

2448 COLORADO BLVD

IDAHO SPRINGS, CO 80452



2448 COLORADO BLVD., IDAHO SPRINGS, CO 80452

CONTACT US FOR MORE INFORMATION



PETER SENGELMANN
VICE PRESIDENT

T: 303.962.9552
PSENGELMANN@PINNACLERA.COM



HAYLEY KONOWALCHUK
ASSOCIATE ADVISOR

T: 303.228.1612
HKONOWALCHUK@PINNACLERA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com



PROPERTY OVERVIEW

2448 Colorado Blvd is a 6,000 SF, two-tenant retail building on Colorado Avenue in Idaho Springs — one of I-70's highest-traffic mountain corridor stops — offered at \$2,520,000 (\$420/SF). Sitting on a 19,602 SF lot with 22 surface parking spaces, prominent pylon signage, a metal roof, in-place grease trap, and individually metered units with per-unit restrooms, the building is operationally ready for a food and beverage operator from day one, with an unused mezzanine adding leasable square footage or event

space without touching the footprint. One suite will be delivered vacant at closing while the restaurant tenant provides in-place income through April 2027, offering the rare combination of immediate cash flow and immediate optionality. The property sits in a federally designated Opportunity Zone and directly across the river from the newly opened Argos Gondola — a location poised to capture the next wave of foot traffic as Idaho Springs continues to emerge as a year-round mountain destination.



PROPERTY DETAILS

PRICE:	\$2,520,000 (\$420/SF)
BUILDING TYPE:	Retail
BUILDING SIZE:	6,000 SF
LOT SIZE:	19,602 SF
UNITS:	2
YOC:	1994
CONSTRUCTION TYPE:	Wood Frame, Slab on Grade

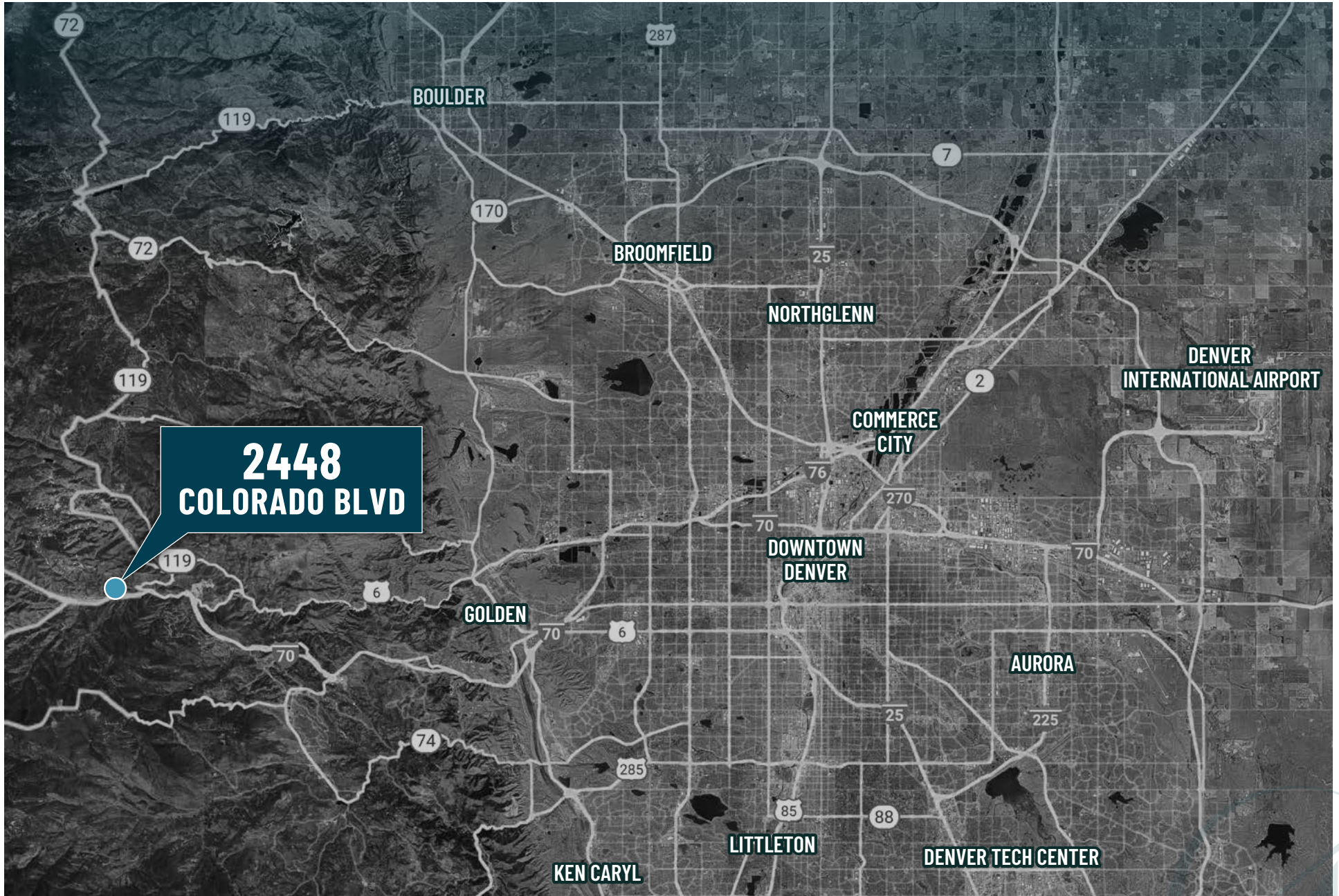


INVESTMENT HIGHLIGHTS

- **Irreplaceable I-70 Visibility** — Pylon signage on Colorado Blvd in front of one of the highest-traffic mountain corridor stops
- **Opportunity Zone** — Federally designated, offering substantial capital gains deferral and potential exclusion benefits for qualifying investors
- **Gondola Adjacency** — Situated directly across the river from the new Argos Gondola, capturing foot traffic from Idaho Springs' most significant new attraction
- **Restaurant-Ready Infrastructure** — In-place grease trap and per-unit restrooms eliminate costly build-out hurdles for food & beverage operators
- **Immediate Cash Flow with Upside** — Both tenants in place on short-term leases; Big B's lease runs through April 2027; near-term flexibility to reposition or re-tenant at market rates
- **Four-Season Revenue Drivers** — Loveland Ski Area, Mount Blue Sky, Clear Creek Whitewater, Indian Hot Springs, and Echo Mountain drive year-round visitation; \$905M I-70 Floyd Hill improvement completing 2029



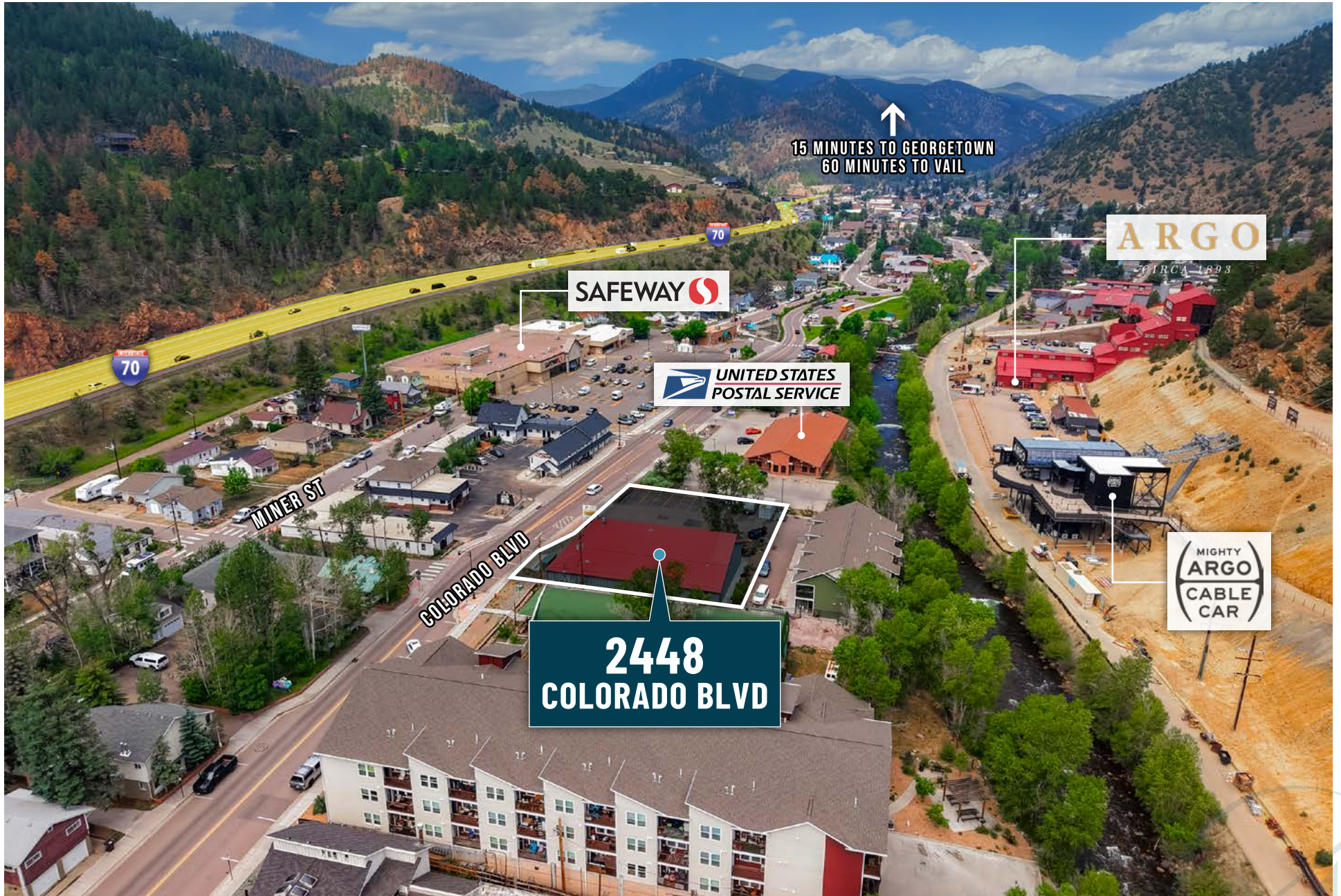
LOCATION OVERVIEW



AERIAL MAP - EAST



AERIAL MAP - WEST



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2448 Colorado Blvd., Idaho Springs, CO 80452 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.PinnacleREA.com

2448 COLORADO BLVD., IDAHO SPRINGS, CO 80452

CONTACT US FOR MORE INFORMATION



PETER SENGELMANN

VICE PRESIDENT

T: 303.962.9552

PSENGELMANN@PINNACLEREA.COM



HAYLEY KONOWALCHUK

ASSOCIATE ADVISOR

T: 303.228.1612

HKONOWALCHUK@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

