

FOR SALE

**Residential | Lodge
Commercial Condo**

Mt Royal Plaza

720 Main Street, Frisco, CO 80443

OFFERING MEMORANDUM

Gateway Mountain Town

- Breckenridge
- Copper Mountain
- Keystone
- Vail
- Beaver Creek

Margaret Ziedin
MDZ@sixthdegree.com
702.378.5627

Sixth Degree Development, LLC
Baseline Capital Investment, LLLP
3D Real Estate brokered by exp Commercial

FRISCO, COLORADO

Frisco is a quintessential Colorado mountain town perched between mountains and a lake at 9,097 feet in elevation and just 90 minutes from Denver International Airport. The town's establishment was inspired by gold and silver mining in the 1870s, and today's residents and visitors still find inspiration in the area's resources and the hundreds of acres of public land that surround Frisco. Frisco is uniquely situated within 30 minutes of six world-class ski resorts, including Copper Mountain (seven minutes), Breckenridge Ski Resort (15 minutes) and Vail Mountain (30 minutes). Throw in an appealing Main Street replete with locally owned shops and restaurants, and you have a unique "resortless resort town," which has the good fortune of sitting in the midst of incredible recreational opportunities while still retaining its small-town charm. Fast becoming a year round adventure basecamp, whether for a winter vacation on the snow or a summer adventure on the trails and water. Frisco hosts more than 75 events every year, including the Colorado BBQ Challenge and Frisco's Fabulous 4th of July celebration, complete with a parade, live music and a fishing derby. Concerts in the Park, held on Thursday evenings in the summer at the Frisco Historic Park at one end of town with boating, paddling, picnics and play at the other end in Frisco Bay Marina.

LEVEL 2 COMMERCIAL Lodging | Residential

720 Main Street, Frisco CO 80443

High visibility investor opportunity now available on Hwy 9/Main St in Frisco, Colorado!

Expansive commercial condo total 7,635 +/- sqft. Private Elevator Access, 360-degree views from this level 2 prime Main St. location. Pedestrian access. Average Daily Traffic 24,000 or 8,760,000 vehicles per annum! An exceptional mountain location, and one the most central location in the heart of the Rocky Mountains. Cool temps prevail here.

Presently a restaurant amenity, future potential for redesign and expansion into lodging, residential, with 880 sf of surrounding patio space for open air enjoyment and summer dining.

A fabulous location opposite the Frisco Marina.



HIGHLIGHTS

PRICE **\$4,800,000**

TYPE RESTAURANT | LODGING |
RESIDENTIAL

GROSS AREA 7,635 +/- SF

ZONING Central Core

PARKING 1.52:1000

APN/ID

BUILT 1996

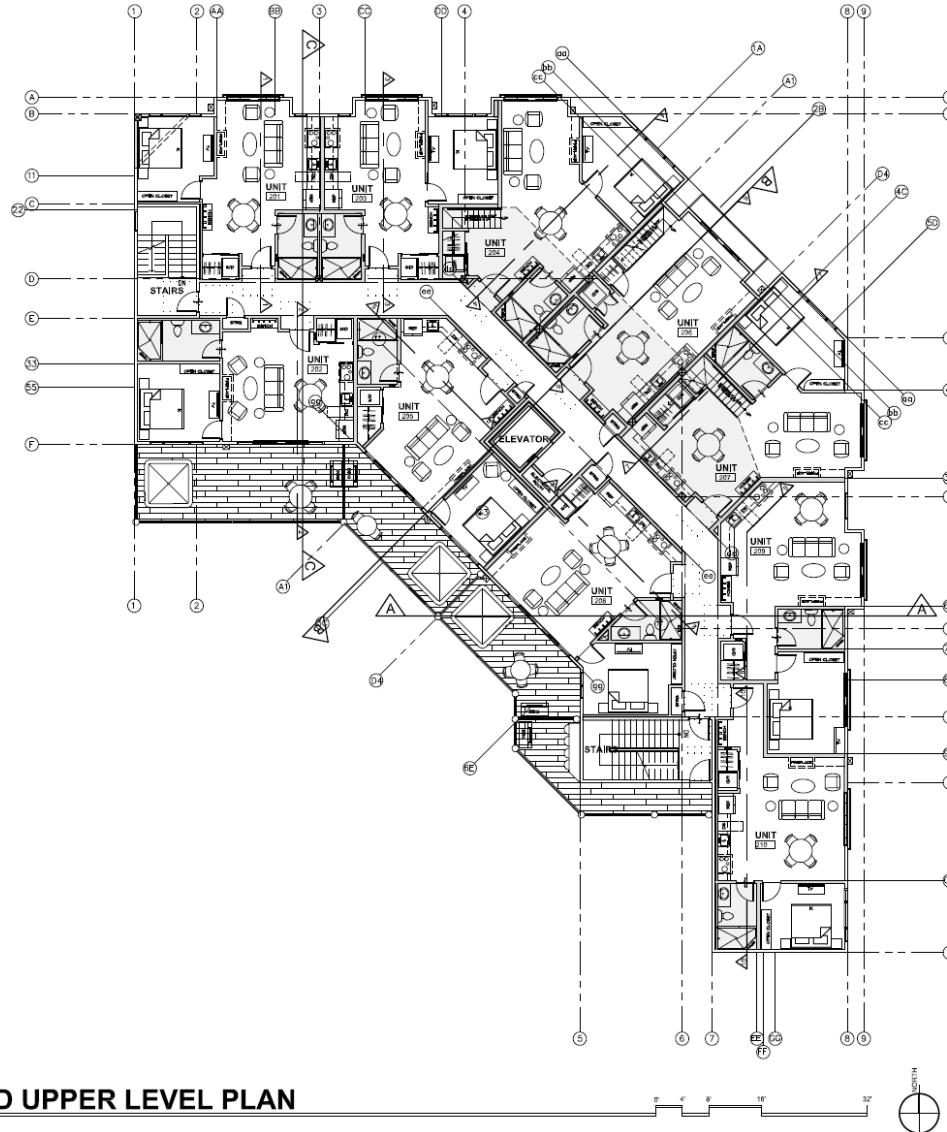
Every outdoor enthusiast will drive by your sign on the way to the slopes and will enjoy après culture on the sun patio while taking in the views of Peak One and the Ten Mile Range. Located just off the most travelled interstate in Colorado, and busiest intersections in Summit County, Skiers from around the world enjoy access to 6 world class ski areas within 45 minutes of Frisco. Promote your brand and capture clients from Breckenridge, Keystone, Copper Mountain, Arapahoe Basin, Vail, and Beaver Creek. Don't miss this opportunity to permanently establish your investment and future business in one of the most sought-after counties in Colorado.

Building & Tenants

PROPOSED UPPER LEVEL

AREA CALCULATIONS			
	STAIRS	HALLWAY/ STORAGE	EXTERIOR DECK
CIRCULATION	310 SF	810 SF	190 SF
UNITS	INTERIOR SF	MEZZANINE	EXTERIOR DECK
UNIT 201	635 SF	0 SF	0 SF
UNIT 202	660 SF	0 SF	370 SF
UNIT 203	620 SF	0 SF	0 SF
UNIT 204	775 SF	293 SF	0 SF
UNIT 205	680 SF	0 SF	240 SF
UNIT 206	640 SF	310 SF	40 SF
UNIT 207	600 SF	293 SF	0 SF
UNIT 208	710 SF	0 SF	230 SF
UNIT 209	750 SF	0 SF	0 SF
UNIT 210	665 SF	0 SF	0 SF
TOTAL INTERIOR GROSS SF PROPOSED UPPER LEVEL			8,875 SF

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.



PROPOSED UPPER LEVEL PLAN

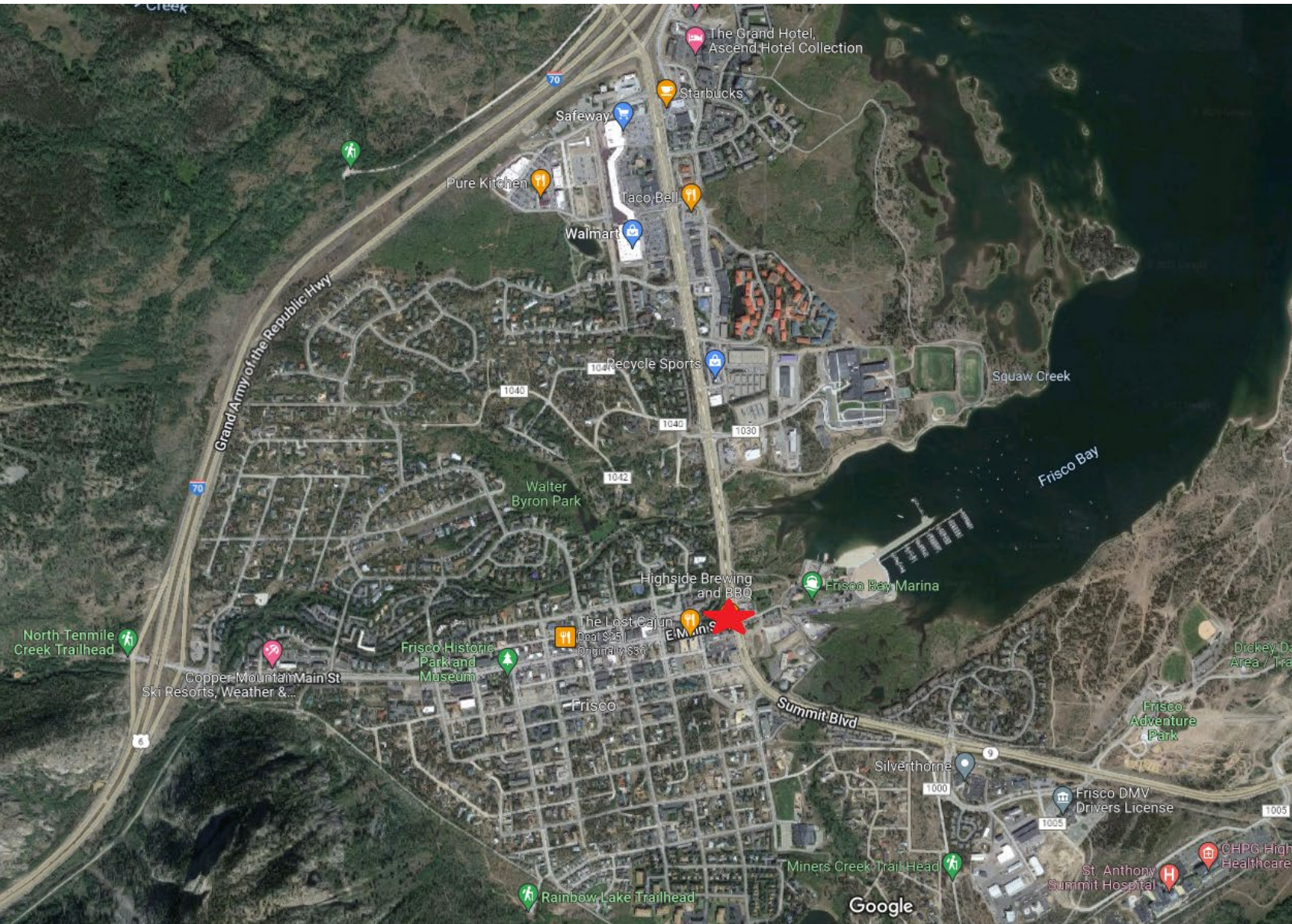
SCALE: 1/8" = 1'-0"

Ground Floor Retail:

- Suite 101 Abbey's Coffee
- Suite 102A Wilderness Exclusives
- Suite 103-104 Brewery Taproom



Town of Frisco



HIGH DENSITY LOCATION – STRONG DEMOGRAPHICS

SW Hard Corner Highway 9 & Main St.

Traffic Counts of ADT 24,000 vehicles

- Station 100511 ADT YR 2020

- CDOT | OTIS Traffic Data Explorer

- St Anthony's Summit Hospital 1.2 mile
- Downtown Denver 72 miles
- Copper Mtn 7.2 miles
- Breckenridge 11 miles
- Arapahoe Basin 18 miles
- Keystone 21 miles
- Vail 27 miles
- Beaver Creek 38 miles
- Bike Score Bikeable (93)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2021 Population	3,618	5,748	14,699
2021 Households	3,724	5,831	14,933
2021 TL Households	1,602	2,538	6,301
Avg HH Income *Dillon	\$75,927	\$79,340	\$90,088
Avg Age	43	42	41
Med Home Val	\$1.45M	2022*Redfin	+ .65%/2021
Avg HH Income *Frisco	\$80,245 *CityData	3.9% > CO 2019	24% increase since 2000

