

916 North Summit Boulevard

Unit 1, Summit County Mountain Retreats

Frisko, Colorado

OFFERING MEMORANDUM



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916 North Summit Boulevard

Unit 1, Frisco | CO



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

916 N Summit Boulevard, Unit 1, is located in Frisco, Colorado. The improvements were constructed in 1985. It is approximately **1,917 square feet**. This single tenant, commercial condominium is one 3rd of a three tenant, pad building. This Condo is leased to Luxury Mountain Retreats LLC, d/b/a Summit County Mountain Retreats (SCMR) supplying Summit County with superior property management and rental service for **over 15 years**. SCMR was acquired in late 2025 by a large PE backed company for approximately **\$43 Million Dollars**. They have around 8,000 units under management and acquired SCMR with the intention to grow their presence in Frisco and Copper Mountain.

SCMR currently pays **\$82,000 per year**. The lease commenced September 1st, 2022 and expires August 31st, 2030. The Tenant has one additional options of three years each. The lease amount increases **5% per year**. Because this property is essential to SCMR's core operations they decided to execute one of their options to extend the lease approximately **15 months before their lease renewal date**. The 916 N Summit Blvd, Unit 1 is a perfect for a small 1031 exchange buyer with income growth that beats inflation.

The property is in great condition. The president of the HOA is the original developer of the building and has taken meticulous care of the property over the years. The building was fully painted and all exterior lighting upgraded around two years ago. They also installed a new roof around five years ago.

\$1,100,000

LIST PRICE

1985

YEAR BUILT

\$573.81

PRICE PER SF

7.45%

CAP RATE

1,917 SF

BUILDING SIZE

PROPERTY OVERVIEW AND LOCATION DETAILS

Category

Property Address	916 N Summit Blvd, Unit 1, Frisco, CO
Property Type	Retail
Zoning	CO (Commercial)
Year Built	1985
Building Size	1,917 SF
Lot Size	59,233 SF
APN	6509451
Occupancy	100%
Tenancy	Single
Number of Buildings	1
Highways	I-70 (quarter mile from I-70 Interchange)

LOCATION INFORMATION

City, State, Zip	Frisco, CO 80443
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AREA OVERVIEW

Nearest Airport	Eagle Country Regional / Denver International Airport
Nearest Fire Service	Frisco Fire Protection District
Nearest Police Service	Frisco Police Department
Highways	I-70



PROPERTY PHOTOS



PROPERTY PHOTOS



916 North Summit Boulevard

Unit 1, Frisco | CO



LOCATION OVERVIEW

Location Overview

916 N Summit Blvd, Unit 1 in Frisco, Colorado lies within Summit County, surrounded by five esteemed ski resorts. The property is about 70 miles from Denver and around 95 miles from Denver International Airport.

The property is located directly on US Highway 9 around a quarter of a mile from the Interstate 70 interchange. This location boasts year round traffic in both the Summer and Winter. Highway 9 is the main connecting road to get to the world renowned Breckenridge Ski Resort which is about 10 miles up the road.

The building is an outparcel between Walmart and Safeway (see on property maps). This location drives major traffic due to the presence of other surrounding grocers such as Whole Foods, Natural Grocers and a variety of retail and restaurants.

Location Highlights

- Located in the Heart of Summit County, Colorado.
- Centrally located amongst Five Ski Resorts in Summit County
- Located on US Highway 9 Close Ski Resort Access
- Ample Parking High Traffic Location

LAKEPOINT DR

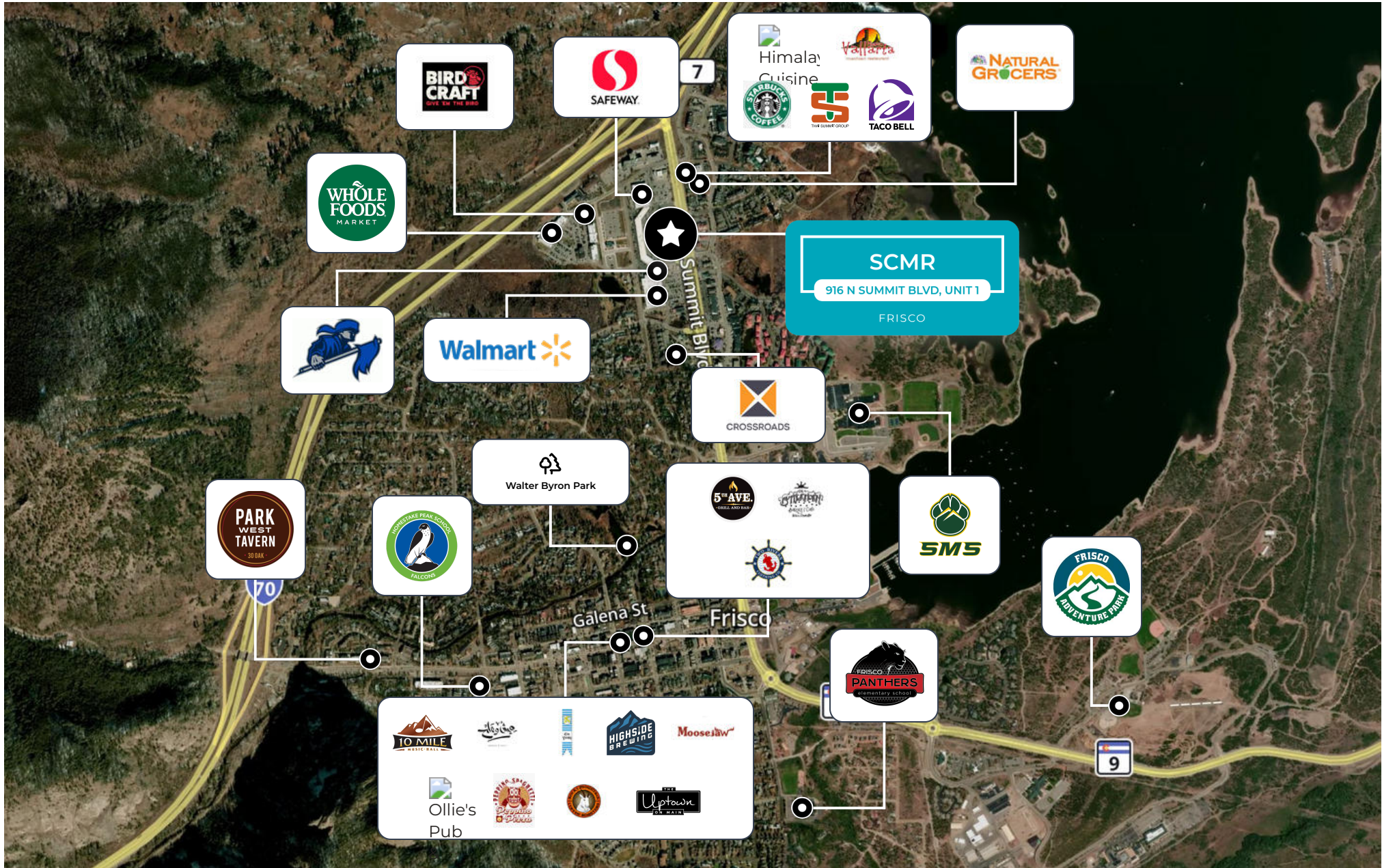

SUMMIT COUNTY
MOUNTAIN RETREATS
916 NORTH SUMMIT BOULEVARD, UNIT 1
FRISCO, CO

70

N SUMMIT BLVD

9

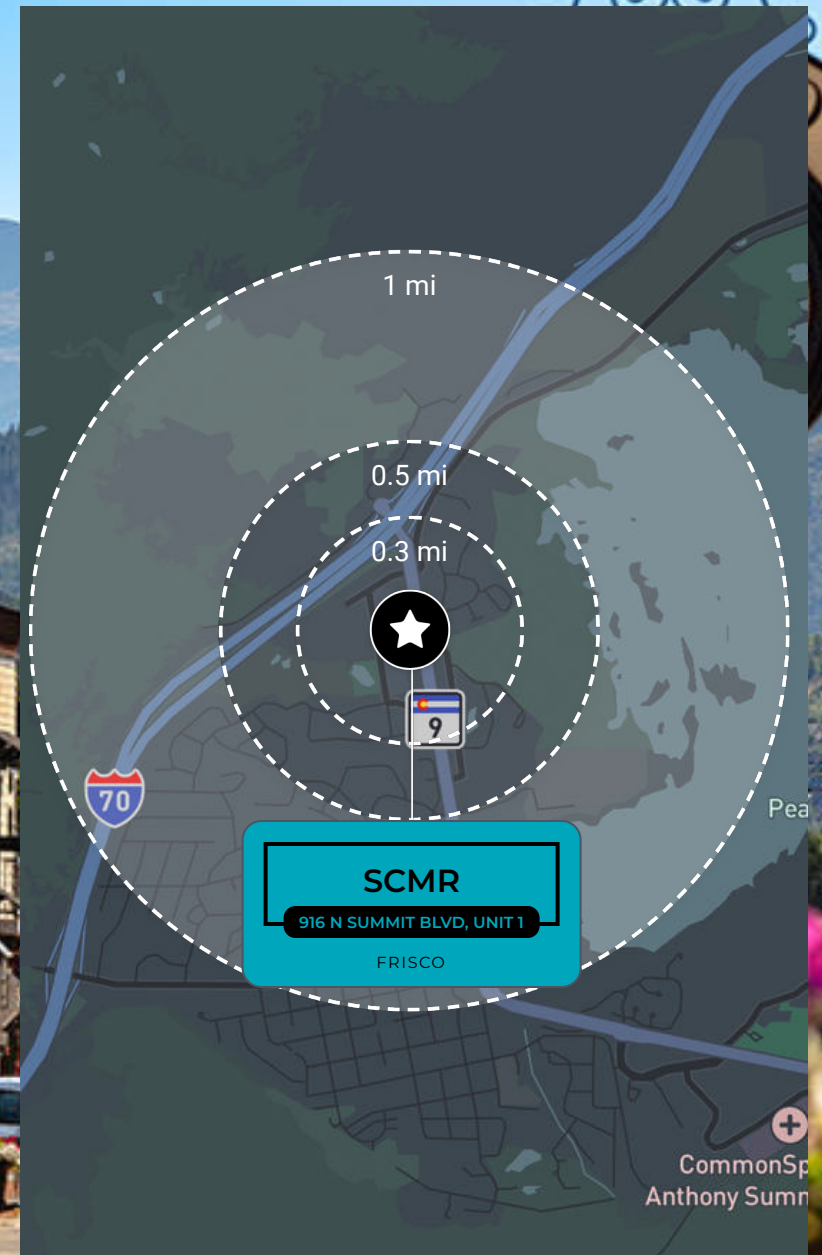
AMENITIES MAP



DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	243	578	1,740
Average Age	49	49	47
Average Age (Male)	49	49	46
Average Age (Female)	50	50	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	310	829
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$177,670	\$183,577	\$184,179
Average House Value	\$913,886	\$923,919	\$960,100

Demographics data derived from AlphaMap





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