

4TH STREET CROSSING RETAIL

37 & 75 W 4TH STREET | SILVERTHORNE, CO 80498

 BROAD STREET



**Newly Constructed Retail
Available For Lease**

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2024 DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION	8,449	18,213	23,944
AVERAGE HOUSEHOLD INCOME	\$103,560	\$120,249	\$120,739
MEDIAN AGE	38.3	39.3	39.3
DAYTIME EMPLOYEES	6,326	13,429	16,186
TRAFFIC COUNT	3rd Street Hwy 9 E VPD: 15,652	009D 4th St NW VPD: 20,810	

DEMOGRAPHICS



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GET TO KNOW THE AREA



Silverthorne, Colorado is an emerging, rapidly evolving mountain town, known as the gateway to Summit County, it serves a centralized gathering hub and access to endless outdoor activities. Silverthorne boasts a vibrant community of young millennials, new families and retirees all with a similar health-minded lifestyle.

SUMMIT COUNTY

Population: 30,000

Visitors Per Year: 7.4 Million

5 of Colorado's Best Ski Mountains within 30 minutes

SILVERTHORNE, COLORADO

- First exit after passing through Eisenhower Tunnel
- Last exit leaving Summit County
- Blue River - A Gold Metal Trout River
- Dillon - 1 Mile
- Frisco - 5 Miles
- Keystone Resort - 10 Miles
- Copper Mountain - 11 Miles
- Breckenridge - 14 Miles
- Vail Resorts - 31 Miles
- Denver - 67 Miles



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THE DEVELOPMENT

FOURTH STREET CROSSING

Mixed-Use Development

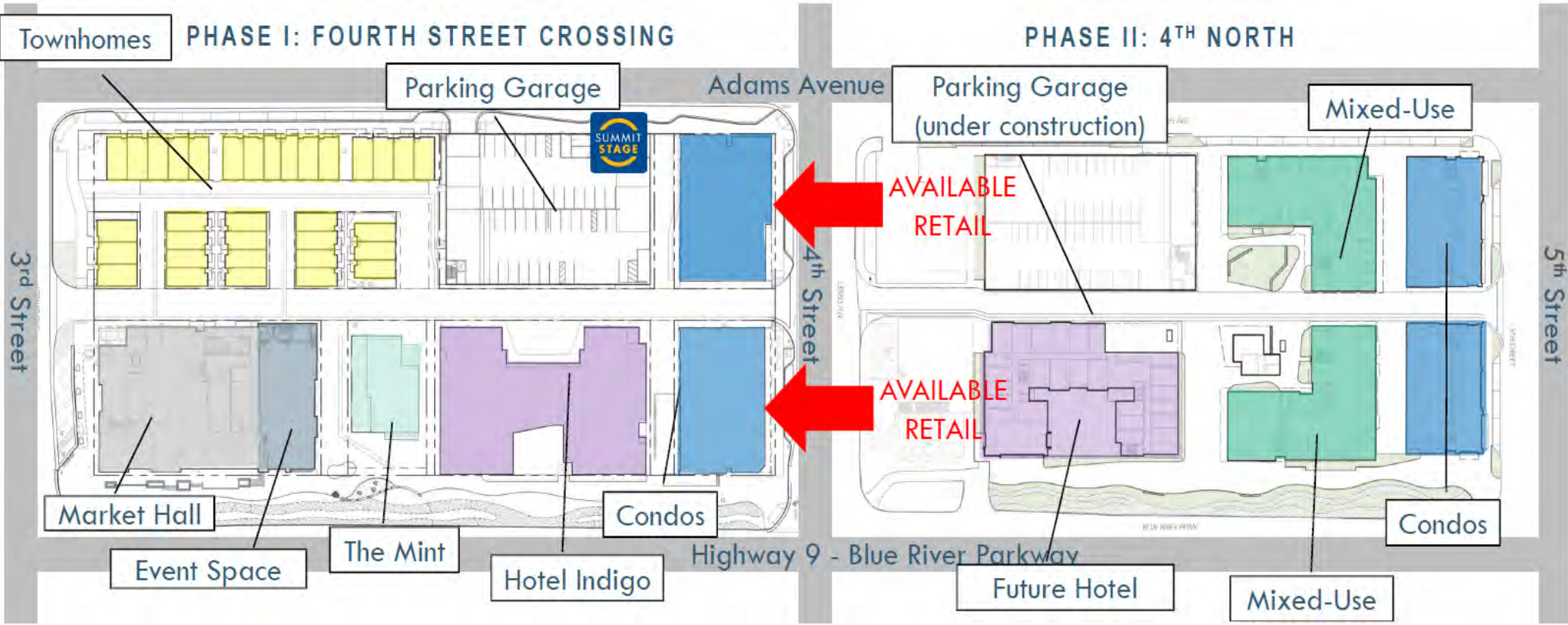
- 3.8 Acres
- 115 Room Hotel Indigo
- 203-Stall Parking Garage
- 29,000 SF Food Hall
- 6,500 SF Event Space
- 57 Residences
- Free Summit Stage Bus Terminal On-Site
- Second Phase - 4th North Under Construction



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THE DEVELOPMENT



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THE DEVELOPMENT



4TH STREET CROSSING

DOWNTOWN SILVERTHORNE

A DYNAMIC NEW EXPERIENCE IN SUMMIT COUNTY

- High-End Architecture
- Transit Facility 1/2 Block Away
- Parking Structure: 203-Stall Behind Building
- Additional 190-Stall Parking Structure Under Construction 1/2 Block North
- On-Street Parking

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MARKET AERIAL



RIVER WEST CONDOMINIUMS

RIVER EDGE CONDOMINIUMS



SILVERTHORNE RECREATION CENTER



SILVERTHORNE PAVILION



Luxury Inn & Suites

VILLA SIERRA MADRE APARTMENT COMPLEX



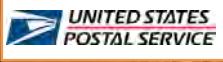
SILVERTHORNE PERFORMING ARTS CENTER



OUTLETS AT SILVERTHORNE



OUTLETS AT SILVERTHORNE



HOTEL INDIGO



SILVERTHORNE OUTLET



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 BROAD STREET

About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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