

# 4TH STREET CROSSING RETAIL

37 W 4TH STREET | SILVERTHORNE, CO 80498

BROAD STREET

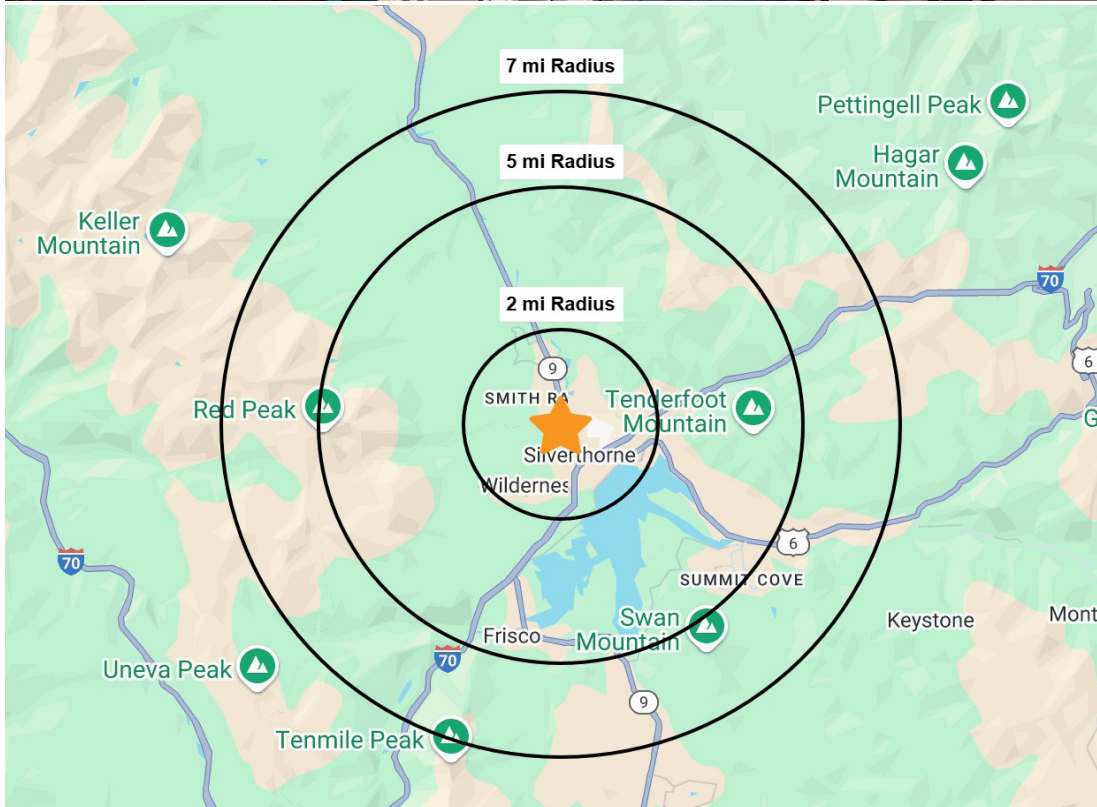


**Newly Constructed Retail  
Available For Lease**

4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498

2024 DEMOGRAPHICS			
	2 MILE	5 MILES	7 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		



## 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498



## 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

# 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.



## 4TH STREET CROSSING

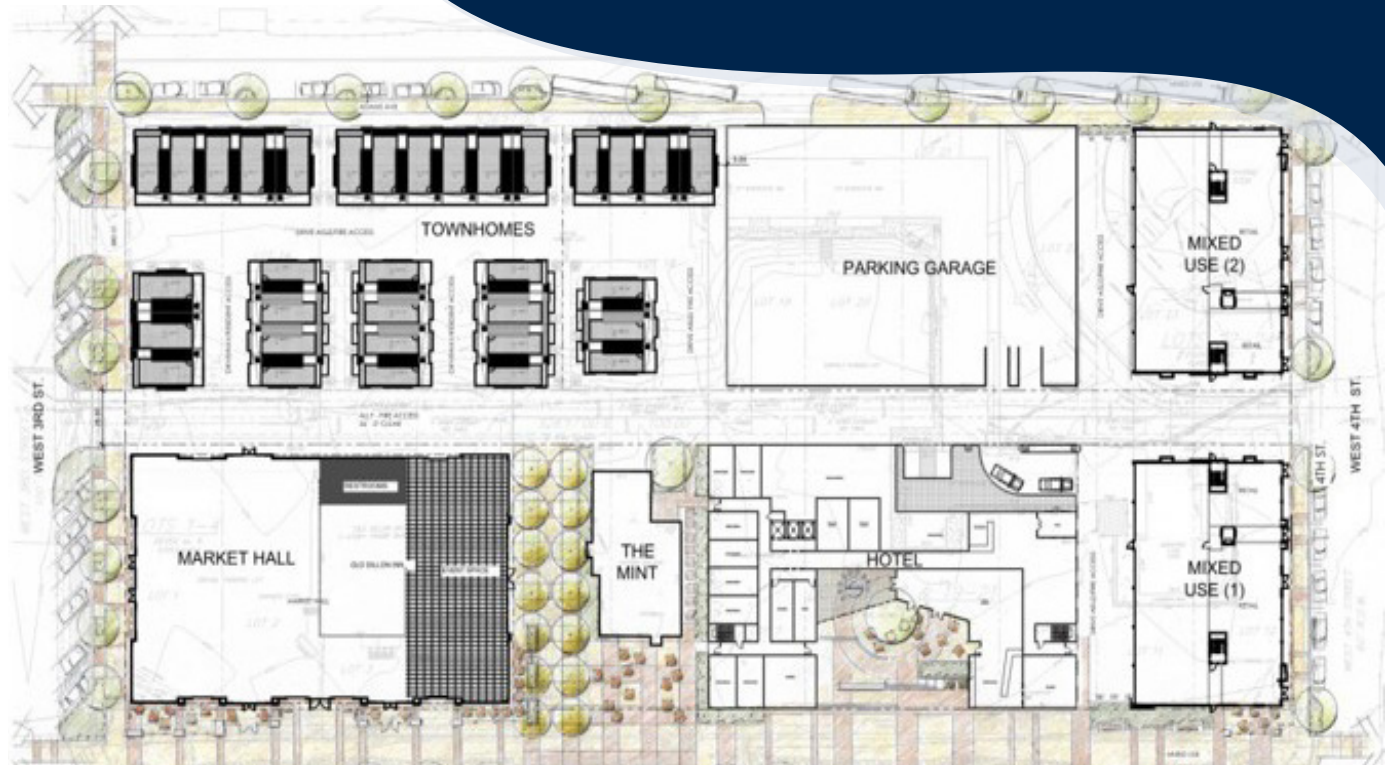
37 W 4TH STREET | SILVERTHORNE, CO 80498

# 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



## 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498

# 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

## 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498

# THE DEVELOPMENT



Townhomes

### PHASE I: FOURTH STREET CROSSING

Parking Garage

Adams Avenue



4th Street

Market Hall

Event Space

The Mint

Hotel Indigo

Condos

AVAILABLE  
RETAIL

### PHASE II: 4TH NORTH

Parking Garage  
(under construction)

Mixed-Use

5th Street

Condos

Future Hotel

Mixed-Use

Highway 9 - Blue River Parkway

## 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498

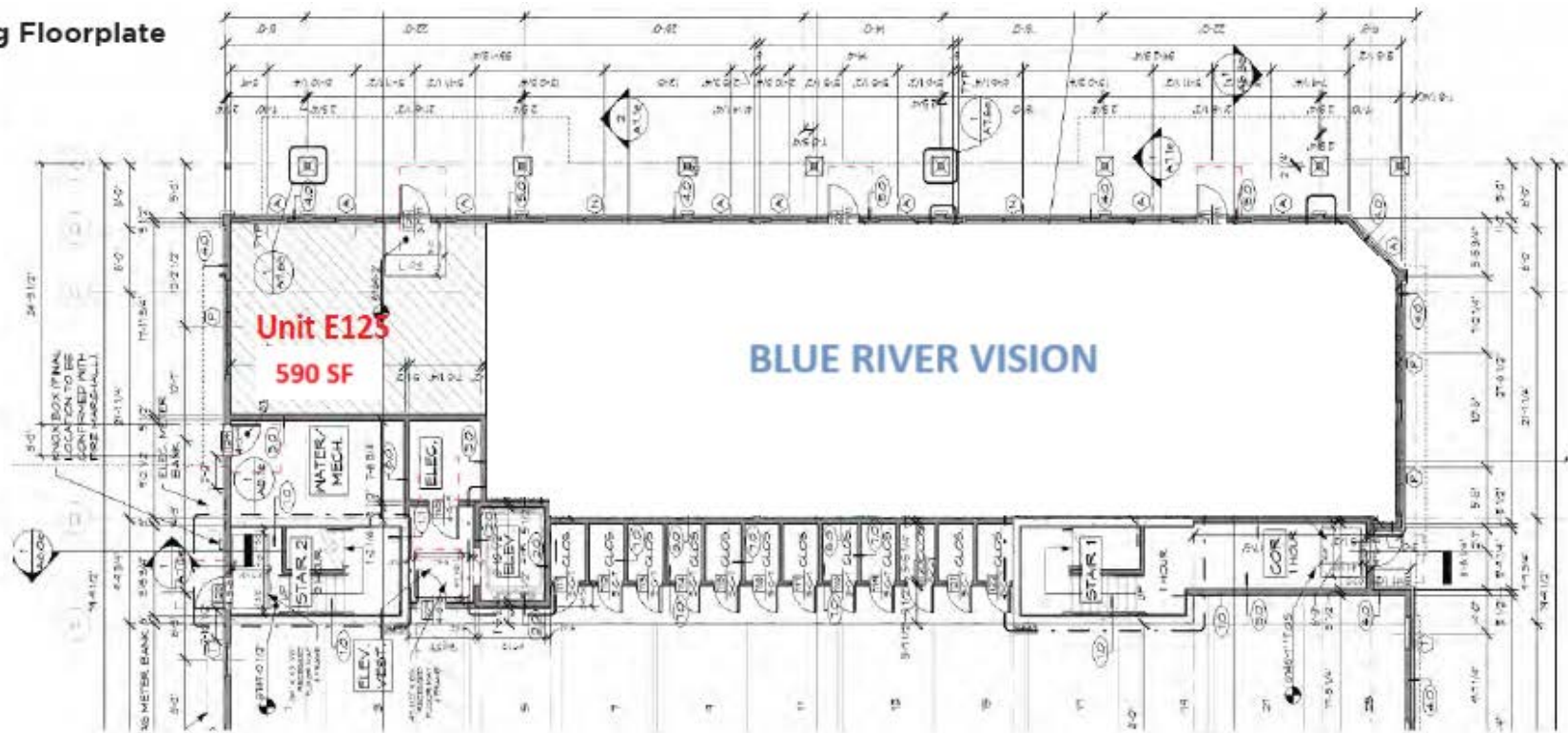
# THE DEVELOPMENT

## FOURTH STREET CROSSING Retail Space Available East Building

- Covered Entries
- Highway Visibility
- Spaces may be combined if a larger footprint is desired
- Unit E-125: 590 SF for \$36 PSF + NNN



### East Building Floorplate



## 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498

# MARKET AERIAL



# 4TH STREET CROSSING

37 W 4TH STREET | SILVERTHORNE, CO 80498



## 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.**



### **COLIN CLANCY**

Vice President

P: 720.352.5334

[cclancy@broadstreetrealty.com](mailto:cclancy@broadstreetrealty.com)

Broad Street Realty, Inc.

1391 Speer Blvd, Suite 405 | Denver, CO 80204

303.825.1735

[www.broadstreetrealty.com](http://www.broadstreetrealty.com)

Virginia | Washington, DC | Maryland | Colorado