

SILVERTHORNE TOWN CENTER

354 Blue River Parkway, Silverthorne, CO 80498



PROPERTY HIGHLIGHTS

Location: Highly visible along Blue River Parkway with easy access from I-70, Silverthorne & Dillon exit.

Traffic: 7.2+ million annual visitors, close to Arapahoe Basin, Breckenridge, Keystone, Copper Mountain, and Vail.

Parking: Ample surface parking available.

Current Buildout: Fully equipped veterinary clinic with private exam rooms.

Neighboring Attractions: Adjacent to the Outlets at Silverthorne and Fourth Street Crossing, featuring Hotel Indigo, a 203-stall parking garage, 29,000 SF food hall, 57 residences, and the Summit Stage bus terminal.

Community: Located in Silverthorne, with the highest year-round population in Summit County.

Join: Thriving businesses like Sauce on the Blue, Locals Liquors, Comfort Dental, Edward Jones, Blue River Vision, Red Buffalo Coffee & Tea, and more.

CONTACT

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All information to be independently verified.

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PROPERTY OVERVIEW

LEASE RATE: \$30-36/ SF + NNN
NNN RATE: \$11.19 / SF
AVAILABLE: Unit D: 1,200 SF
TOTAL GLA: 21,720 SF
CITY/COUNTY: Silverthorne/Summit
YEAR BUILT: 2006
LOT SIZE: 2.43 Acres
PARKING: 108 Spaces (5.01/1,000 SF)
ZONING: PUD with light commercial



| DEMOGRAPHICS | 5-MILE | SUMMIT COUNTY |
|-------------------------|-----------|---------------|
| POPULATION | 17,966 | 31,207 |
| MEDIAN HOUSEHOLD INCOME | \$109,255 | \$112,665 |
| MEDIAN HOME VALUE | \$712,876 | \$957,784 |
| 2023 TRAVELER SPENDING | - | \$1.2 B |

ESRI, 2024

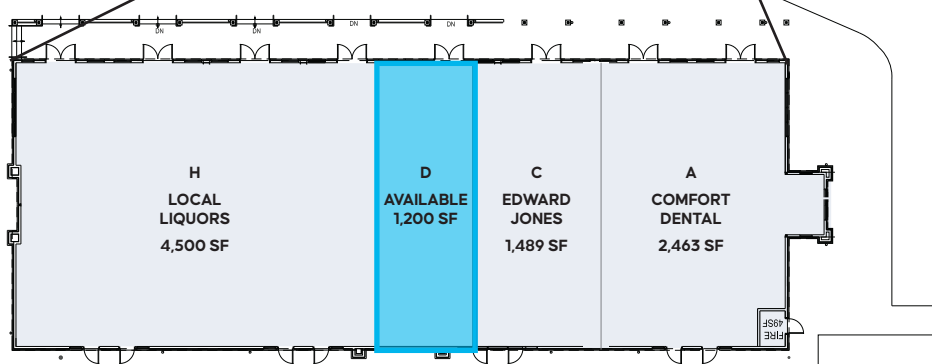
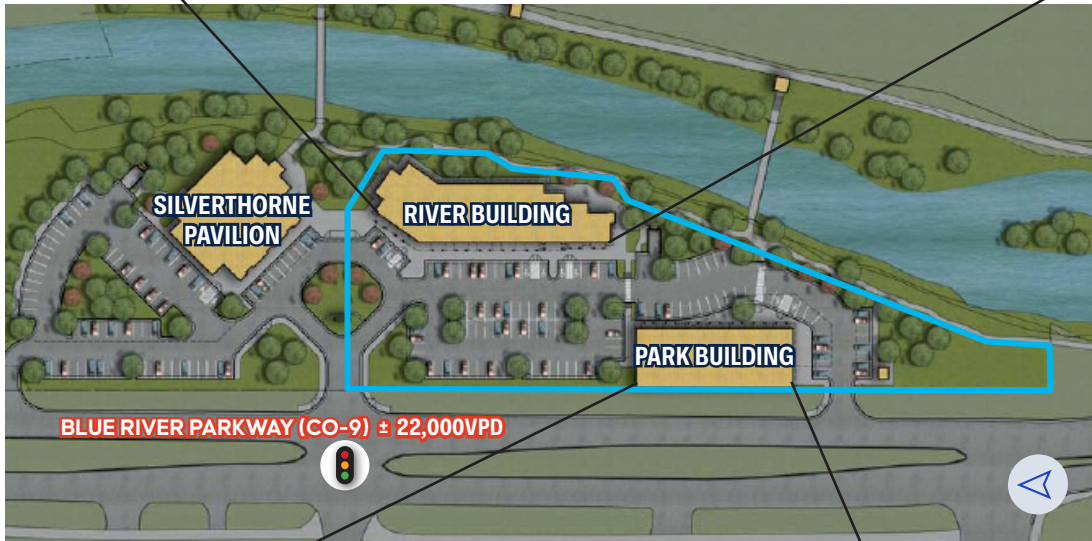
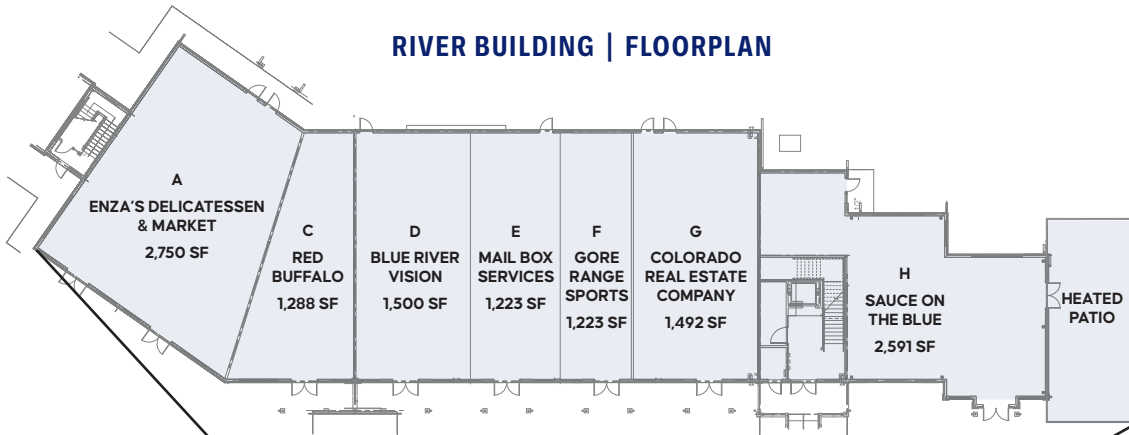
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RIVER BUILDING | FLOORPLAN



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