

BLUEBIRD MARKET

SILVERTHORNE, CO 80498



CLANCY COMMERCIAL REAL ESTATE



FOR LEASE

Food-Hall Vendor Stall & Kiosk

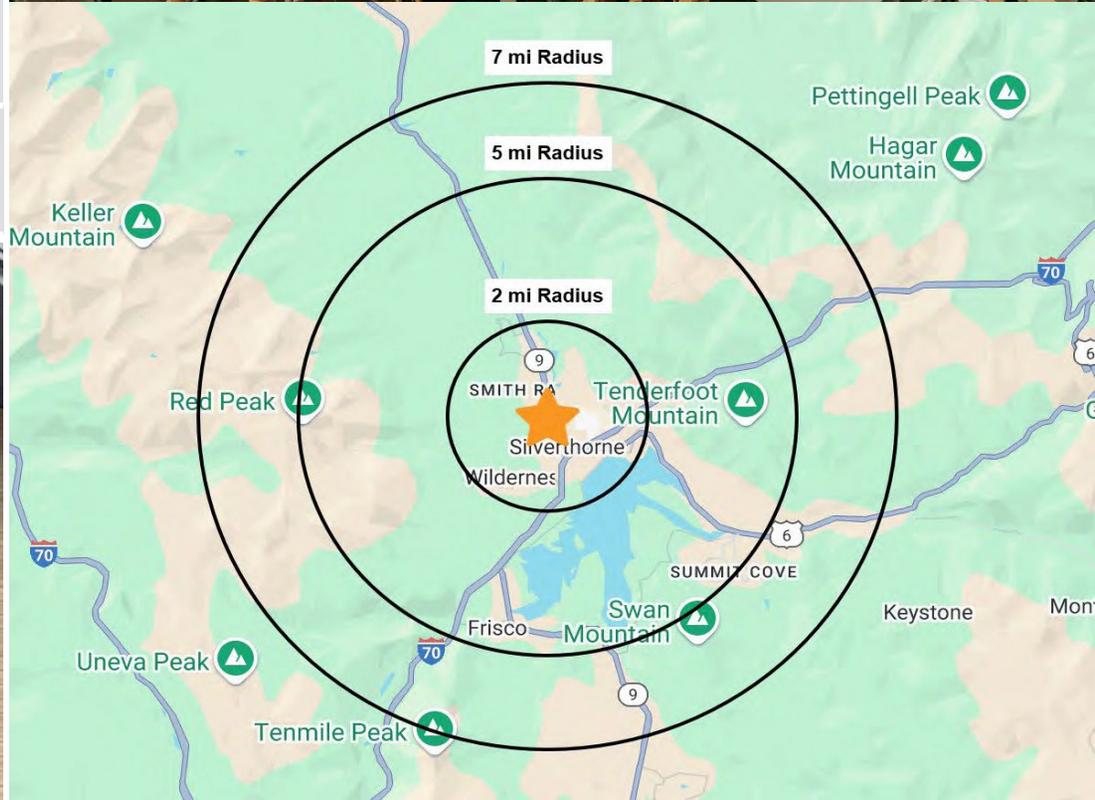
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2025 DEMOGRAPHICS *per CoStar

	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	

DEMOGRAPHICS



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GET TO KNOW THE AREA



Silverthorne, Colorado is a rapidly evolving mountain community positioned as the gateway to Summit County. The Bluebird Market serves as the town's central gathering hub. With direct access to year-round outdoor recreation, Silverthorne attracts a diverse and engaged population of professionals, families, and retirees united by an active, wellness-oriented 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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LOCAL ATTRACTIONS



Fourth Street Crossing, a brand new mixed-use development which created a "downtown" for Silverthorne. Fourth Street Crossing added dozens of new homes to the town core, an upscale 115-room Hotel Indigo, a climate-controlled transit facility, and more.



Bluebird Market is Summit County's exclusive market hall, accumulating over 300,000 patrons annually. The new modern food hall aims to serve the local community as a hub, with an overwhelming focus on quality, authentic food offerings prepared by a mix of culinary concepts derived from the local workforce. Bluebird Market encompasses local and chef-owned concepts and no franchise or fast-food chains.



Playgarten is a sophisticated blend of traditional beer garden and indoor entertainment facility. This facility has multiple projector screens airing your favorite NFL/NHL/NBA games. A pour-it-yourself beer system (with wristband after ID's are checked by staff), and multiple entertainment options for kids of all ages. From a 35' climbing gym (representative imagery below) to a MultiBall system—interactive screens with games and fitness/sports activities, PlayGarten is a 6,500 square foot amenity for parents and kids alike.

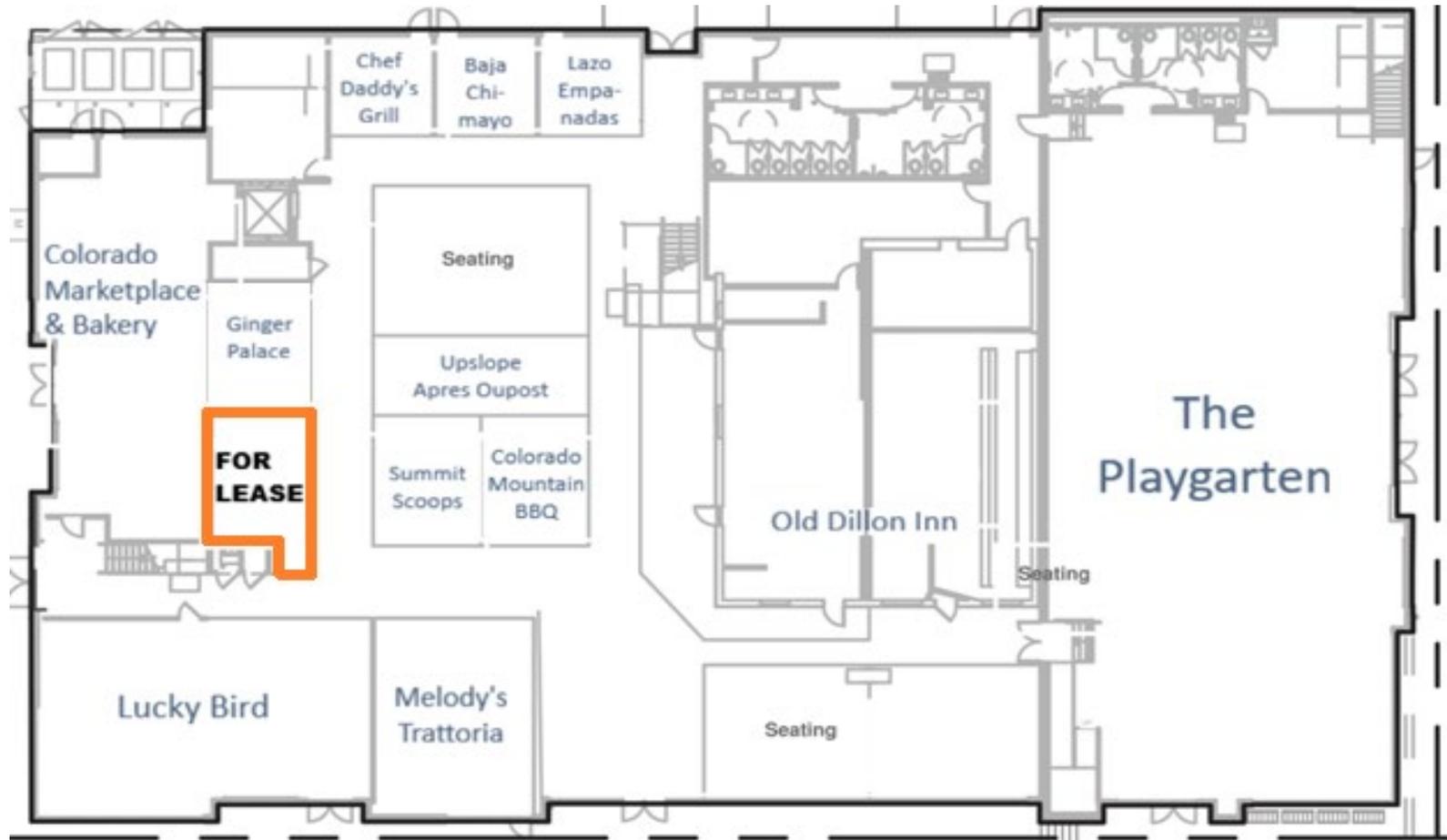


Art Spot is Silverthorne's new makerspace that recently took over a fire station at the end of the block. The Art Spot offers classes for adults and children, pottery wheels and kilns, woodworking tools, printmaking, jewelry making, artist studios, and more. Silverthorne's impressive dedication to the arts takes center stage right at the heart of our development.

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MARKET HALL PLAN





SPACE DETAILS

- 270 sf Food Stall In High-Traffic Food Hall
- Intended for Non-Vented Uses (No Hood)
- Flexible Lease Term
- Additional Storage Available
- Available 5/1/2026
- Contact Broker For Pricing

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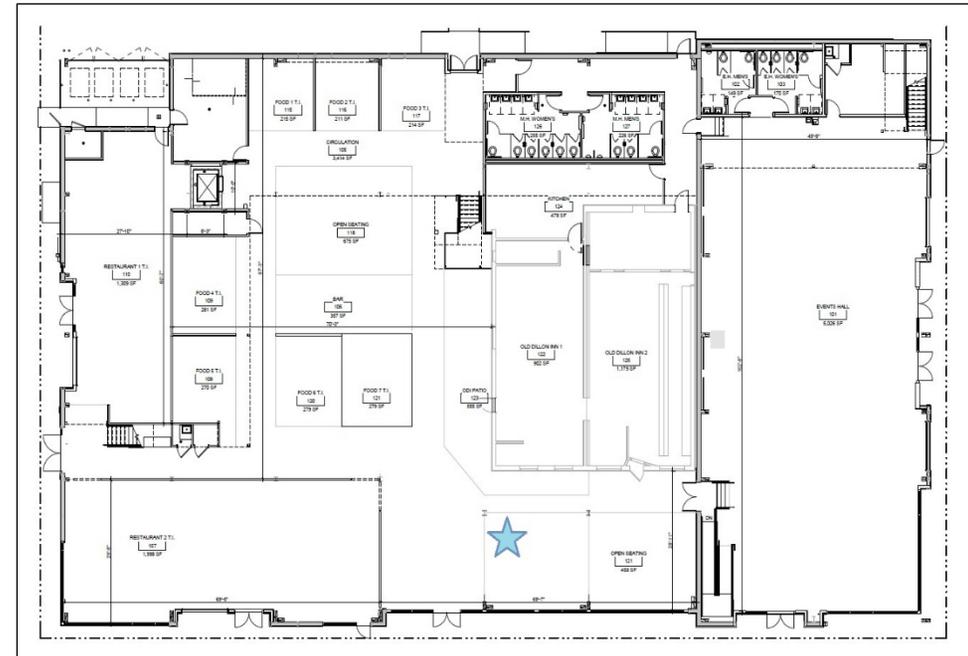
KIOSK SPACE AVAILABLE



*Photo For Example Only

SPACE DETAILS

- Kiosk Located In High-Traffic Food Hall
- Flexible Lease Terms
- Great For Soft Goods Retailer
- Contact Broker For Pricing



PHASE I: 4TH STREET CROSSING

Townhomes

Parking Garage 

Adams Avenue

3rd Street

Old Dillon Inn

4th Street

Condos

Bluebird Market

The Mint

Blue River Parkway

The Playgarten

Hotel Indigo
(115 Rooms)

PHASE II: 4TH NORTH

Parking Garage

Mixed-Use

ADAMS AVE

4TH STREET

5th Street

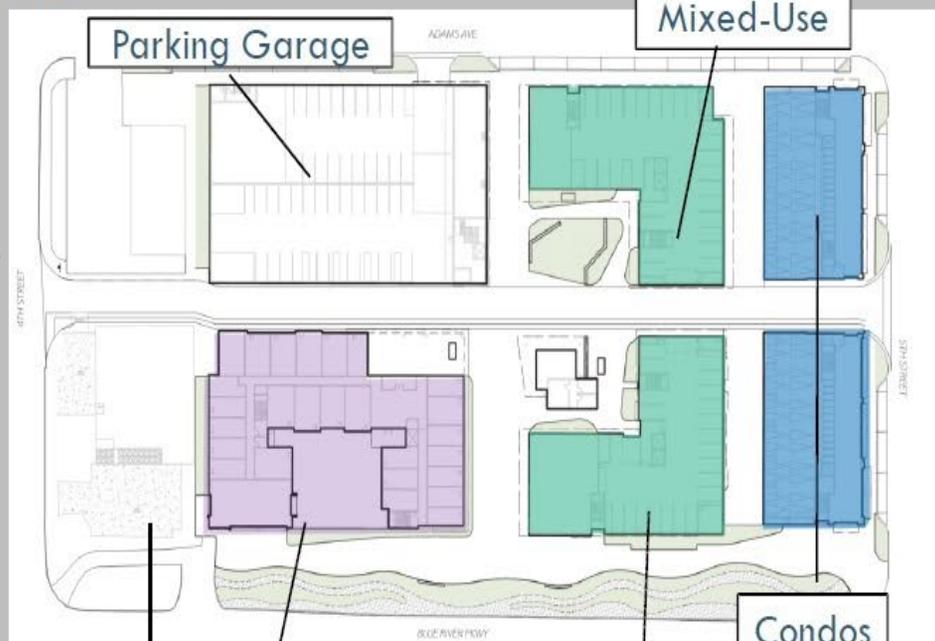
Condos

BLUE RIVER PKWY

The Art Spot

Holiday Inn
(101 Rooms)

Mixed-Use



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MARKET AERIAL



RIVER WEST
CONDOMINIUMS

RIVER EDGE
CONDOMINIUMS



SILVERTHORNE
RECREATION
CENTER



VILLA SIERRA MADRE
APARTMENT COMPLEX



SILVERTHORNE
PAVILION

SILVERTHORNE
PERFORMING ARTS
CENTER



Luxury Inn
& Suites



HOTEL
INDIGO



OUTLETS AT
SILVERTHORNE



OUTLETS AT
SILVERTHORNE



SILVERTHORNE
OUTLET



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CLANCY COMMERCIAL REAL ESTATE

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