



Snowdance Plaza

23024 US Highway 6
Keystone, Colorado

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

Centennial Advisers is proud to present Snowdance Plaza, a fully leased, mixed-use investment opportunity located in the heart of Keystone, Colorado, one of the state's premier mountain resort communities. This $\pm 7,200$ -square-foot, three-story property comprises a diversified mix of retail, office, and residential units, strategically located on ± 0.16 acres with high-visibility frontage along U.S. Route 6. Built in 1983, Snowdance Plaza has capitalized on the region's demand for year-round workforce housing, maintaining consistent occupancy in a market typically dominated by seasonal rentals.

Currently 100% occupied by 11 tenants, the property generates \$234,423 in in-place NOI, with meaningful upside through below-market leases and steady rent escalations. Offered at \$2,875,000, the asset provides an attractive 8.15% cap rate on current income and a 9.62% pro forma cap rate based on market-aligned adjustments. With seller financing available, this offering presents a rare combination of stable income, operational upside, and flexible acquisition terms.

Positioned in a supply-constrained mountain submarket, Snowdance Plaza benefits from strong tourism traffic, local housing shortages, and proximity to regional economic anchors like Keystone Resort and Dillon. Whether targeting immediate yield or long-term appreciation, investors will find this asset uniquely suited for both defensive and growth-oriented strategies in the Colorado resort corridor.

\$2,875,000

SUGGESTED MARKETING PRICE

\$234,423

NET OPERATING INCOME

8.15%

CAP RATE

\$399.11

PRICE/SF

LOCATION DETAILS

LOCATION INFORMATION

City, State, Zip	Keystone, CO 80435
Submarket	Summit County / Keystone Resort Area
Market	Colorado Mountain Resort Corridor
Street Traffic	High (due to proximity to U.S. Route 6, resort lodges, and ski areas)
Nearest Highway	U.S. Route 6 (adjacent), with access to I-70 via Loveland Pass

AREA OVERVIEW

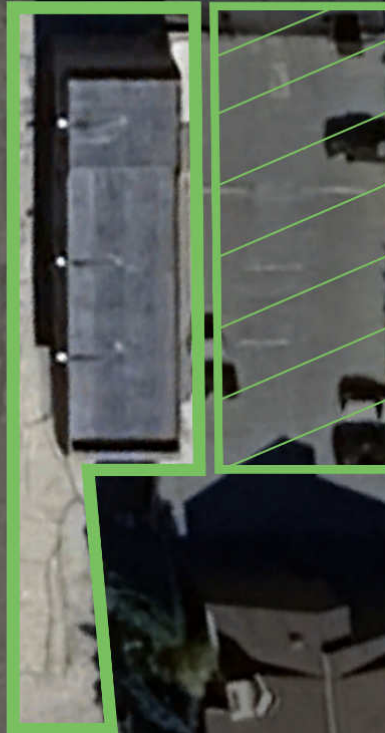
Nearest Airport	Eagle County Regional Airport (EGE)
Nearest Fire Service	Red, White & Blue Fire Protection District
Nearest Police Service	Summit County Sheriff's Office
Nearest Elementary School	Dillon Valley Elementary School
Nearest High School	Summit High School
Freeways	U.S. Route 6, I-70





**SNOWDANCE
PLAZA**

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KEYSTONE, CO







Snowdance Plaza

Keystone | CO

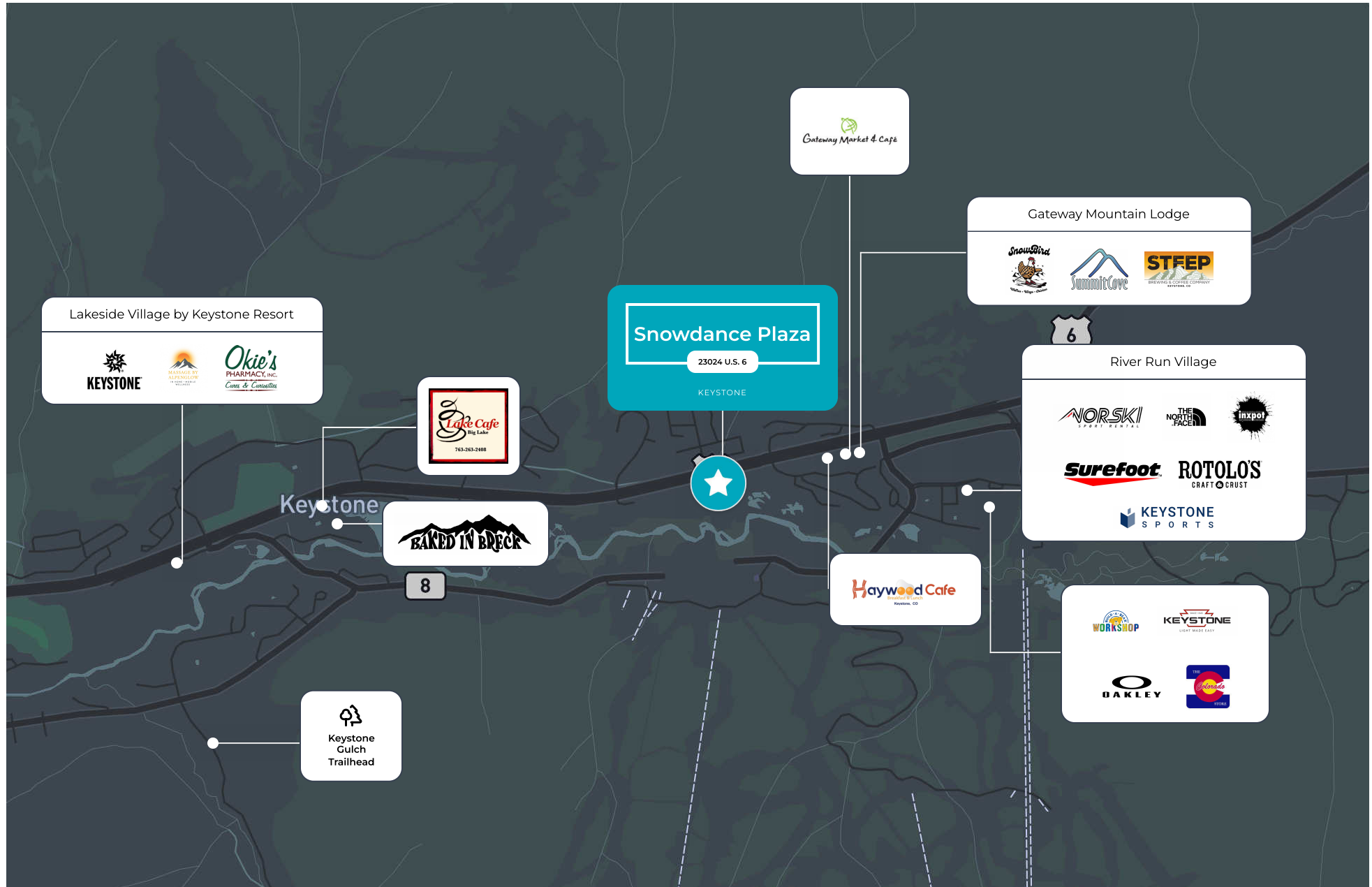
MARKET OVERVIEW



Location Description

Snowdance Plaza in Keystone, Colorado lies within Summit County, surrounded by five esteemed ski resorts. The property is about 65 miles from Denver and 90 miles from Denver International Airport. The property is located directly on US Highway 6 which connects to Interstate 70. Placed in the center of Keystone, the property is walking distance to the Keystone Mountain Resort. Snowdance Plaza is centrally located to neighboring towns such as Frisco, Silverthorne, Dillon, and Breckenridge. There is an influx in traffic due to the property's location being surrounded by various hotels and lodging and its visible from Highway 6 allowing optimal exposure.

AMENITIES MAP



MAJOR SKI RESORTS MAP



Snowdance Plaza

Keystone | CO

FINANCIAL ANALYSIS



RENT ROLL

Suite	Tenant Name	Square Feet	End Date	Monthly Rent	Annual Rent	Rent/SF	Proforma Rent	NNN	Annual NNN	Taxes
101	Pizza 101	349	22/02/2029	\$1,872.00	\$22,464	\$64.37	\$1,850.00	\$100.00	\$1,200	\$1,200
102/103	Snowdance Sports	1,237	02/06/2027	\$3,880.52	\$46,566	\$37.64	\$3,900.00	\$641	\$7,694	\$4,255
104	Bakery	440	03/10/2028	\$1,050.00	\$12,600	\$28.64	\$1,283.00	\$65	\$780	\$1,200
204	Ski Bike Shop	440	09/30/2027	\$850.00	\$10,200	\$23.18	\$1,283.00	\$100.00	\$1,200	\$1,200
201	Benjamin Michael	Studio-349	08/31/2026	\$1,675.00	\$20,100		\$1,800.00			
202	Truman Paul Tedoff	2bd/1ba-740	02/31/2026	\$2,900.00	\$34,800		\$2,850.00			
203	Garrett Hazley	Office-647	26/09/2027	\$1,400.00	\$16,800	\$25.97	\$2,750.00	\$200.00	\$2,400	\$2,225
301	Martin Brothers	2bd/1ba-740	10/31/2026	\$2,650.00	\$31,800		\$2,850.00			
302	A-Basin	2bd/1ba-740	06/30/2026	\$2,550.00	\$30,600	\$83.84	\$2,850.00			
303	A-Basin	2bd/1ba-740	07/31/2026	\$2,550.00	\$30,600		\$2,850.00			
304	Claudia Martinez	2bd/1ba-740	M to M	\$1,800.00	\$21,600		\$2,850.00			
Occupied		7,271	100.00%		\$278,130				\$6,096	\$5,826
Vacant		0	0.00%		\$0		\$0.00		\$7,694	\$4,255
Total		7,271		\$23,177.52	\$278,130		\$27,116.00		\$13,790	\$10,080

PROFORMA

Income	Current			ProForma	
Base Rent	\$278,130			\$325,392	
NNN	\$13,790			\$13,790	
Taxes	\$10,080			\$10,080	
Parking	\$25,200			\$12,000	
Gross Income	\$327,200			\$361,262	
Vacancy	(\$27,048)	5.00%	Excluding Parking Income	(\$18,063)	5.00%
Effective Gross Income	\$300,152			\$343,199	
Expenses					
Insurance Expense	\$6,389			\$6,389	
Property Taxes	\$24,764			\$24,764	
Repairs and Maintenance	\$2,665			\$2,665	
Security	\$2,943			\$2,943	
Snow Removal	\$2,450			\$2,450	
Property Management	\$16,360	5.00%		\$17,160	5.00%
Utilities	\$8,658			\$8,658	
Internet	\$1,000			\$1,000	
Trash	\$500			\$500	
Total	\$65,729			\$66,529	
Net Operating Income	\$234,423			\$276,670	

*Current vacancy is 5% plus Proforma reimbursements for Snowdance Sports

MARKETING PRICE

Asking Price

Price	\$2,875,000
Cap Rate	8.15%
Proforma Cap Rate	9.62%
Purchase Price	\$399.31



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