

# Bluebird Market

325 BLUE RIVER PARKWAY | SILVERTHORNE, CO 80498

BROAD STREET



**Newly Constructed Office Spaces  
Available For Lease**

# BLUEBIRD MARKET

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## DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
\$108,939	\$99,711	\$109,531
Est. 350,000 High Visibility Location		

**AVERAGE**  
HOUSEHOLD INCOME

**VISITORS**  
PER YEAR TO  
BLUEBIRD MARKET



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# THE CENTER

Silverthorne, Colorado is an emerging, rapidly evolving mountain town, known as the gateway to Summit County, it serves a centralized gathering hub and access to endless outdoor activities. Silverthorne boasts a vibrant community of young millennials, new families and retirees all with a similar health-minded lifestyle.

**Estimated 350,000 patrons passing through Bluebird Market per year**

## SUMMIT COUNTY

**Population:** 30,000

**Visitors Per Year:** 7.4 Million

5 of Colorado's Best Ski Mountains within 30 minutes

## SILVERTHORNE, COLORADO

- First exit after passing through Eisenhower Tunnel
- Last exit leaving Summit County
- Blue River - A Gold Metal Trout River
- Dillon - 1 Mile
- Frisco - 5 Miles
- Keystone Resort - 10 Miles
- Copper Mountain - 11 Miles
- Breckenridge - 14 Miles
- Vail Resorts - 31 Miles
- Denver - 67 Miles



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# 325 BLUE RIVER PWKY OFFICE SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- Flexible Lease Terms
- Free Parking
- Ready for Immediate Occupancy

## PROPERTY DETAILS

### Suite 138

- Space Available: 85 -807 SF
- Lease Rate: Contact Broker for Pricing
- Terms: Negotiable
- Individual Private Offices w/ Access Controlled Entry
- Offices Furnished w/ Adjustable Height Desks, Office Chairs, Filing Cabinet, White Noise Machines, and Printer Access
- Semi-Private Meeting Location within Bluebird Market





RIVER WEST CONDOMINIUMS

RIVER EDGE CONDOMINIUMS



SILVERTHORNE RECREATION CENTER



SILVERTHORNE PAVILION



Luxury Inn & Suites

VILLA SIERRA MADRE APARTMENT COMPLEX



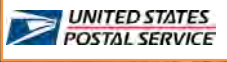
SILVERTHORNE PERFORMING ARTS CENTER



OUTLETS AT SILVERTHORNE



OUTLETS AT SILVERTHORNE



HOTEL INDIGO



SILVERTHORNE OUTLET



## About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



### COLIN CLANCY

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