

352

LAKE DILLON DR

DILLON, CO 80435

SALE PRICE

\$2,375,000



STABLE LONG-TERM STNL INVESTMENT

-PUBLIC DEFENDERS OFFICE | 8+ YEARS REMAINING | PROP TAX EXEMPT



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Unique Properties, Inc

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PROPERTY SUMMARY



PUBLIC DEFENDERS

TENANT



\$160,352.46

NET OPERATING INCOME



6.75%

CAP RATE



8+ YEARS

TIME REMAINING



5,022

BUILDING SQ. FT.



11,761

LAND SQ. FT.



1995

Y.O.C.



SUMMIT

COUNTY



CA (CORE AREA)

ZONING



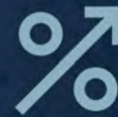
INVESTMENT HIGHLIGHTS



Located in the heart of Dillon, Colorado. Minutes from Lake Dillon, the Dillon Marina, and the Dillon Amphitheater, one of Colorado's premier outdoor event venues. Adjacent to the new Waterview development.



Close proximity to world-class skiing | Keystone, Copper Mountain, Breckenridge, and Vail. In addition to skiing, Easy access to world-class skiing, hiking, biking, boating, and outdoor recreation throughout Summit County.



3% Annual Increases. Built-in annual rent escalations throughout the primary term.



Ample parking and building access. Located right of I70 and US6 in the heart of Dillon. 47 shared parking spaces within the complex.



Minimal Landlord Exposure. Responsible for Roof and Structure.



Mission-Critical Public Sector Tenancy. The Office of the Public Defenders is an Amazon and Recession proof tenant.

LEASE ABSTRACT

Lease Items and Section

Initial Term:	Ten (10) Years			
Building Area:	5,022 SF			
Lease and Rent Commencement Date:	1-Jul-25			
Lease Expiration:	31-Jul-35			
Landlord:	The State of Colorado acting by and through the Department of Office of the State Public Defender			
Rent Schedule:	Lease Year	Rent/PSF	Monthly Rent	Annual Rent
	1	\$31.00	\$12,973.50	\$155,682.00
	2	\$31.93	\$13,362.71	\$160,352.46
	3	\$32.89	\$13,763.59	\$165,163.03
	4	\$33.87	\$14,176.49	\$170,117.92
	5	\$34.89	\$14,601.79	\$175,221.46
	6	\$35.94	\$15,039.84	\$180,478.11
	7	\$37.02	\$15,491.04	\$185,892.45
	8	\$38.13	\$15,955.77	\$191,469.22
	9	\$39.27	\$16,434.44	\$197,213.30
10	\$40.45	\$16,927.47	\$203,129.70	
Options: Section 27. A.	Two (2) consecutive five (5) year options with no less than 6 months notice. Rent will be the great of market rate, or no less than the prior year's rent.			

LEASE ABSTRACT

Landlord Responsibility:
Section 2.A.

Landlord Provided Services: Landlord shall provide to Tenant during the occupancy of said Premises, as a part of the rental consideration, the following services comparable to those provided by other office buildings of similar quality, size, age and location, in the Summit County, CO submarket. Such costs are subject to passthrough per the terms outlined in Article 26 of this Lease. The services shall include but not necessarily be limited to the following: Utilities and HVAC services, Janitorial and building services, Maintenance, repair, and replacement obligations, including: roof, structure, foundations, building systems, HVAC, elevators, etc. , Parking areas, sidewalks, landscaping, snow removal, and exterior maintenance, General obligation to keep the premises in good repair and tenable condition, building insurance.

Tenant Responsibility:
Section 26.

At the conclusion of the first Lease Year (as defined in Section 26), Tenant shall pay to Landlord Tenant's Proportionate Share of Operating Expenses, hereinafter referred to as "Additional Rent", as limited herein. Utilities and electric service, HVAC operation, maintenance, repair, and certain replacement costs, Janitorial services and supplies, Landscaping and snow removal, Trash removal and pest control, Parking lot maintenance and exterior lighting, Water and restroom supplies, Elevator maintenance (if applicable), Insurance premiums, Real estate taxes and assessments, Common area maintenance costs, Building maintenance and repair costs, Labor and payroll expenses for property operation, Property management fees, Certain capital improvements or structural repairs that reduce operating costs or are required by law, typically amortized over time rather than charged all at once.

Building Insurance:
Section 18.A.2.

Landlord Insurance shall carry and maintain the following insurance coverage with respect to the Premises during the Lease Term: Property Insurance covering the Building, including the Premises, its equipment, and Landlord's interest in improvements and betterment on an "All Risk" basis.

Property Taxes:
Section 15

Tenant is tax exempt from paying property taxes.

Utilities:
Section 26.A.5.b & c

- b) Costs incurred in connection with obtaining and providing energy for the Building, including but not limited to costs of propane, butane, natural gas, steam, electricity, solar energy and fuel oils, coal or other energy sources (but not excluding any capital improvements).
- c) Costs of water and sanitary and storm drainage services

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





WaterView Residences is a premier 80 unit luxury condominium community located in the heart of Dillon, Colorado, offering an exceptional blend of modern mountain living and unmatched access to Summit County's year-round recreation. Situated steps from Lake Dillon, the Dillon Marina, restaurants, shopping, and the Dillon Amphitheater, WaterView combines contemporary architecture, upscale finishes, and breathtaking mountain and lake views in one of Colorado's most sought-after resort destinations. Residents enjoy convenient access to world-class skiing, hiking, biking, and boating, while thoughtfully curated amenities create a true mountain lifestyle experience.

- Prime downtown Dillon location within walking distance to Lake Dillon and the Marina
- Easy access to Keystone, Breckenridge, Copper Mountain, A-Basin, Vail, and Beaver Creek
- Luxury mountain-modern residences with premium finishes and expansive views
- Rooftop amenity deck featuring hot tubs, fire pits, lounge areas, and grilling stations
- Steps from restaurants, shopping, live music, and outdoor recreation
- State-of-the-art fitness center and underground parking
- Located within the center of Dillon's ongoing downtown revitalization
- Ideal for full-time living, vacation use, or investment ownership



RED BUFFALO TRAIL

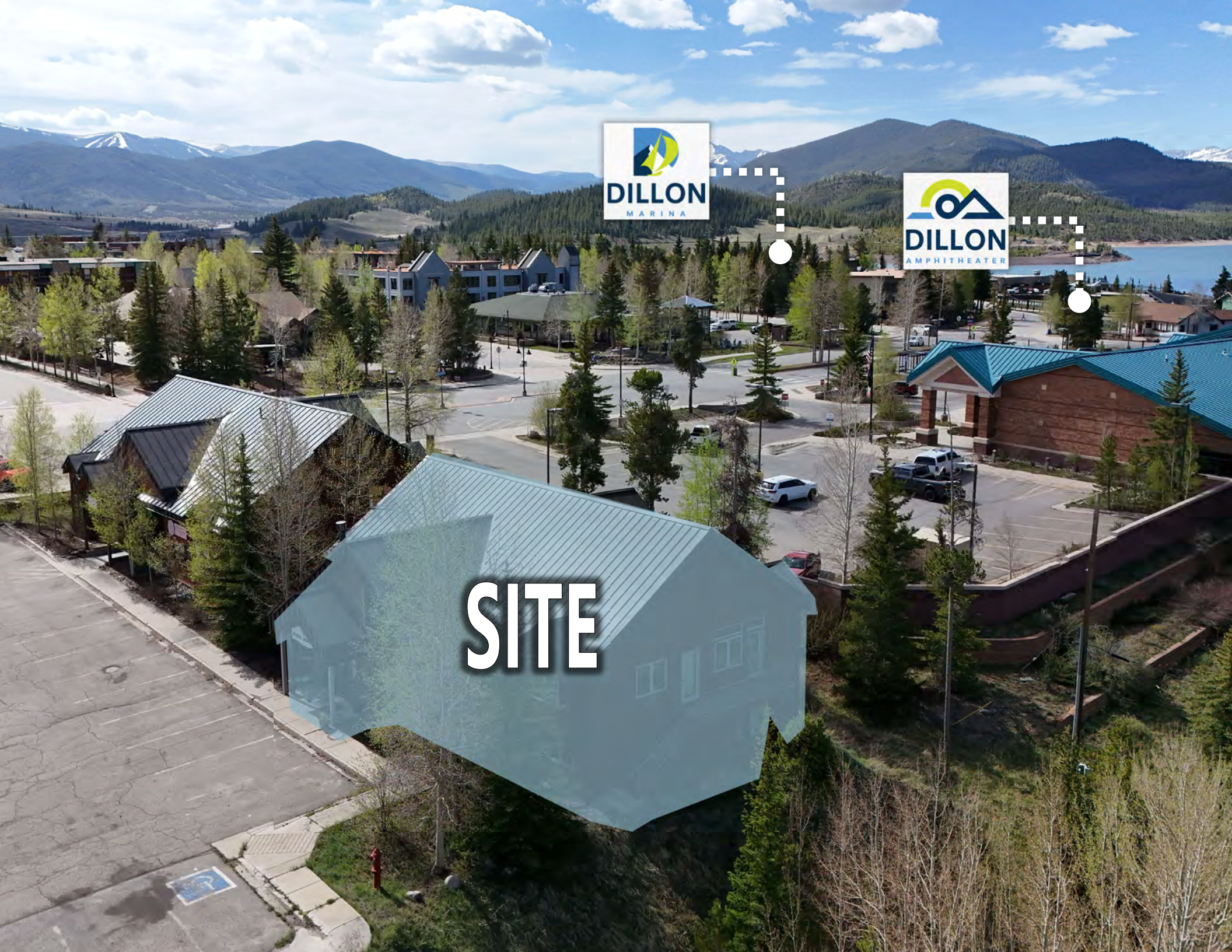


SITE





SITE





STEAMBOAT SPRINGS:
90.5 MILES | 1HR 41MIN



LOVELAND:
13.4 MILES | 20 MIN



KEYSTONE RESORT:
7.6 MILES | 12 MIN



SITE



VAIL RESORT:
32 MILES | 36 MIN



BRECKENRIDGE:
14.9 MILES | 24 MIN



LAKE DILLON



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2025 Households by Household Inc:			
2030 Projection	2,373	4,714	9,941	<\$25,000	41	91	165
2025 Estimate	2,474	4,885	10,047	\$25,000 - \$50,000	249	435	699
2020 Census	2,817	5,434	10,100	\$50,000 - \$75,000	223	326	516
Growth 2025-2030	-4.08%	-3.50%	-1.06%	\$75,000 - \$100,000	85	194	600
Growth 2020-2025	-12.18%	-10.10%	-0.52%	\$100,000 - \$125,000	99	284	409
Median Age	36.70	37.60	38.80	\$125,000 - \$150,000	42	126	476
Average Age	37.30	37.90	39.10	\$150,000 - \$200,000	155	303	551
2025 Population by Race:				2025 Population by Education:			
White	1,618	3,305	7,146	Some High School, No Diploma	218	343	623
Black	41	59	134	High School Grad (Incl Equivalency)	412	816	1,427
Am. Indian & Alaskan	40	72	126	Some College, No Degree	533	1,122	1,791
Asian	23	50	113	Associate Degree	686	1,145	1,754
Hawaiian & Pacific Island	4	6	15	Bachelor Degree	481	985	2,288
Other	748	1,394	2,513	Advanced Degree	152	294	1,232
Hispanic Origin	840	1,559	2,794	2025 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	68	177	494
	0	0	0	Professional & Management	627	1,216	3,129
Households:				Public Administration	12	27	248
2030 Projection	940	1,910	4,013	Education & Health	75	310	1,072
2025 Estimate	975	1,970	4,038	Services	619	1,079	1,739
2020 Census	1,097	2,171	4,021	Information	0	1	32
Growth 2025-2030	-3.59%	-3.05%	-0.62%	Sales	209	298	717
Growth 2020-2025	-11.12%	-9.26%	0.42%	Transportation	45	47	99
Owner Occupied	477	1,033	2,440	Retail	94	225	447
Renter Occupied	498	937	1,598	Wholesale	28	58	209
2025 Avg Household Income				Manufacturing	112	201	358
	\$104,026	\$113,569	\$127,375	Production	82	298	691
2025 Med Household Income				Construction	226	517	673
	\$72,547	\$92,138	\$102,323	Utilities	8	11	95
				Agriculture & Mining	1	1	22
				Farming, Fishing, Forestry	1	1	2
				Other Services	32	42	79



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