



**ROYAL GORGE
DINOSAUR
EXPERIENCE**

44895 W U.S. 50
CAÑON CITY, CO

**STATE-OF-THE-ART 19,000 SF
MUSEUM AND ACTIVITY CENTER
ON 35.9 ACRES**

**PRICE: Not Disclosed
Contact Broker for
Details**

PROPERTY SUMMARY

Royal Gorge Dinosaur Experience
44895 West U.S. 50 | Cañon City, CO 81212



Property Summary

Year Built:	2016
Construction Type:	Steel Frame and Stucco
Museum:	19,085 SF
Garage:	1,122 SF
Ticket Booth:	294 SF
Lot Size:	35.9 Acres
Air Conditioning:	Yes
Heating:	Forced Air
Flooring:	Colored Concrete
Zoning:	Recreation
Sale Type:	Owner User or Investor
Price:	Not Disclosed

Property Overview

Unique opportunity to acquire a world-class dinosaur museum and activity center in one of Colorado's most-visited tourist destinations! Offering includes:

19,000-square foot building, containing the fossil casts of 27 different prehistoric creatures, a multi-media room, kid's learning center, fossil lab, gift shop and a café. Guests can also enjoy the outdoors kids' fossil dig, two ropes courses, and Dinosaur Wild Walk featuring a groomed trail winding past 14 different life-sized, skinned, animatronic dinosaurs.

Real estate, FF&E, and business available for sale. Inquire with broker for details.

Location Overview

The Royal Gorge Region is a beautiful and rugged area located in central Colorado, known for its stunning natural beauty and rich history. The region is named after the Royal Gorge, a deep and narrow canyon that was carved over millions of years by the Arkansas River. This is a must-visit destination for anyone who loves natural beauty, history, and adventure. Whether you're looking to hike through the mountains, explore historic sites, or simply take in the breathtaking views aboard the Royal Gorge Route Railroad, the Royal Gorge Region has something for everyone.

ABOUT RG DINO XP & MISSION STATEMENT

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ABOUT US

The Royal Gorge Dinosaur Experience is owned and operated by the father and son team of David and Zach Reynolds, multi-generational Cañon City residents and longtime local area business owners with a direct family connection to some of the Lower Arkansas Valley's most important paleontological discoveries of the Twentieth Century.

Peter Allen, Zach's maternal grandfather, was a math and science teacher at Cañon City High School who regularly accompanied his friend, colleague and noted paleontologist Fred Kessler on digs in the greater Garden Park Fossil Area during the 1940s, 50s and 60s.

Zach inherited his grandfather's fascination with science and dinosaurs, and earned a degree in geology at Western State Colorado University before pursuing a career in photojournalism. He returned to Cañon City in 2006 to join David at Reynolds Construction Company, the successful, multi-generational business that David's father founded in 1972. Reynolds Construction completed its final job—the architecturally stunning Royal Gorge Dinosaur Experience building—in June of 2016, allowing David and Zach to create the area's most exciting museum and interactive learning center.



MISSION STATEMENT

The Royal Gorge Dinosaur Experience provides an affordable, dynamic and high-value educational opportunity for kids of all ages and enables families to learn and recreate together on stunning property with views of the famed Royal Gorge Bridge and Colorado's stunning Sangre de Cristo mountain range. The state-of-the-art, 16,200 square-foot building houses a world-class collection of interactive displays, full-scale dinosaur fossil casts, real dinosaur fossils, entertaining guided tours of our exhibit halls, and our outdoor skinned animatronic dinosaur exhibits and our multi-story ropes course ensure a fine balance between science, learning and good old-fashioned family fun. Our goal is to ensure that our visitors leave knowing a lot more about Colorado's paleontological history, while also carrying indelible memories of a great time spent learning, discovering and having fun with their friends and families.

ATTRACTIONS

Royal Gorge Dinosaur Experience
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Dinosaur Wild Walk

Continue learning as you stroll through history's wild side with a visit to our dinosaur park. Here, visitors will find a smooth, compacted-dirt trail that meanders through a high-plain desert forest that's home to 16 different life-sized, skinned, animatronic dinosaurs, some of which will track your movements, and which are sure to surprise and excite.

Museum Tour

Over 10,000 Square Feet

Our museum features over 10,000 square feet of exhibit space dedicated to dinosaur-age creatures that once lived in our area right here in Colorado. Some of the world's most well-known and beloved dinosaurs were first found just outside Cañon City, in the Garden Park Paleontological Area. Dinosaurs and other critters continue to be discovered here, and the fascinating stories of their discovery are detailed in our museum.

Part of an Ocean

Did you know that Colorado was once part of an ocean? We have an entire exhibit hall dedicated to the ancient marine creatures that occupied the waterways in this area. The Cretaceous Interior Seaway has been dubbed by experts, "the world's most dangerous environment." Come see what made this such a treacherous place!

Roam Free or Guided

You may feel free to wander among the exhibits at your own pace, but we encourage you to take a guided tour, (free with your paid admission.) Our knowledgeable Adventure Guides will take you on a tour back through time, unlocking secrets of both the creatures displayed here and the exciting and sometimes scandalous history of the people who found them and helped to make them famous. It's a truly exciting story that we tell through interactive stations, fascinating displays, and engaging tours. Tours generally last approximately 45 minutes and do not require reservations or scheduling.

Rope Courses

To get the road-trip wiggles out and to take advantage of our stunning view of the Royal Gorge Bridge and the mighty Sangre de Cristo mountains, we offer two ropes courses, one for junior guests (Tykes course is up to 48") that is a fun way for them to explore their budding balance, and a large one for the more adventurous—a three-story course that will challenge guests to experience fun obstacles at a height of over 24 feet. Of course, safety is paramount and participants of both courses will be tethered in full-body harnesses while still being able to self-guide freely and securely anywhere on the course.

For added excitement and lasting memories, guests traversing the T-Rex Terror Ropes Course will be able to get face-to-face with both an 80-foot long Diplodocus, and the mighty roaring T-Rex, which stands more than 20-feet tall. There's nothing else like it in the world!

Paleo Lab

Our 775-square-foot paleontological laboratory is run by the Garden Park Paleontological Society, a local non-profit organization, which uses our facility to prepare recently unearthed fossils from Colorado's fabled Garden Park Fossil Area, and from many other fossil projects from around the country. Paleo Lab

Kid's Exhibit, Kid's Dig & Theater

Our indoor interactive center is geared towards kids (ages 3-12) and features games, multi-media stations, and age-appropriate content that serve to educate and entertain tomorrow's scientists.

If there's one thing that kids love more than dinosaurs, it's discovering (cast) fossils. Our Kids' Dig is filled with a non-stick variety of pea gravel and the faux bones of a T-Rex for pint-sized archeologists to unearth.

Step into our state-of-the-art, Dolby-enhanced theater and enjoy our rotating selection of dinosaur-related films. Our ten-foot screen adds a fun, family orientated, multi-media element to any RGDE visit.

PROPERTY PHOTOS

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ROYAL GORGE BRIDGE & PARK

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Royal Gorge Bridge & Park

Home to one of the world's highest suspension bridges and the majestic Royal Gorge, Royal Gorge Bridge & Park is a long-loved Colorado landmark — and it's easy to see why. Stand 956 feet above the Arkansas River on the colossal bridge, and marvel at dreamy Rocky Mountain vistas from the Visitor Center. Fly 1,200 feet above the canyon on the Cloudscaper Zip Line, glide across in an aerial gondola and immerse yourself in inspiring history at the Plaza Theater. With the newest attraction - the Via Ferrata, guests can now climb the granite rock walls of the Royal Gorge with trained mountain guides and will experience views of the gorge that most don't have the opportunity to see.

The Royal Gorge Bridge & Park attracts over 300,000 visitors annually (and nearly 30 million overall). With such close proximity, RG Dino XP is well-positioned to increase exposure and revenue generation through cross-promotion and marketing with this and other area tourist attractions!

The Royal Gorge Dinosaur Experience has been commanding headlines and racking up ink (and e-ink) in various travel- and family periodicals, websites and blogs, as well as in mainstream newspapers. Please click on any of the article icons below to read what professional journalists, bloggers and editors are saying about the Royal Gorge Dinosaur Experience!



<https://coloradoparent.com/article/dinosaur-destinations-in-colorado.html>



<https://www.chieftain.com/news/4041906-120/museum-dinosaur-reynolds-dinosaurs>

https://www.chieftain.com/news/region/new-exhibits-rope-challenge-courses-combine-for-family-fun-at/article_00a5dc04-9b77-544d-aaed-069422ce6123.html



<https://www.colorado.com/news/summer-2016-heats-colorado-exciting-new-events-activities-attractions-lodging-offerings>



[Link to Denver Life - PDF](#)



- https://www.canoncitydailyrecord.com/news/canoncity-local-news/ci_29733292/new-dinosaur-museum-coming-soon-canon-city
- https://www.canoncitydailyrecord.com/ci_28933816/reynolds-family-breaks-ground-new-royal-gorge-dinosaur
- https://www.canoncitydailyrecord.com/ci_28623947/fremont-county-board-commissioners-oka-plan-royal-gorge
- https://www.canoncitydailyrecord.com/news/canoncity-local-news/ci_51058522/wish-come-true-fremont-county-businesses-partner-pennsylvania



<https://www.coloradocountrylife.coop/royal-gorge-dinosaur-experience/>

Press Release

August 2015 - PRESS release - PDF

December 2017 - PRESS release - PDF



<https://www.koaa.com/story/5245022/royal-gorge-dinosaur-experience-opens-this-weekend>



- <https://www.krdo.com/news/New-dinosaur-museum-opens-near-Royal-Gorge/41088522>
- <https://www.krdo.com/news/Day-fighting-cancer-fils-wah/41084558>



[Link to announcement - PDF](#)



[Link to the 365 Atlanta Family article](#)



- <https://theknowdenverpost.com/2020/07/09/dinosaur-fossils-hikes-museums-colorado/258962/>



[Click here to view the article](#)

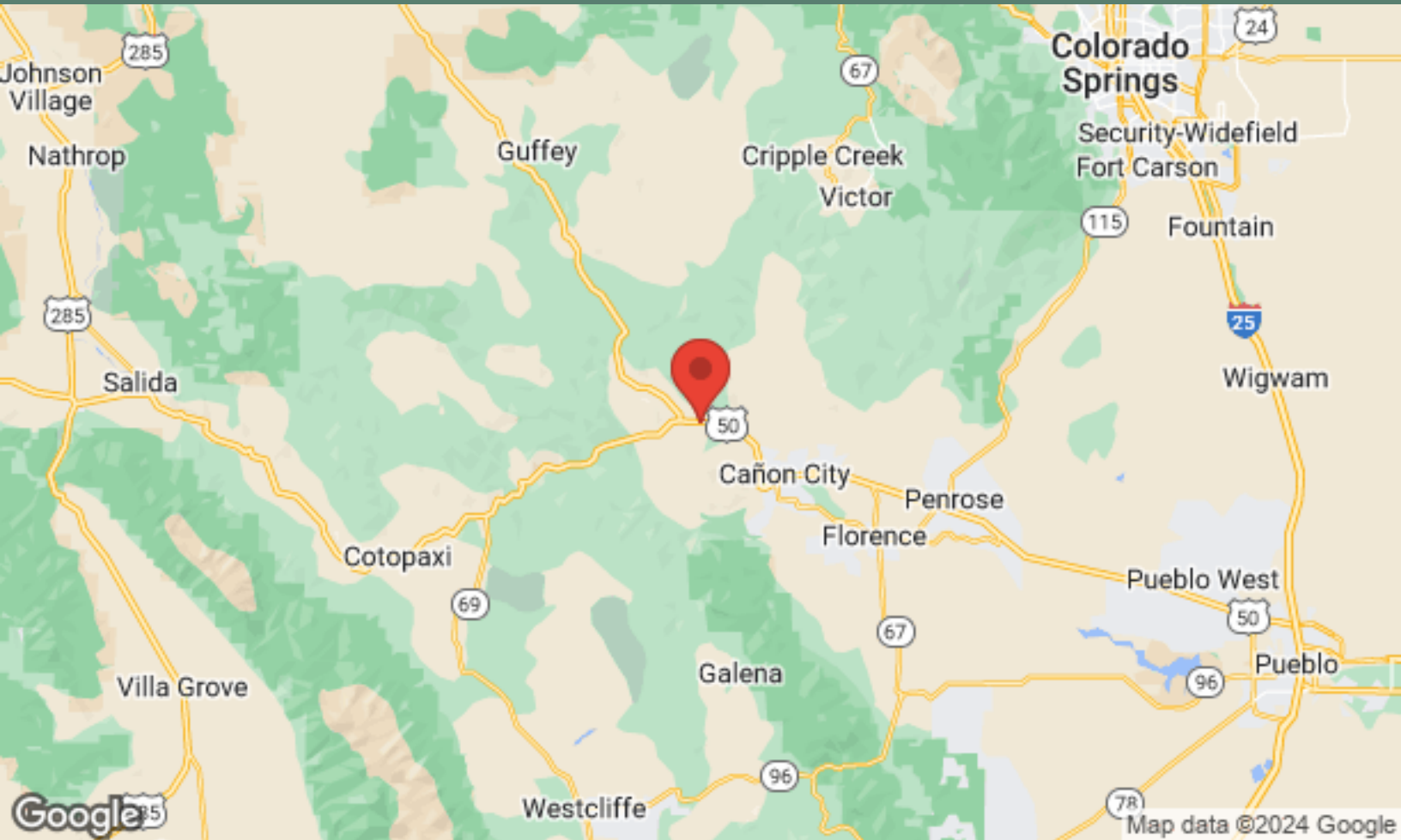


- <https://www.10best.com/interests/hotels-resorts/royal-gorge-cabins-canon-city-colorado-outdoor-adventure/>

Visit <https://dinoxp.com/about-us/news-media/> to read more!

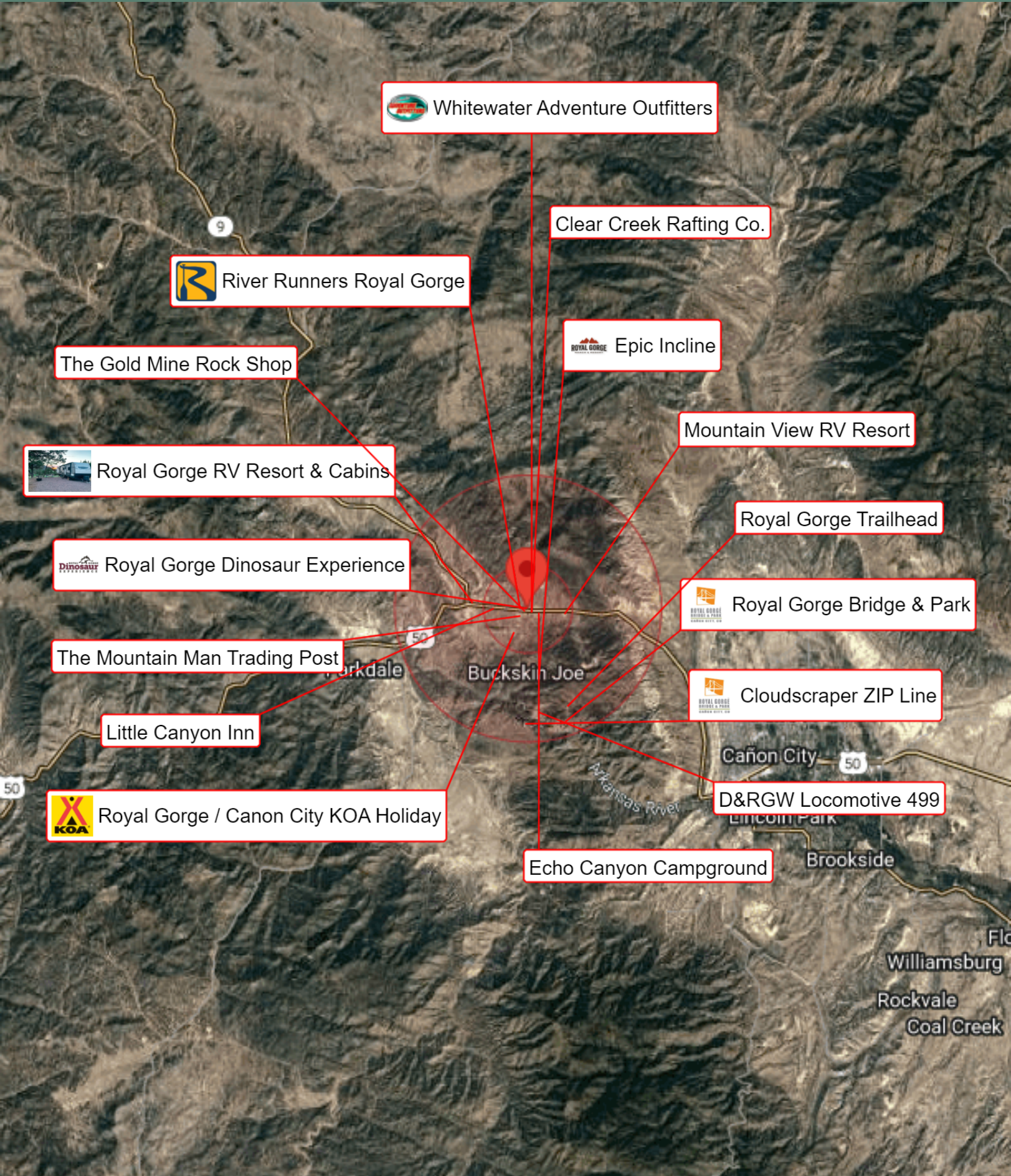
LOCATION MAPS


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BUSINESS MAP

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 Whitewater Adventure Outfitters

Clear Creek Rafting Co.

 Epic Incline

Mountain View RV Resort


Royal Gorge Trailhead

 Royal Gorge Bridge & Park

 Cloudscrapper ZIP Line

D&RGW Locomotive 499


Echo Canyon Campground

 Royal Gorge / Canon City KOA Holiday


Little Canyon Inn

The Mountain Man Trading Post

 Royal Gorge Dinosaur Experience

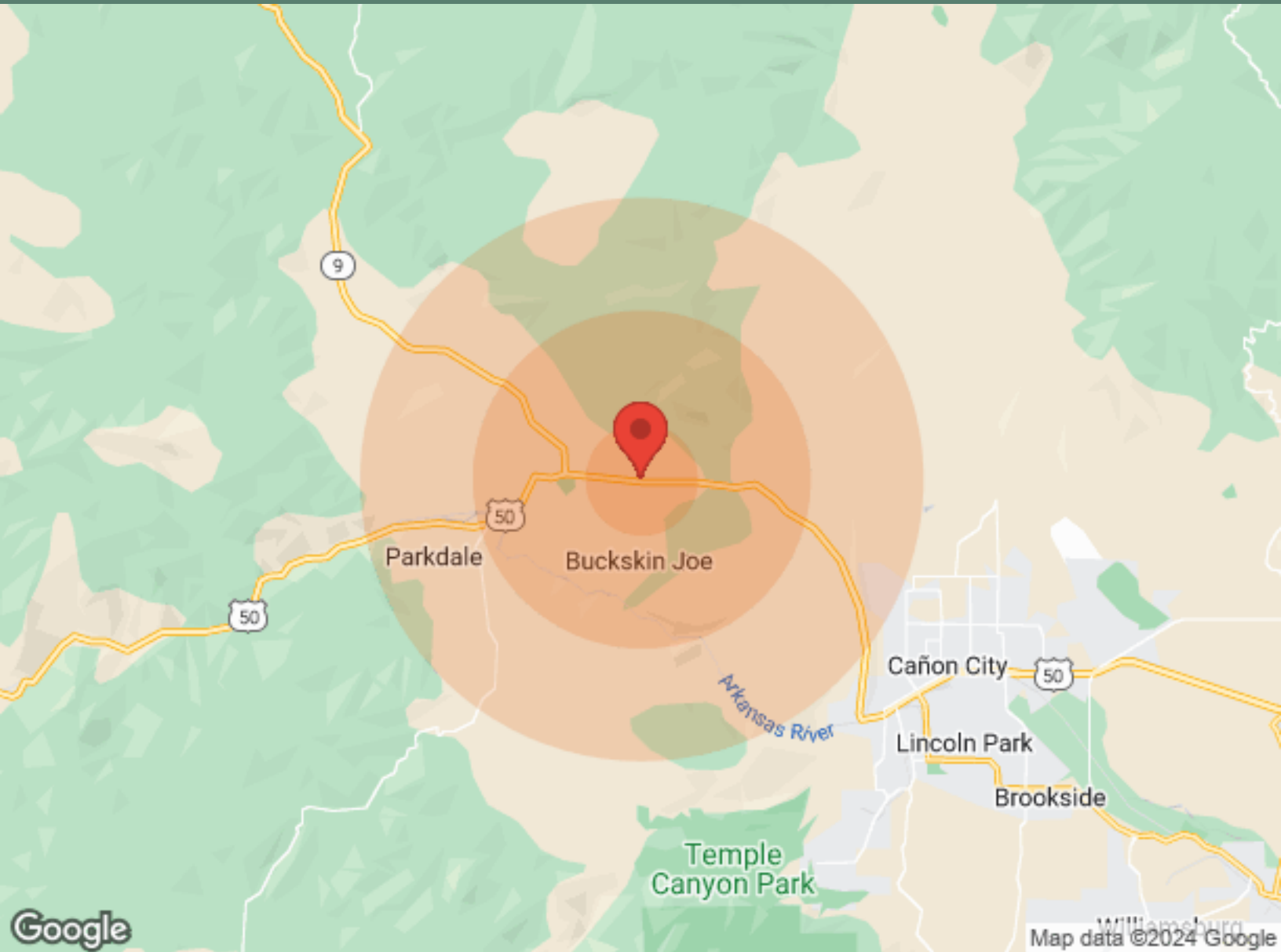
 Royal Gorge RV Resort & Cabins

The Gold Mine Rock Shop

 River Runners Royal Gorge

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	1,049
Female	N/A	N/A	1,070
Total Population	N/A	N/A	2,119
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	421
Ages 15-24	N/A	N/A	330
Ages 25-54	N/A	N/A	749
Ages 55-64	N/A	N/A	270
Ages 65+	N/A	N/A	349
Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	2,001
Black	N/A	N/A	5
Am In/AK Nat	N/A	N/A	24
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	135
Multi-Racial	N/A	N/A	178

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$30,178
< \$15,000	N/A	N/A	306
\$15,000-\$24,999	N/A	N/A	106
\$25,000-\$34,999	N/A	N/A	96
\$35,000-\$49,999	N/A	N/A	154
\$50,000-\$74,999	N/A	N/A	108
\$75,000-\$99,999	N/A	N/A	52
\$100,000-\$149,999	N/A	N/A	37
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	N/A	N/A	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	863
Occupied	N/A	N/A	817
Owner Occupied	N/A	N/A	574
Renter Occupied	N/A	N/A	243
Vacant	N/A	N/A	46

JASON STARTARI BIO

Royal Gorge Dinosaur Experience
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JASON STARTARI
Commercial Broker
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FA - 100092989

Transworld Commercial Real Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!

TENANT/BUYER DISCLOSURE

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

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CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker