

FOR LEASE
RESTAURANT

409 E MAIN STREET | UNIT #202
FRISCO, COLORADO 80443

ASSET SALE & ASSIGNMENT OF LEASE



RAY ROSADO

Principal

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

409 MAIN STREET | UNIT 202 FRISCO, COLORADO 80443

LEASE RATE	CONTACT BROKER FOR DETAILS
UNIT SIZE	3,445 SF
YEAR BUILT	1984
PARKING	Main Street Frisco
AVAILABLE	October/November
OCCUPANCY	Currently Occupied (Do Not Disturb)
BUILDING TENANCY	Multi-tenancy
LIQUOR LICENSE	Transferable
EQUIPMENT	Transferred on Sale

PROPERTY HIGHLIGHTS

- Prime location on Frisco's Main Street with high pedestrian traffic
- Fully built-out restaurant space in excellent condition
- Includes FF&E and transferable liquor license
- Low rent with a full 5-year term left on lease





WHY BUY TOCKO?

- Positioned in one of Colorado's most desirable mountain towns with year-round demand drivers
- Unique niche: whiskey, tequila, and tacos – a differentiated brand in a crowded dining market
- Strong potential to capture après ski traffic, summer tourism, and local regulars
- Opportunity to leverage Summit County's booming hospitality market for long-term growth
- Currently not open for breakfast
- Lower portion not really maximized missing out on strong pedestrian traffic

OPERATIONAL STRENGTHS

- Unique location and views
- Recognized brand and loyal local following
- Experienced staff
- Turnkey operation with full FF&E; and transferrable liquor license
- Unique niche: whiskey, tequila, and tacos – a differentiated brand in a crowded dining market
- Strong potential to capture après ski traffic, summer tourism, and local regulars



MARKET ADVANTAGE: SUMMIT COUNTY & FRISCO

- Summit County is home to world-class ski resorts: Breckenridge, Copper Mountain, Keystone, and Arapahoe Basin—all within a 30-minute drive of Frisco.
- Frisco, Colorado is known as the “Main Street to the Rockies” and benefits from a thriving year-round economy, with tourism peaking during ski season (November-April) and summer recreation (hiking, biking, lake activities)
- Seasonal visitor influx dramatically expands the customer base, with the town population swelling well beyond its ~3,000 residents during peak months

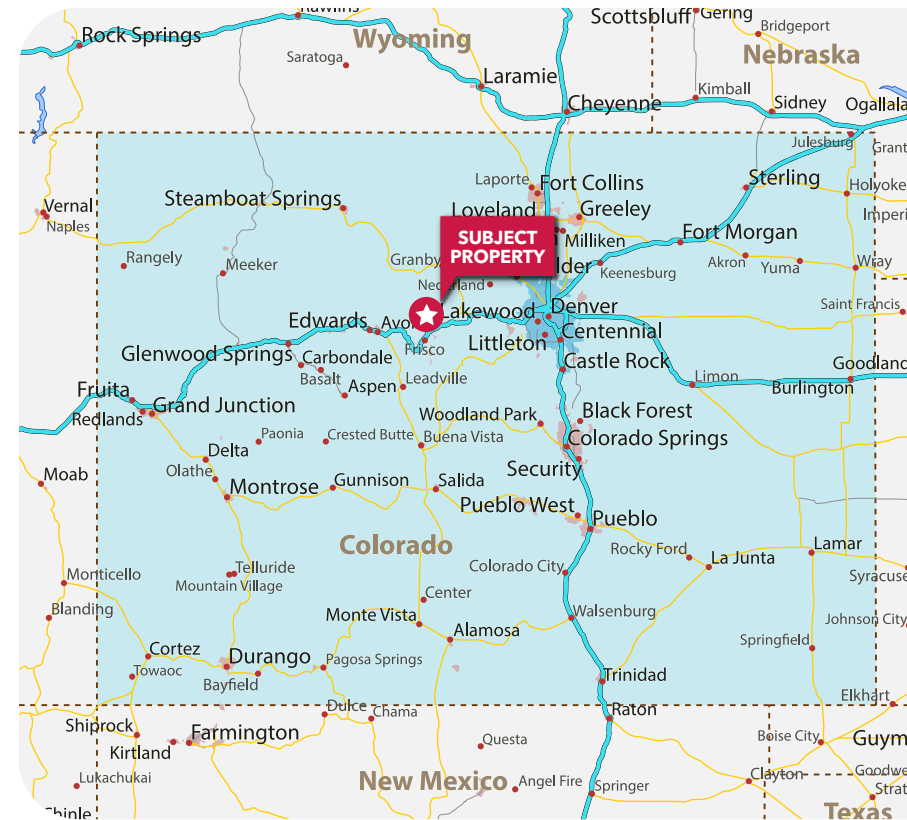


DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Current Population	3,285	14,150	28,619
Daytime Population	5,711	11,272	21,905
Number of Businesses	574	1,412	2,663
Average Household Income	\$137,498	\$138,180	\$136,961
Median Home Value	\$868,618	\$900,501	\$950,680
Total Specific Consumer Spending	\$52.5M	\$226M	\$454.6M

NEIGHBORHOOD HIGHLIGHTS

- Prime Main Street Location - High visibility in the heart of Downtown Frisco
- Heavy Foot & Vehicle Traffic - Year-round exposure from locals and tourists
- Proximity to Major Resorts - Minutes from Copper Mountain, Breckenridge, Keystone & Arapahoe Basin
- Historic & Vibrant Downtown - Steps from Frisco Historic Park & community events
- Outdoor Lifestyle - Adjacent to Tenmile Creek, Dillon Reservoir, and extensive recreation paths



- Thriving Business Mix - Surrounded by restaurants, boutiques, salons, and professional services
- Easy Access - Quick connectivity to I-70, Denver, and other Summit County towns

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