

# FOURTH STREET NORTH

SILVERTHORNE, CO 80498



CLANCY COMMERCIAL REAL ESTATE

FOURTH STREET  
NORTH

**Live. Work. Play.**  
Retail Condos Available For Sale or Lease

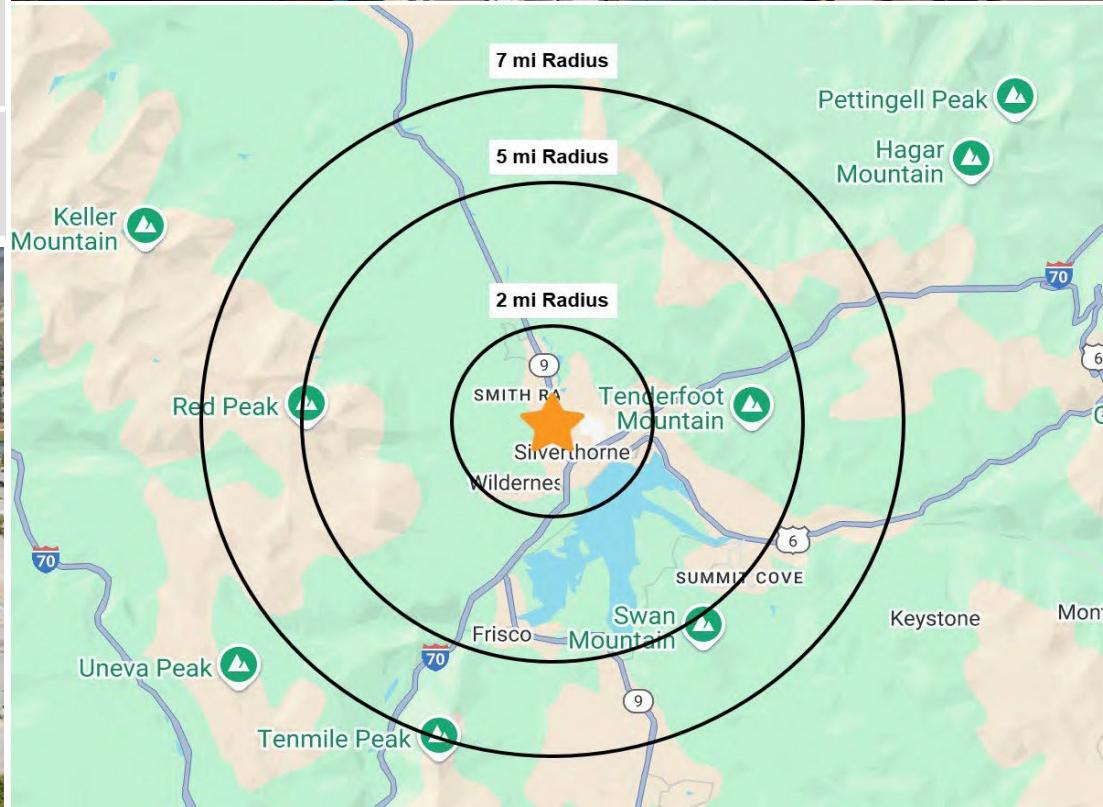
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# DEMOGRAPHICS

## 2025 DEMOGRAPHICS \*per CoStar

	2 MILE	5 MILES	7 MILES
POPULATION	8,449	18,213	23,944
AVERAGE HOUSEHOLD INCOME	\$103,560	\$120,249	\$120,739
MEDIAN AGE	38.3	39.3	39.3
DAYTIME EMPLOYEES	6,326	13,429	16,186
TRAFFIC COUNT	3rd Street Hwy 9 E VPD: 15,652	009D 4th St NW VPD: 20,810	



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## 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

# GET TO KNOW THE AREA

Silverthorne, Colorado is a rapidly evolving mountain community positioned as the gateway to Summit County. Fourth Street North will serve as the town's central gathering and commercial hub. With direct access to year-round outdoor recreation, Silverthorne attracts a diverse and engaged population of professionals, families, and retirees united by an active, wellness-oriented lifestyle.



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## LOCAL ATTRACTIONS



 **Fourth St.  
Crossing**

**Fourth Street Crossing**, a brand new mixed-use development which created a "downtown" for Silverthorne. Fourth Street Crossing added dozens of new homes to the town core, an upscale 115-room Hotel Indigo, a climate-controlled transit facility, and more.



 **THE  
PLAYGARTEN**

**Playgarten** is a sophisticated blend of traditional beer garden and indoor entertainment facility. This facility has multiple projector screens airing your favorite NFL/NHL/NBA games. A pour-it-yourself beer system (with wristband after ID's are checked by staff), and multiple entertainment options for kids of all ages. From a 35' climbing gym (representative imagery below) to a MultiBall system—interactive screens with games and fitness/sports activities, PlayGarten is a 6,500 square foot amenity for parents and kids alike.



 **BLUE  
BIRD**  
◀ MARKET ▶

**Bluebird Market** is Summit County's exclusive market hall, accumulating over 300,000 patrons annually. The new modern food hall aims to serve the local community as a hub, with an overwhelming focus on quality, authentic food offerings prepared by a mix of culinary concepts derived from the local workforce. Bluebird Market encompasses local and chef-owned concepts and no franchise or fast-food chains.



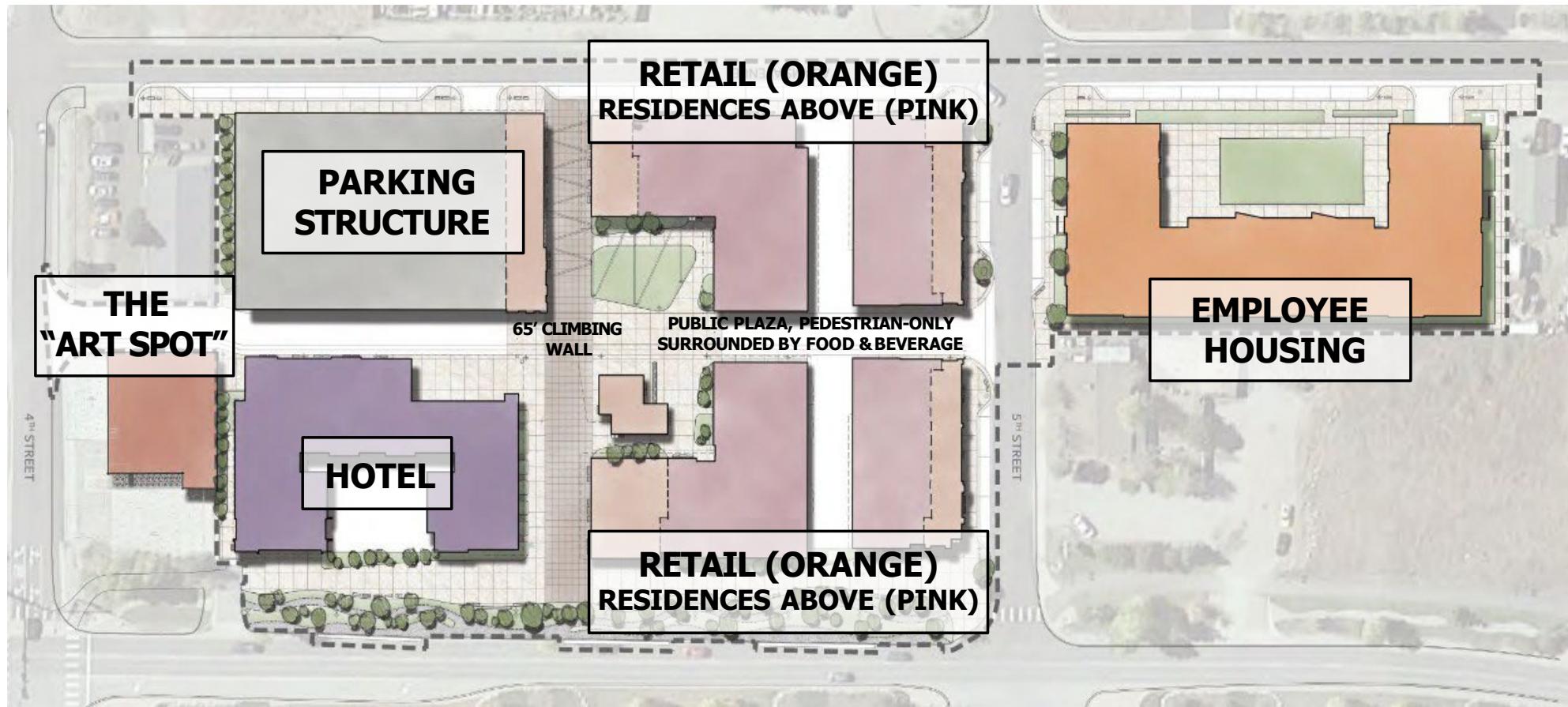
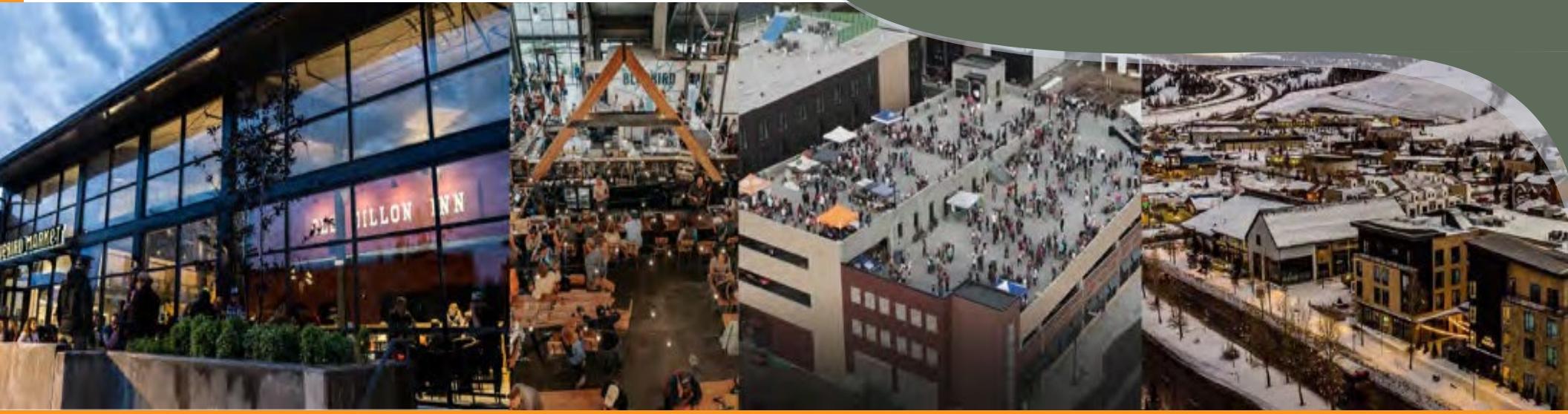
 **artspot**  
SILVERTHORNE MAKERSPACE

**Art Spot** is Silverthorne's new makerspace that recently took over a fire station at the end of the block. The Art Spot offers classes for adults and children, pottery wheels and kilns, woodworking tools, printmaking, jewelry making, artist studios, and more. Silverthorne's impressive dedication to the arts takes center stage right at the heart of our development.

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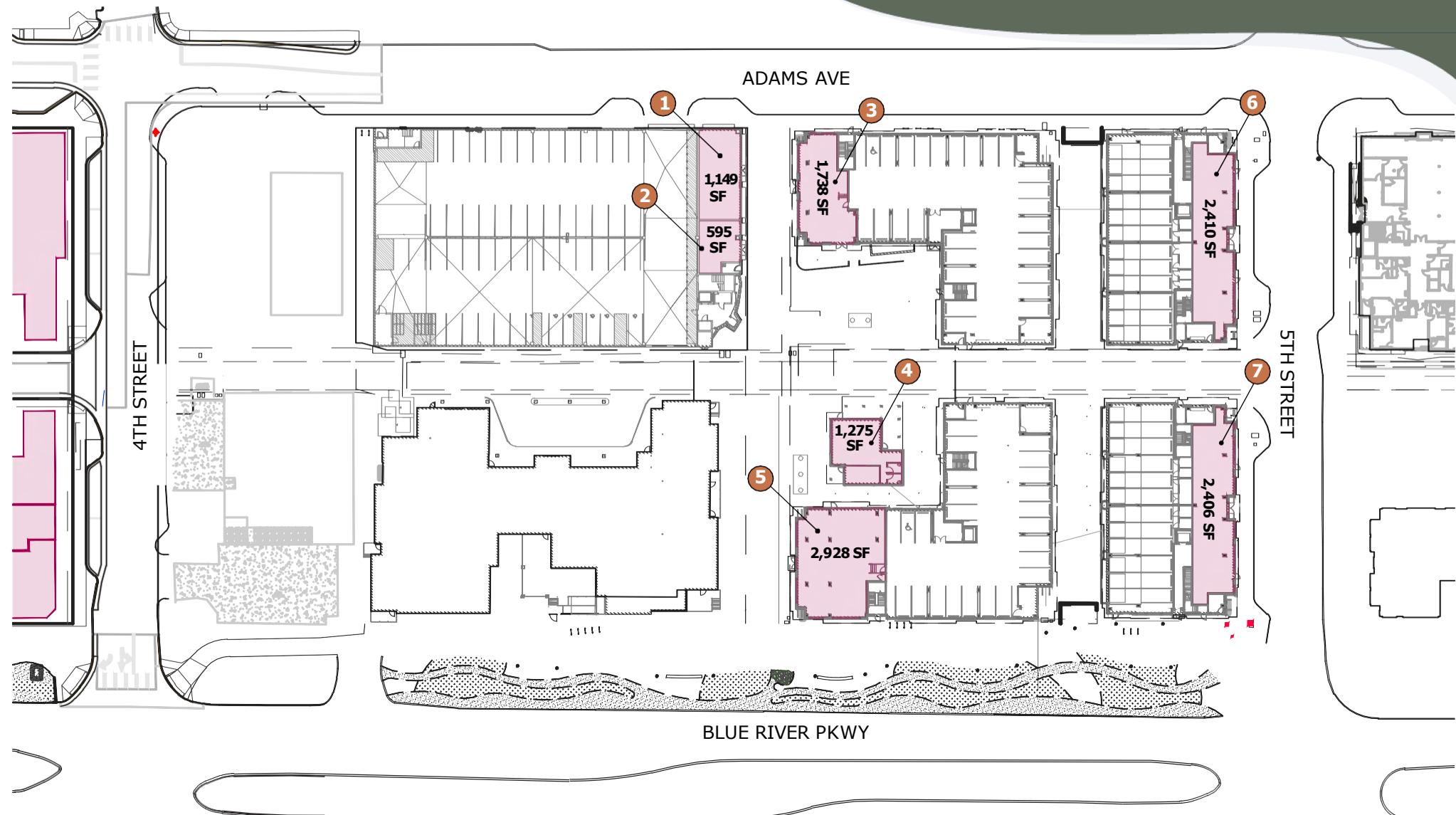
# THE DEVELOPMENT





## HIGHLIGHTS

- 72 residences in four 3-story Class A buildings with 10,500 sq. ft. of ground-floor retail.
- A 111-room hotel will support the many travelers who access up to seven major ski resorts from Silverthorne's new town core.
- An innovative and practical 47-unit workforce housing community to directly address the Summit County workforce housing crisis, just a short walk from the Fourth Street Crossing transit hub.
- A 197-stall parking structure with a 65-foot professionally managed outdoor climbing wall.



#	SF	ADDRESS
1	1,149	440 Adams Ave
2	595	440 Adams Ave
3	1,738	470 Adams Ave
4	1,275	465 Blue River Pkwy ("Plaza Bar")

#	SF	ADDRESS
5	2,928	465 Blue River Pkwy
6	2,410	47 W 5th St
7	2,406	21 W 5th St

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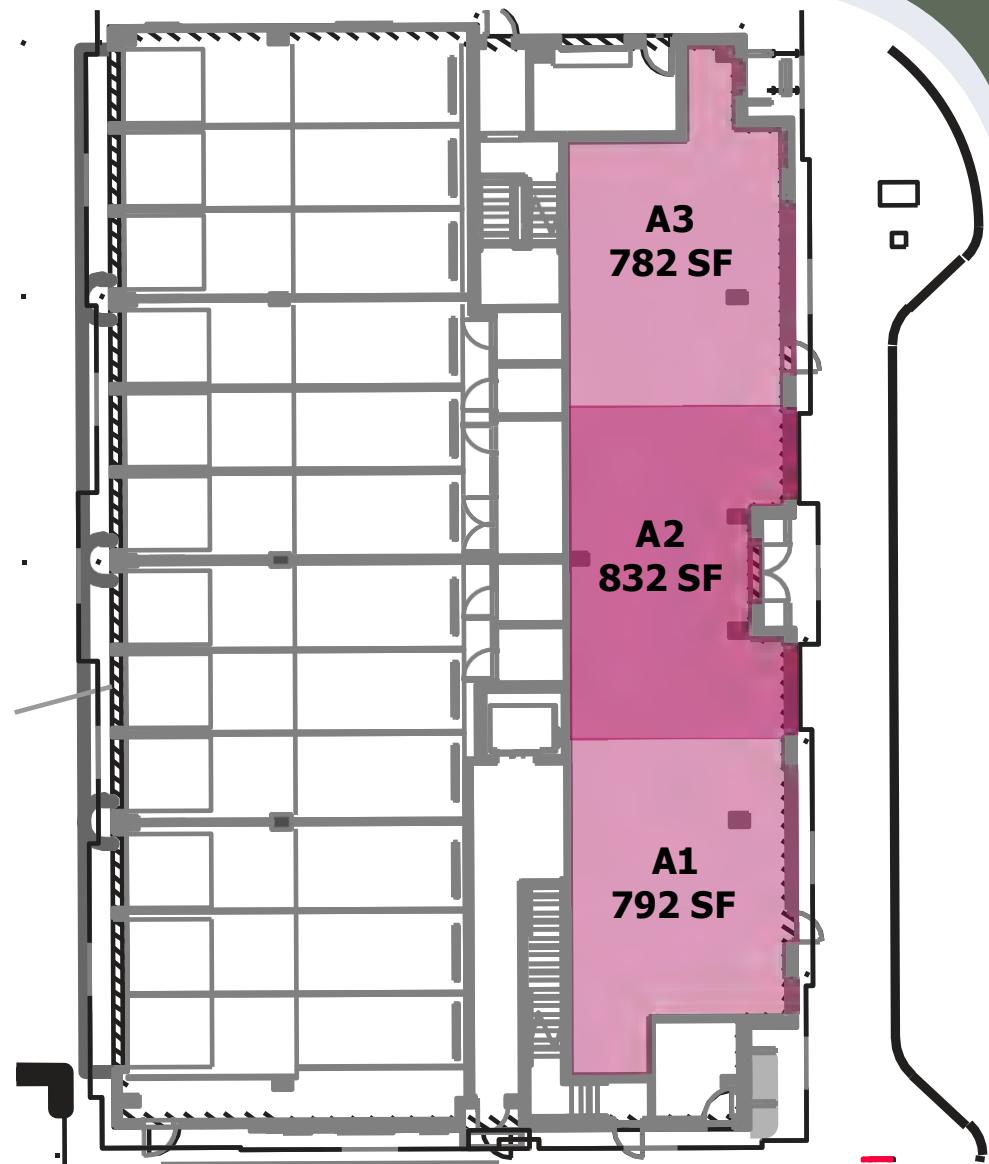
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# DEMISING PLAN

Buildings 6-7



**47 W 5th St**  
BUILDING 6



**21 W 5th St**  
BUILDING 7

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# RENDERINGS



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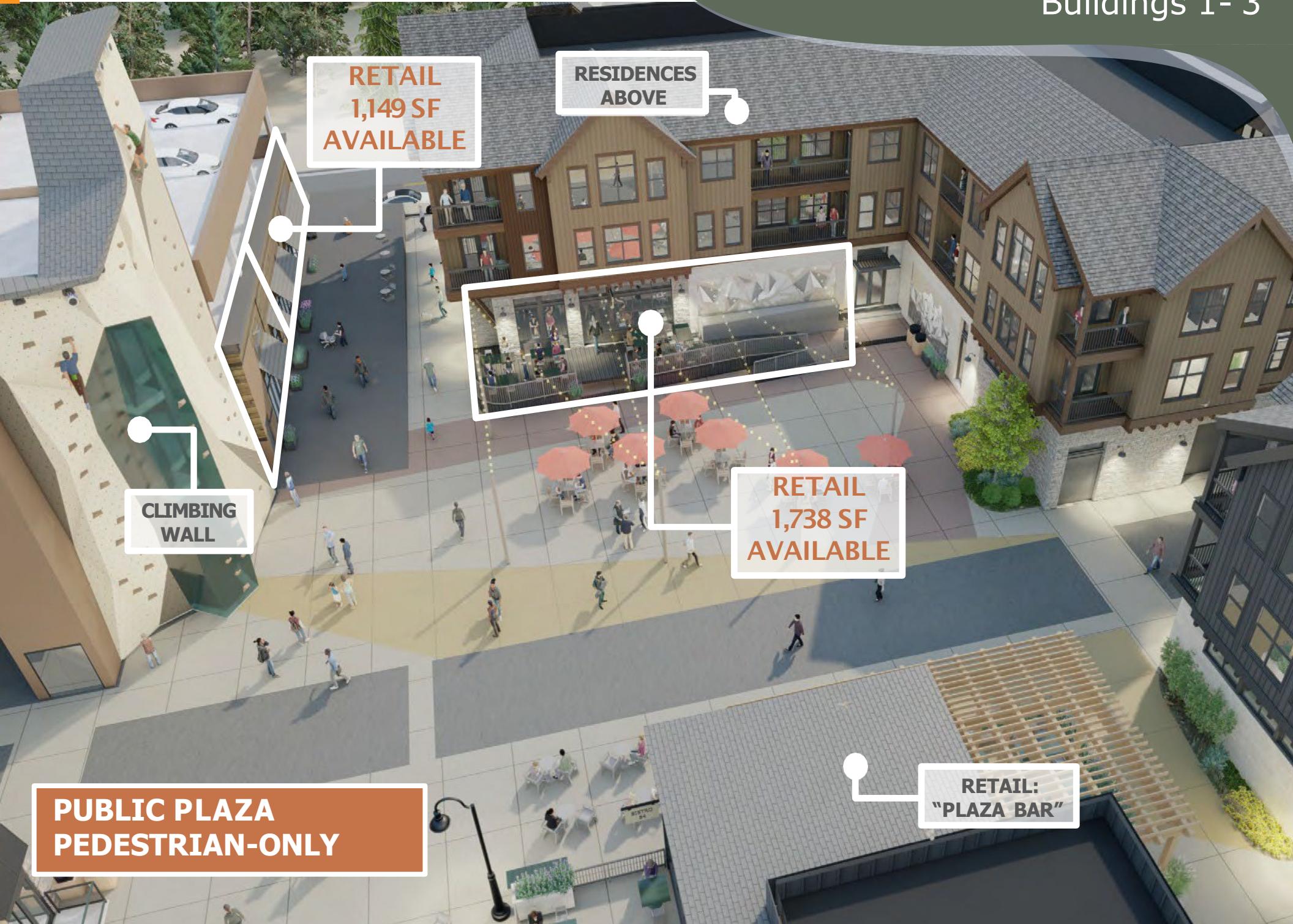


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# RENDERINGS

Buildings 1- 3











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# MARKET AERIAL



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**FOR SALES AND LEASING INFORMATION  
PLEASE CONTACT:**



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