

1560

ARGENTINE ST.

GEORGETOWN, CO 80444

RETAIL | 8,240 RSF

AVAILABLE FOR SALE OR LEASE



FREESTANDING BUILDING

SUBJECT PROPERTY
1560 ARGENTINE ST

PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

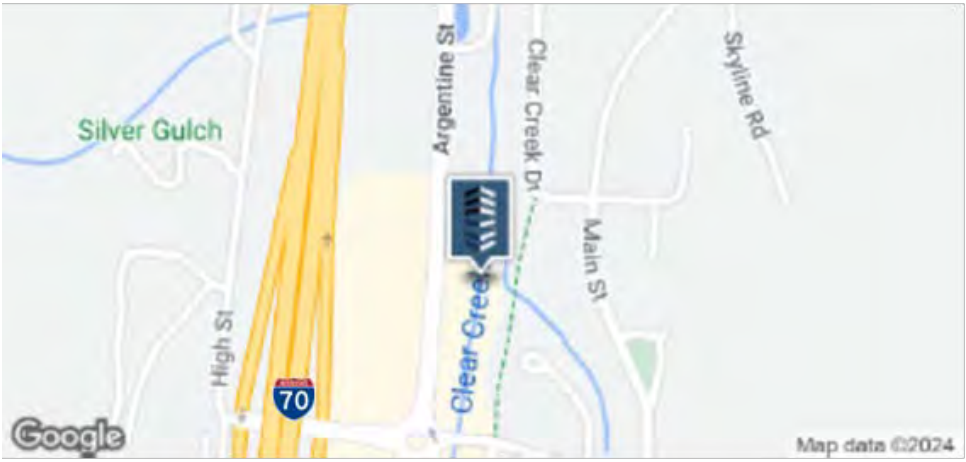
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FOR SALE OR LEASE - EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,650,000
Price/ SF:	\$200.24/SF
Lease Rate:	\$15.00 RSF + NNN
Building Size:	8,240 RSF
Lot Size:	27,007 SF
Taxes:	\$28,795 (2023)
Year Built:	2014
Zoning:	C-N

PROPERTY OVERVIEW

Available for occupancy October 1, 2024, it offers prime visibility to 40,000 vehicles daily from I-70. Boasting modern construction, two illuminated signs, and a 30 SF monument sign, it presents a rare opportunity in a historically designated mountain town with close proximity to world-class ski resorts, including Arapahoe Basin, Loveland, Keystone, Breckenridge, Copper Mountain, Vail, and Beaver Creek, it promises to be a strategic investment for those seeking to establish a thriving enterprise or capitalize on the region's vibrant tourism.

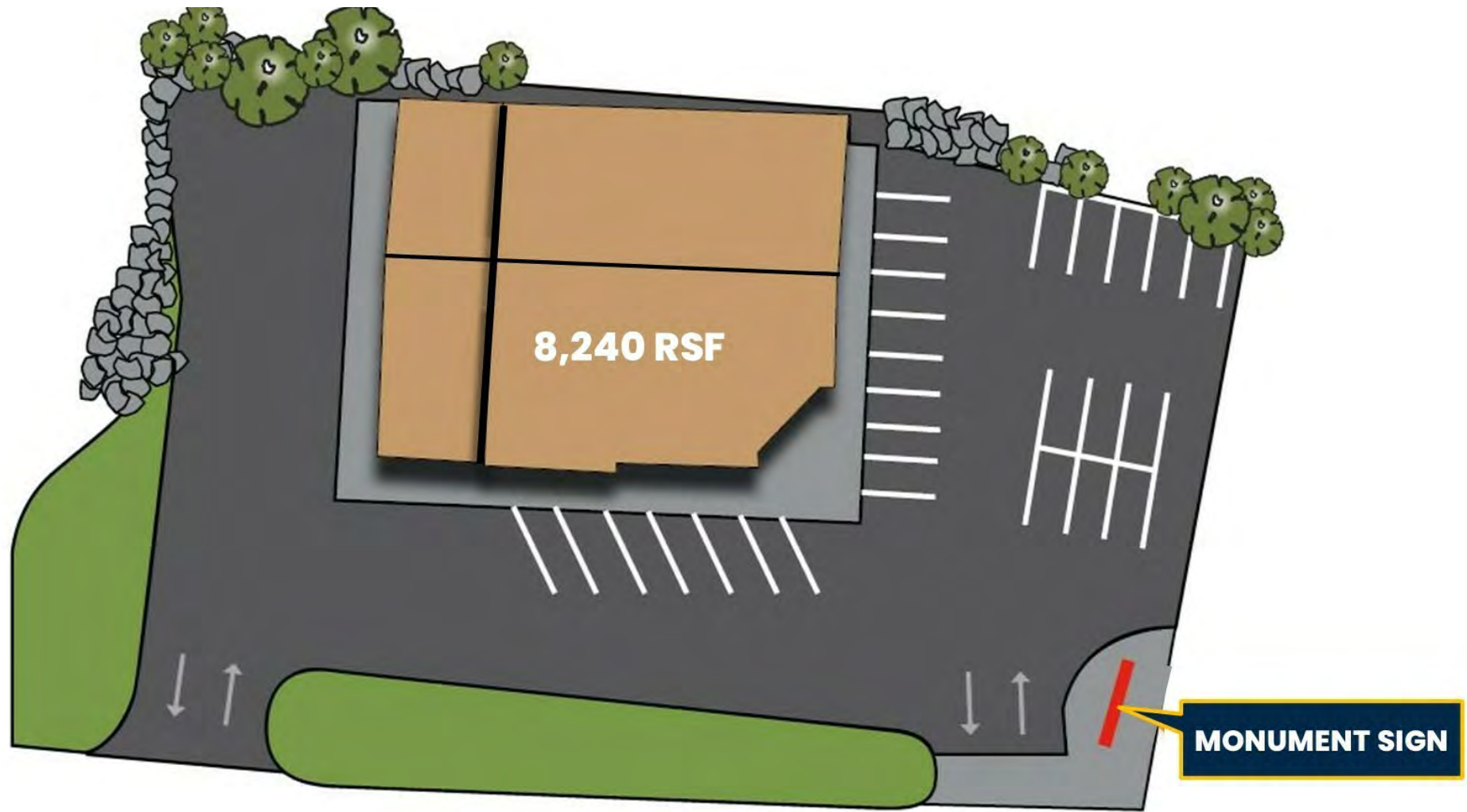
PROPERTY HIGHLIGHTS

- Free Standing Building
- High barrier of entry
- Two building signs & one large monument sign
- Directly off of I-70 (Exit 228) with 40,000 vehicles per day
- Close proximity to world class ski & summer activities



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SITE PLAN



1560 ARGENTINE STREET

GEORGETOWN



HISTORIC GEORGETOWN

Founded during the Pike's Peak Gold Rush in 1859, Georgetown was initially settled by George and David Griffith, who struck gold in Clear Creek near the present-day site of the Alpine Inn. Opting to stay for the summer and fall, they separated from a mining party in the Central City and Idaho Springs areas.

Nestled in the Front Range of the Rocky Mountains at 8,530 feet above sea level, Georgetown occupies approximately 1 square mile of land. It is surrounded by imposing natural barriers such as Saxon Mountain, Griffith Mountain, Alpine Peak, and Silver Plume Mountain, limiting potential future development.

Strategically located along the bustling I-70 corridor, just 45 miles west of Denver, Georgetown enjoys close proximity to premier ski resorts like Arapahoe Basin, Loveland Ski Area, Keystone Resort, Breckenridge Ski Resort, Copper Mountain, Vail Ski Resort, Beaver Creek Resort, and Winter Park. Easily accessible from exit 228 off I-70, the town benefits from high visibility and an average daily traffic count of 40,000 vehicles.

Georgetown holds a unique distinction as the only surviving Colorado Territorial Charter Municipality and serves as the county seat of Clear Creek County.

Today, Georgetown thrives as a vibrant historical center, with a bustling downtown area along Clear Creek, attracting visitors with its modern charm and rich heritage.

ENJOY GEORGETOWN SUMMER & WINTER



NEARBY SKI AREAS

- **Arapahoe Basin:** located 27 miles west of Georgetown off Loveland Pass on U.S. Highway 6. The mountain features 960 acres of skiable terrain that is serviced by eight lifts.
- **Breckenridge Ski Resort:** located 37 miles west of Georgetown off I-70 and CO-9. Breckenridge features 2,908 acres of skiable terrain that is serviced by 32 lifts.
- **Copper Mountain:** located 33 miles west of Georgetown off I-70. The mountain features 2,465 acres of skiable terrain serviced by 23 lifts.
- **Keystone Resort:** located 32 miles west of Georgetown off I-70 and U.S. Highway 6. The resort features 3,148 acres of skiable terrain that is serviced by 20 lifts.
- **Loveland Ski Area:** located 12 miles west of Georgetown off I-70. Loveland features 1,800 acres of skiable terrain that is serviced by ten lifts.
- **Vail Ski Resort:** located 57 miles west of Georgetown off I-70. The resort is owned and operated by Vail Resorts and features the fourth largest area of skiable terrain in North America comprised of 5,289 acres that is serviced by 31 lifts.
- **Beaver Creek Resort:** located 64 miles west of Georgetown off I-70. The resort is owned and operated by Vail Resorts and features 1,815 acres of skiable terrain serviced by 17 lifts.

SUMMER ACTIVITIES

- **Hiking:** Griffin Memorial Trail, Rutherford Trail, Silver Dollar Lake Trail, and Tom Bennhoff Lake Trail.
- **Fishing & Extreme Sports:** Beaver Creek Resort Fly Fishing, Lake Fishing, ATV Tours, Whitewater Rafting, and tubing.
- **Camping:** Tent sites, RV sites, Cabins, and Unique getaways.
- **Shopping & Galleries:** Buckskin Trading Co, Columbine Corner, End of the Line Gift Shop, Georgetown Market, Ophelia's Antique Gallery, and many more.
- **More Summer Activities:** Horseback riding, sailing, golf, tennis, and biking.

ADDITIONAL PHOTOS



LOCATION MAP

