

THE LITTLE NELL

501 E DEAN STREET,
ASPEN, CO 81611

FLAGSHIP
RETAIL
FOR LEASE



AVENUEREP.COM





PREMISES

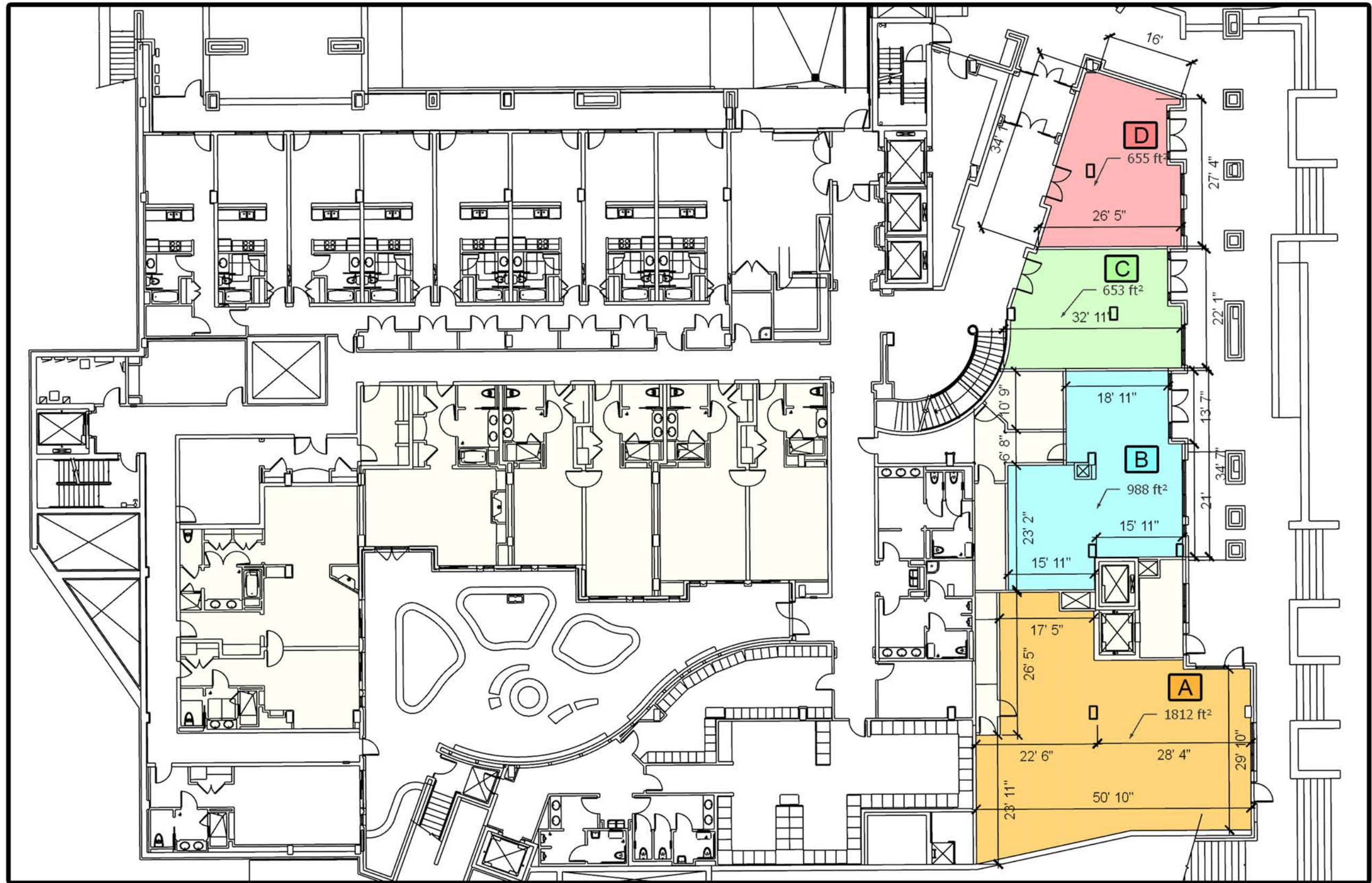
THE LITTLE NELL

SPACE A :	+/- 1,812 SF
SPACE B :	+/- 988 SF
SPACE C :	+/- 653 SF
SPACE D :	+/- 655 SF

DELIVERY	UPON REQUEST
RENT	UPON REQUEST

PROPERTY INFO

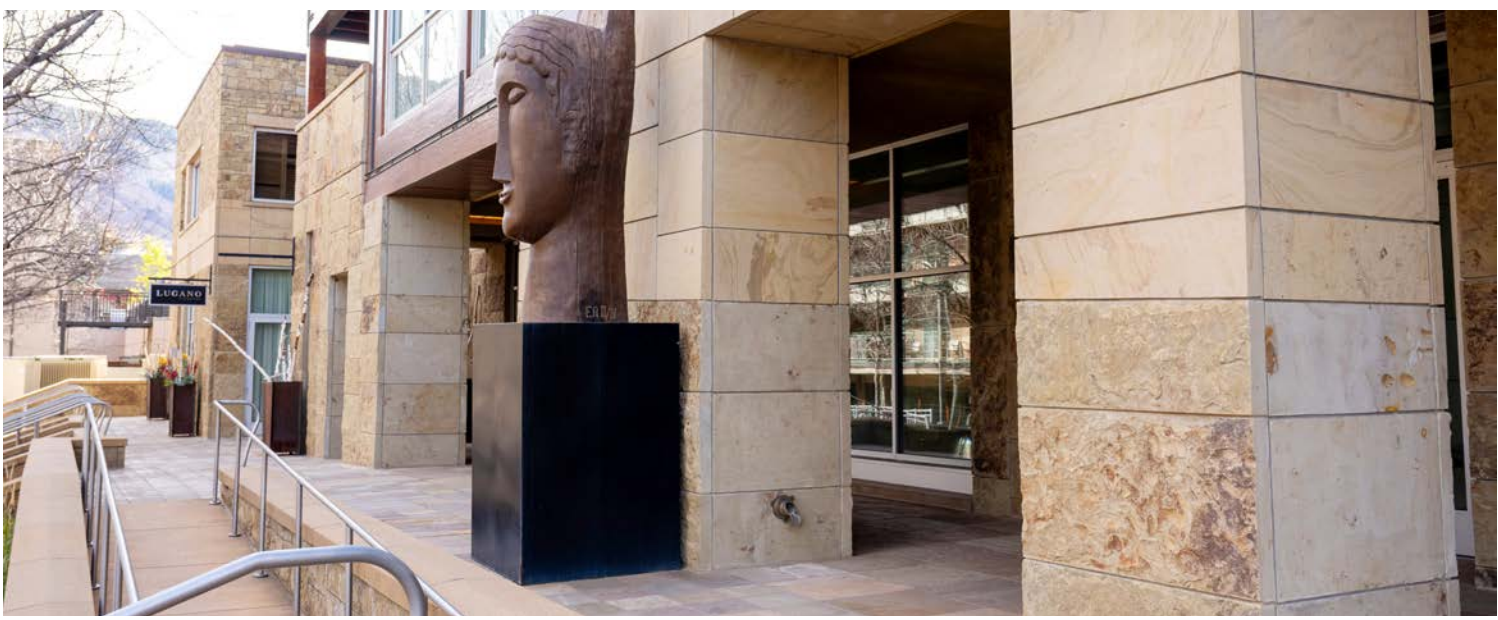
- **PRIME ASPEN LOCATION:** POSITIONED AT 675 E DURANT AVENUE, STEPS FROM THE SILVER QUEEN GONDOLA AND SURROUNDED BY WORLD-CLASS BRANDS LIKE GUCCI, PRADA, DIOR, AND LORO PIANA, ENSURING UNMATCHED VISIBILITY.
- **FLAGSHIP RETAIL OPPORTUNITY:** A RARE CHANCE TO ESTABLISH A HIGH-PROFILE PRESENCE AT THE LITTLE NELL, ASPEN'S MOST PRESTIGIOUS RETAIL DESTINATION.
- **AVAILABLE SPACES:** FOUR SUITES RANGING FROM ±653 SF TO ±1,812 SF, OFFERING FLEXIBILITY FOR LUXURY RETAILERS.
- **HIGH VISIBILITY & FOOT TRAFFIC:** PROMINENT FRONTAGE WITH CONTINUOUS EXPOSURE TO AFFLUENT SHOPPERS AND VISITORS YEAR-ROUND.
- **FLEXIBLE DESIGN OPTIONS:** MULTIPLE LEVELS AND POTENTIAL OUTDOOR PATIO AREAS ALLOW FOR CREATIVE STORE CONCEPTS AND EXPERIENTIAL LAYOUTS.
- **SURROUNDED BY LUXURY & LIFESTYLE:** LOCATED AMONG ASPEN'S TOP DINING, SHOPPING, AND HOSPITALITY VENUES, IDEAL FOR PREMIER RETAIL BRANDS SEEKING DISTINCTION.



- A** 1812 sf
- B** 988 sf
- C** 653 sf
- D** 655 sf

STREET LEVEL - FLOOR PLAN





PROPERTY PHOTOS



PROPERTY PHOTO

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