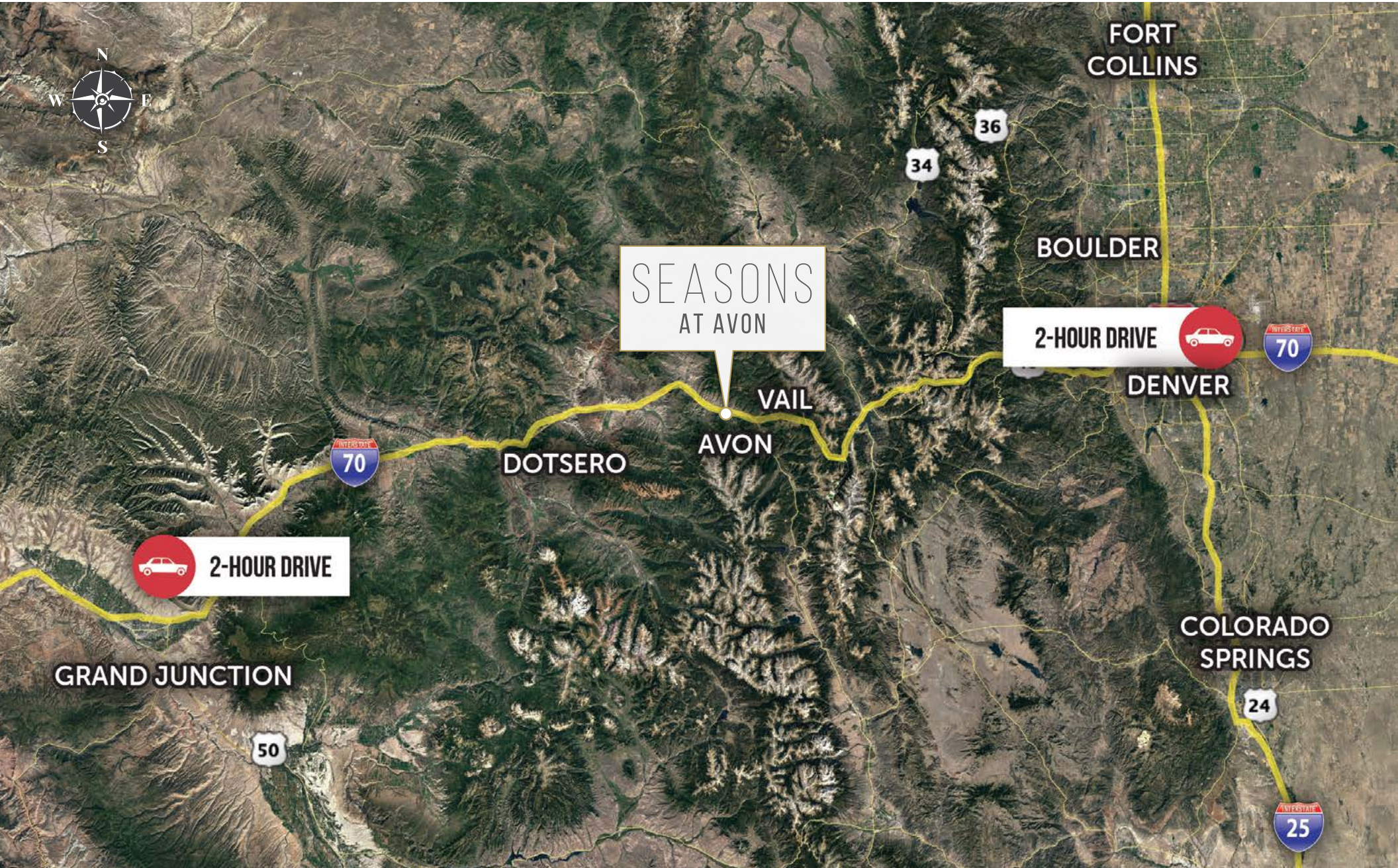
According to the 2020 US Census, Eagle has a population of 7,511, representing a 148% increase from the 2000 Census figure of 3,032. Eagle is one of the primary residential communities in the Vail Valley with 80% of homes being occupied by their owner, an uncommon statistic for the county. According to the Zillow Home Value Index, the typical value of homes in Eagle is \$731,086.

The town is experiencing a surge in economic growth with the median household income growing 15.35% since 2019 to \$97,806. This figure far exceeds the national, state, and county's figure of \$57,652, \$65,458, and \$83,803, respectively. The most common jobs held by residents of Eagle are management positions, sales related occupations, and construction.

Recreational Map



Location Map





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