

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Historic Central City Mixed-Use Development Opportunity



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Central City, Colorado 80427

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Boundary lines provided as a visual reference only and may not be accurate. Consult broker for complete legal description.

Seize your opportunity to develop the Bridge-Gateway Area. This is a historic opportunity to reshape the entrance to Central City by enhancing the visitor experience and capturing a greater share of regional market visitation via the Central City Parkway. Currently owned by Central City, the Big T Lot offers 116 free-surface parking spaces for visitors looking to claim their stake from the "Richest Square Mile on Earth." Central City is looking to engage with experienced developers interested in the first major development opportunity allowing for a complete redesign of the entrance to the Main Street Commercial District. With a legacy of innovation, and a focus on diversifying the local economy & commercial opportunities, the Central City Staff and Council are ready to sharpen their pencils for the right development partner.

Call Broker for Pricing

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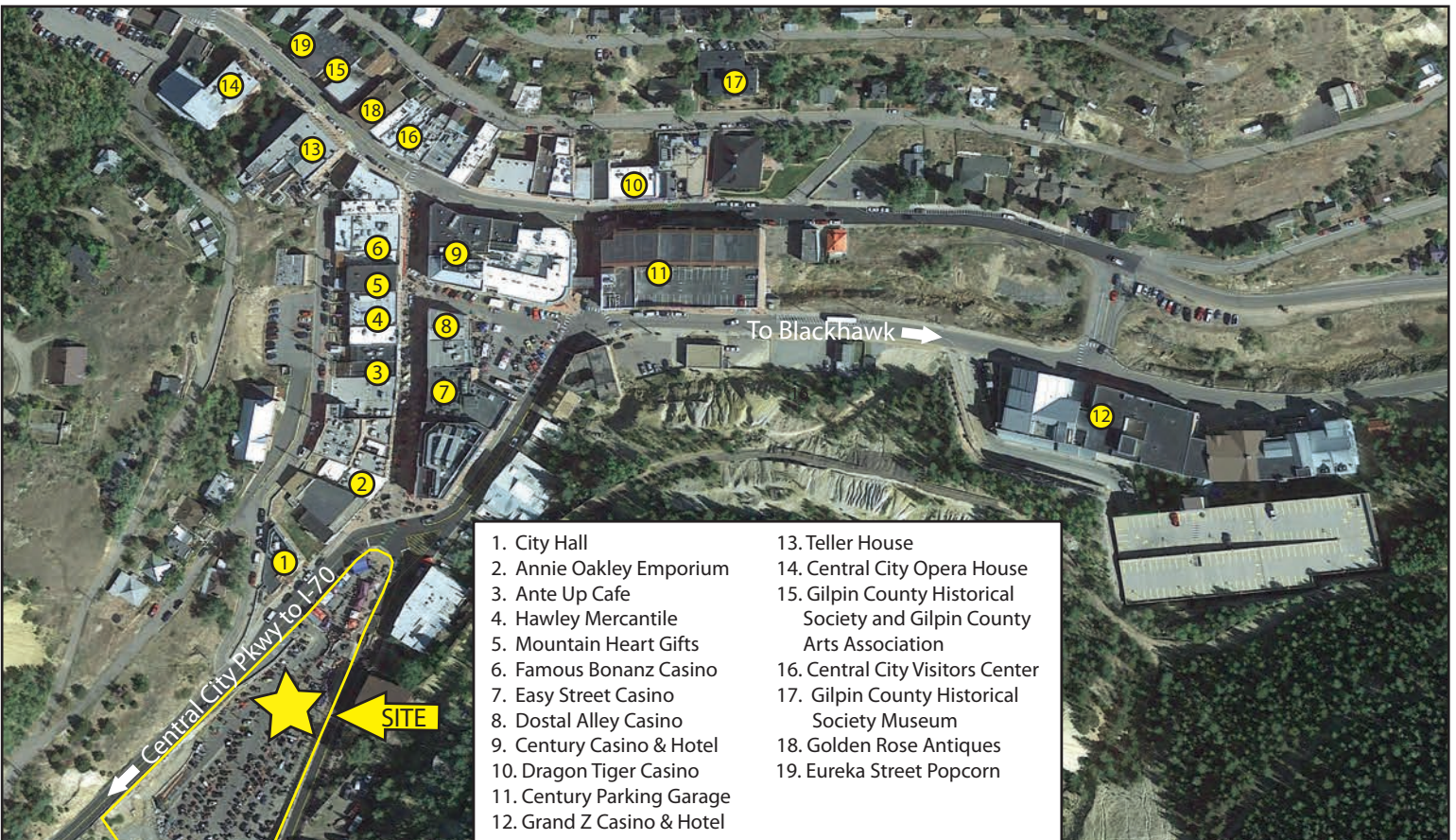
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HISTORIC CASINO Central City PARKWAY



Since 1859, Central City has been home to successful enterprises and a leader of modernization in Colorado. As one of the few Colorado cities that allow for gaming, Central City's successful economy is built on our six casinos and the guests that come for these attractions. Now, we're looking to be a well-rounded community with new businesses and entertainment options that complement the gaming offerings.



- | | |
|----------------------------|---|
| 1. City Hall | 13. Teller House |
| 2. Annie Oakley Emporium | 14. Central City Opera House |
| 3. Ante Up Cafe | 15. Gilpin County Historical Society and Gilpin County Arts Association |
| 4. Hawley Mercantile | 16. Central City Visitors Center |
| 5. Mountain Heart Gifts | 17. Gilpin County Historical Society Museum |
| 6. Famous Bonanz Casino | 18. Golden Rose Antiques |
| 7. Easy Street Casino | 19. Eureka Street Popcorn |
| 8. Dostal Alley Casino | |
| 9. Century Casino & Hotel | |
| 10. Dragon Tiger Casino | |
| 11. Century Parking Garage | |
| 12. Grand Z Casino & Hotel | |

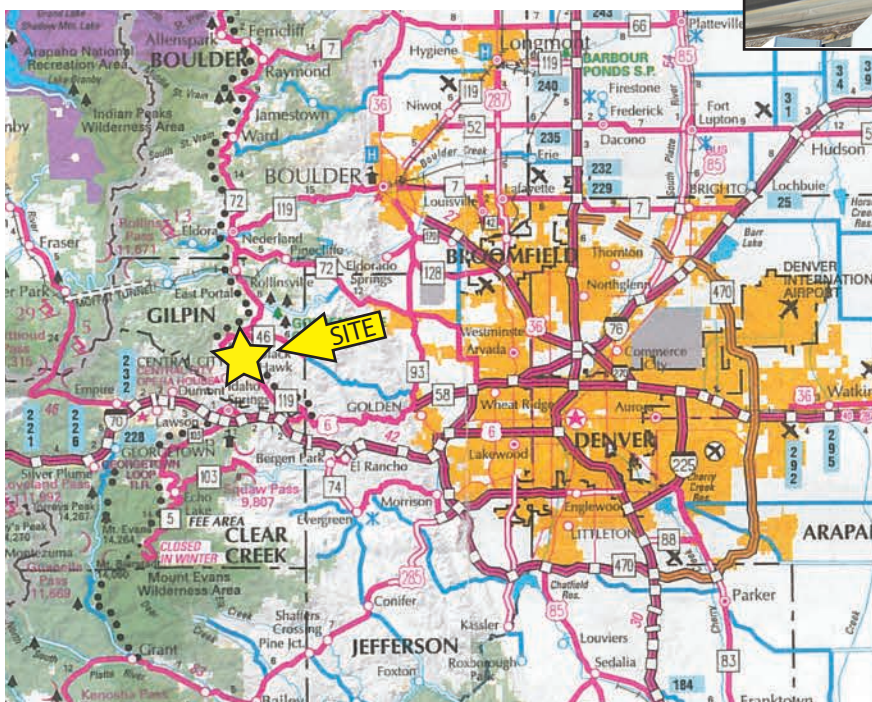
Founded in 1859 by John H. Gregory, Central City was the richest mining region in Colorado for much of the 1860s-1870s. Rich in both ore and the pioneering spirit, Central City allows visitors to step back in time and offers much in the way of arts, culture, history, and entertainment.

With deep roots in mining, the city is now known for its gaming industry. It wasn't until the 1990's that Central City, Black Hawk, and Cripple Creek revamped their economies by introducing casinos as their primary source of tourism. Currently Central City has the following casinos: 1) Century Casino & Hotel Central City, 2) Dostal Alley Brewpub & Casino, 3) Dragon Tiger Casino, 4) Easy Street Casino, 5) The Famous Bonanza Casino, and 6) The Grand Z Casino Hotel. The Grand Z and the Century Casino, have more of a Las Vegas feel. The other casinos have kept to their old Western roots and are located in historic Victorian/Mining style buildings.

Central City is located only 35 miles from Downtown Denver via I-70. The current population of the Denver metro area is approx. 3,300,000 people. It is estimated the Central City Parkway sees over 700,000 annual trips. Come build their next top destination.



Central City is a National Historic Landmark District!



Map used with permission from the Colorado Dept. of Transportation

Lot Size: Approx. 2± Acres
(call broker for details)

Zoning: HDG (Historic Downtown Gaming)

City/County: Central City / Gilpin County

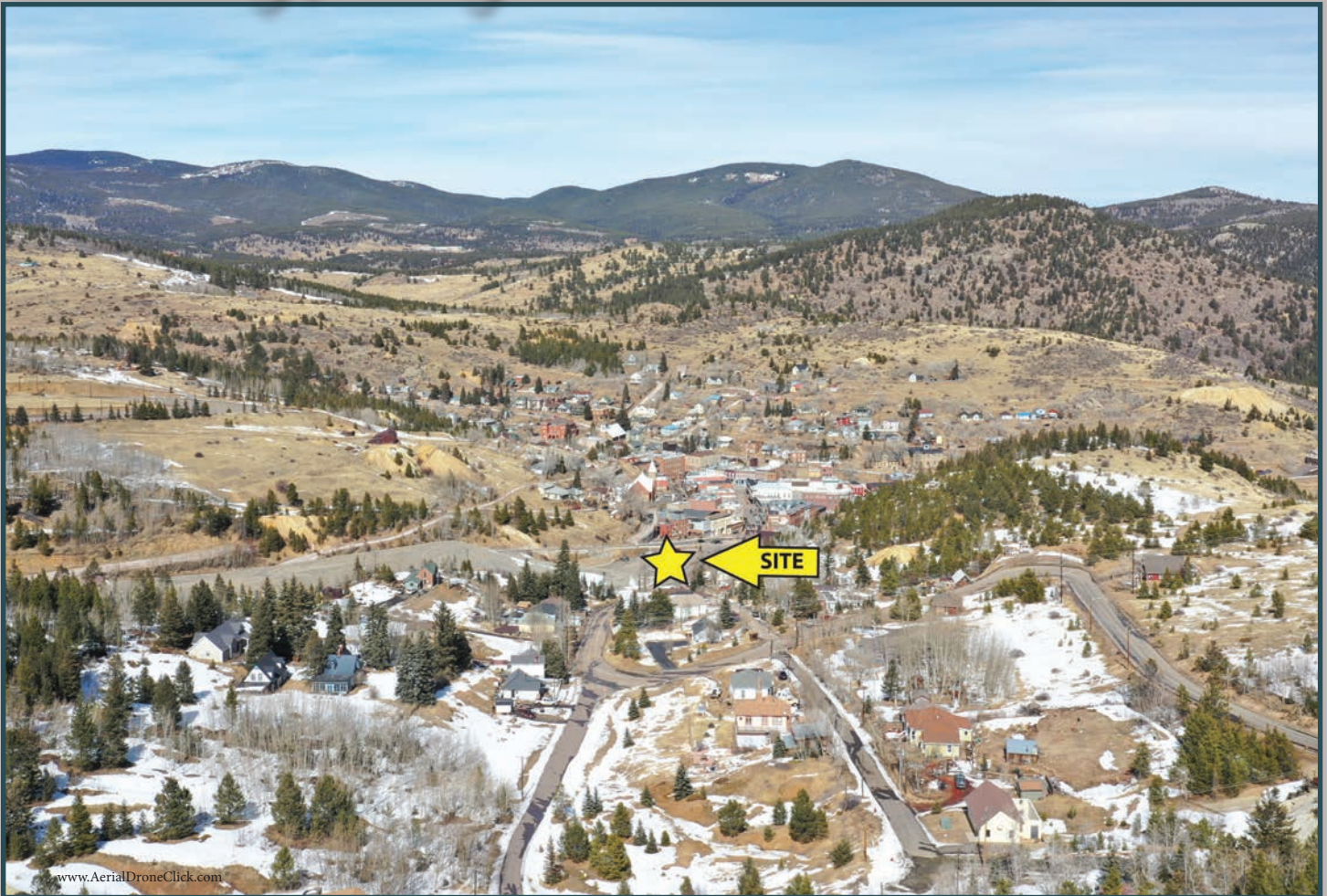
Topography: Primarily Flat

Parcel #: 1835-123-01-047

Current Parking: 116 Spaces

Credits/Incentives: Enterprise Zone Credits
& Water Tap Fee Incentives.

Central City from high above town



For more information, contact:



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