

Dillon Ridge Marketplace

U.S. Highway 6 & Dillon Ridge Road | Dillon, Colorado



RETAIL AVAILABLE FOR LEASE

- **Major tenants include: City Market (Kroger), REI, Sky Line Cinema (8 theatres), and Petco**
- **Center Gross Leasable Area: ±70,000 SF**



For more information, please contact:

Dean Insalaco

Vice President

303.996.6350

dinsalaco@miller-united.com

Dillon Ridge Marketplace is situated in the mountain community of Dillon in Summit County, Colorado. Summit County is home to many world-class resorts including Keystone, Arapahoe Basin, Loveland, Copper Mountain and Breckenridge - all within 12 miles of Dillon. With 186,000 square feet of retail space, Dillon Ridge is the dominant convenience retail facility in Summit County. Located less than one-eighth of a mile east of Interstate 70 on US Hwy 6, this project offers a unique opportunity to service both the local and tourist markets. This diversity has transformed a once ski dependent area into a thriving year round economy. City Market, a division of Kroger, the largest grocery outlet in Summit County, anchors this project that includes Bed Bath & Beyond and REI as co-anchors.

AVAILABLE: 1,100 - 24,081 SF

SHOP RATE (min./NNN): \$20.00-\$30.00/SF

NNN: \$7.00/SF

| DEMOGRAPHICS | 5 MILE | 10 MILE | 15 MILE |
|----------------------------|-----------|-----------|-----------|
| Population (2020 est.): | 19,756 | 16,523 | 23,917 |
| Daytime Population (2010): | 10,663 | 14,310 | 21,055 |
| Median HH Income (2010): | \$76,904 | \$76,728 | \$74,784 |
| Average HH Income (2010): | \$95,536 | \$96,326 | \$98,620 |
| % Owner Occupied Housing: | 27.61% | 28.12% | 23.83% |
| Median Housing Value: | \$352,444 | \$365,716 | \$376,201 |



MILLER UNITED
REAL ESTATE

Miller United Real Estate
6900 E. Belleview Avenue, Suite 300
Greenwood Village, CO 80111

T 303-799-6300 • www.miller-united.com

Dillon Ridge Marketplace

U.S. Highway 6 & Dillon Ridge Road | Dillon, Colorado



NORTH



TENANT LIST

| | | | | | |
|----|-------------------------|------------------|----|---------------------------------|-----------|
| 1 | Teppanyaki | 1,991 SF | 13 | Heavenly Times Hot Tubs | 2,353 SF |
| 2 | Nozawa Sushi | 2,152 SF | 14 | Everything Co Tees & Gifts | 1,400 SF |
| 3 | Mattress Firm | 6,548 SF | 15 | Jimmy John's Gourmet Sandwiches | 1,757 SF |
| 4 | Dillon Ridge Liquors | 6,500 SF | 16 | Active Communications | 1,000 SF |
| 5 | Cost Cutters | 1,452 SF | 17 | Uluru Coffee | 1,187 SF |
| 6 | City Market | 61,680 SF | 18 | Available | 1,358 SF |
| 7 | REI | 25,200 SF | 19 | Sabor Mazatlan Mexican Rest | 2,878 SF |
| 8 | Skyline Cinemas | 22,300 SF | 20 | Domino's | 1,120 SF |
| 9 | Available | 24,081 SF | 21 | Available | 1,100 SF |
| 10 | City Market Gas Station | 53,900 SF (Land) | 22 | Available | 3,000 SF |
| 11 | Moore Realty | 9,088 SF (Land) | 24 | Petco | 12,926 SF |
| 12 | Chimayo Grill | 1,662 SF | 25 | Comfort Suites | 55,130 SF |

For more information, please contact:

Dean Insalaco

Vice President

303.996.6350

dinsalaco@miller-united.com



MILLER UNITED
REAL ESTATE

Miller United Real Estate
6900 E. Belleview Avenue, Suite 300
Greenwood Village, CO 80111

T 303-799-6300 • www.miller-united.com

Information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information subject to change.