

FOURTH STREET NORTH

SILVERTHORNE, CO 80498



CLANCY COMMERCIAL REAL ESTATE

FOURTH STREET
NORTH

Live. Work. Play.

Retail Condos Available For Sale or Lease

FOURTH STREET NORTH

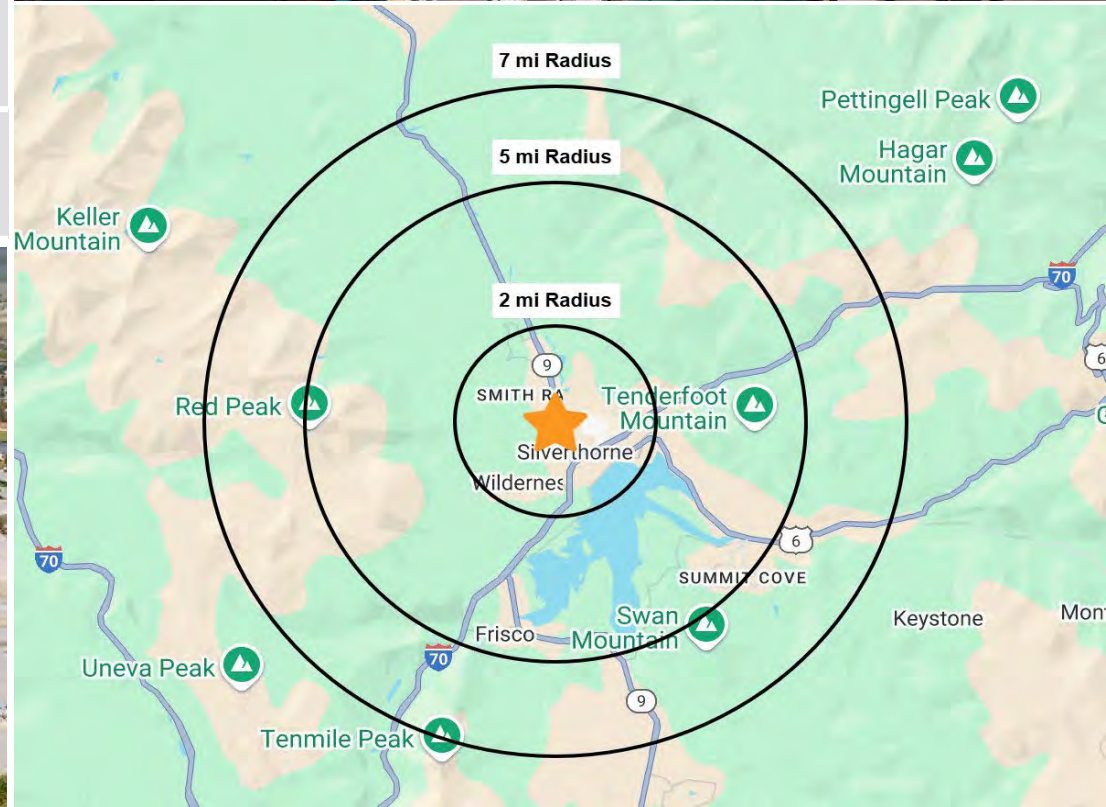
SILVERTHORNE, CO 80498

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



FOURTH STREET NORTH

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GET TO KNOW THE AREA



Silverthorne, Colorado is a rapidly evolving mountain community positioned as the gateway to Summit County. Fourth Street North will serve as the town's central gathering and commercial 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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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.

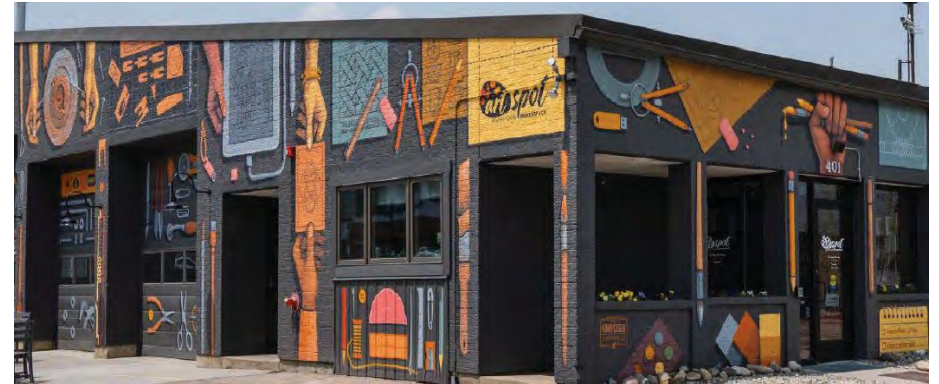


Playgarten is a sophisticated blend of traditional beer garden and indoor entertainment facility. This facility has multiple projector screens airing your favorite NFL/NHL/NBA games. A pour-it-yourself beer system (with wristband after ID's are checked by staff), and multiple entertainment options for 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.

LOCAL ATTRACTIONS



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.

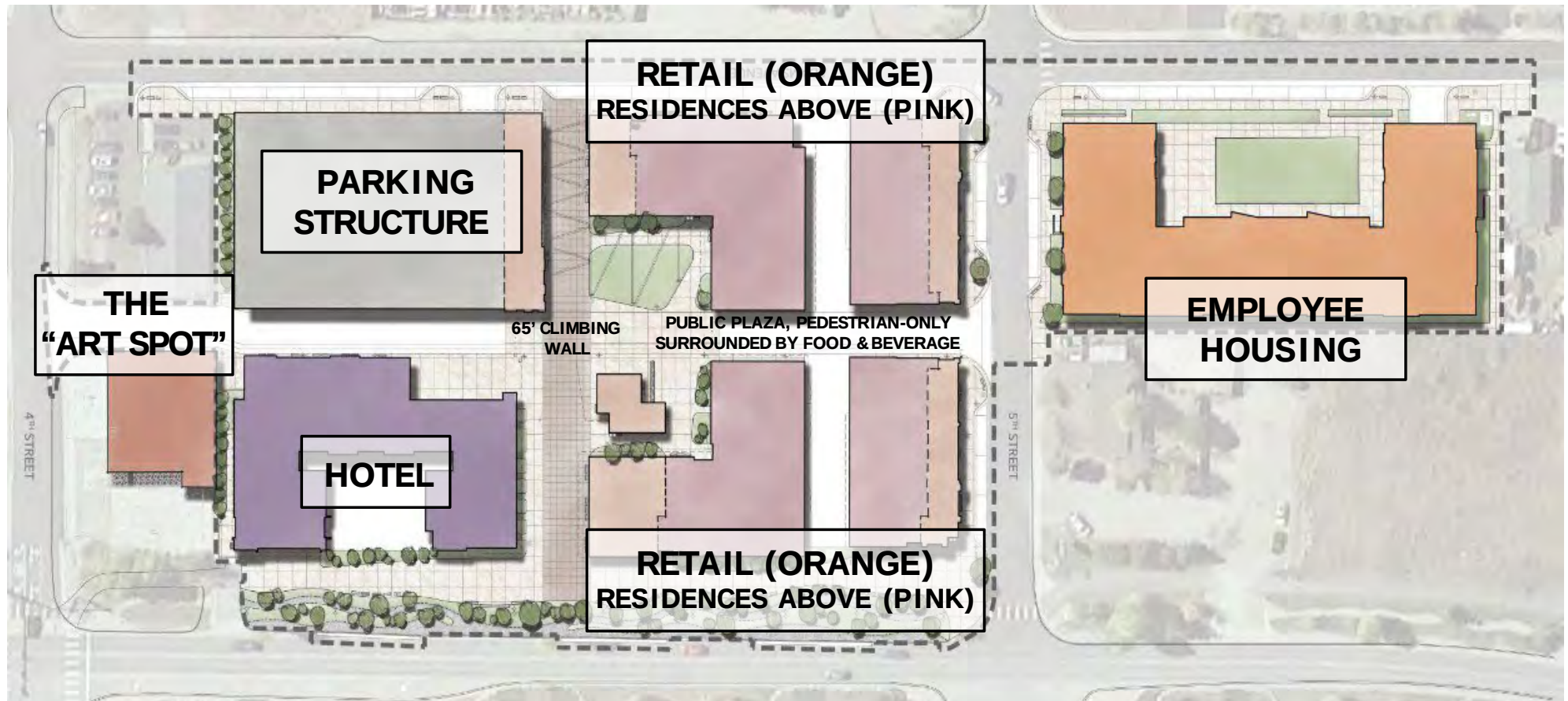


Art Spot is Silverthorne's new makerspace that recently took over a fire station at the end of the block. The Art Spot offers classes for adults and children, pottery wheels and kilns, woodworking tools, printmaking, jewelry making, artist studios, and more. Silverthorne's impressive dedication to the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

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THE DEVELOPMENT



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THE DEVELOPMENT



FOURTH STREET
NORTH

FOURTH STREET
CROSSING

BLUEBIRD
MARKET

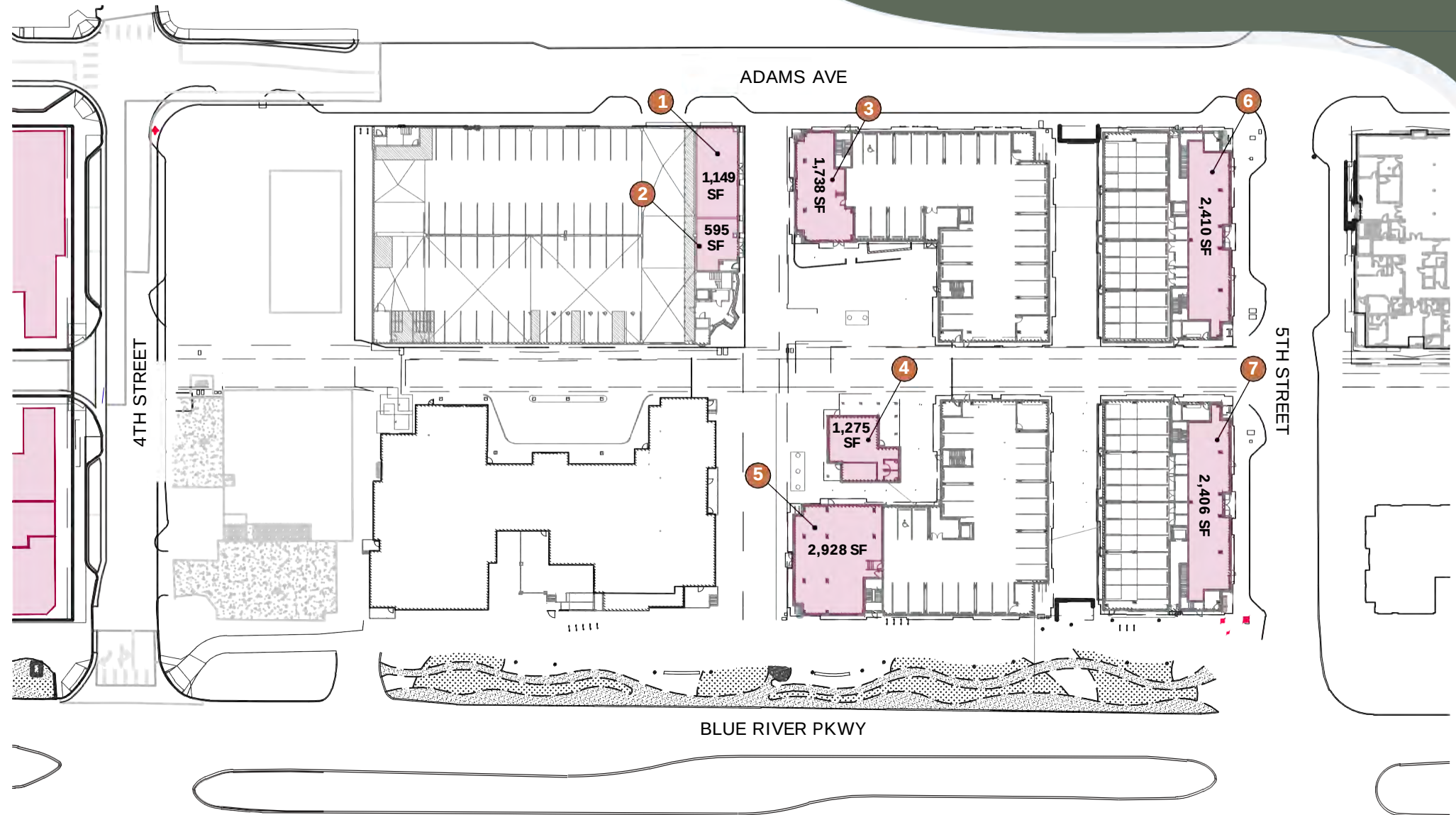
HIGHLIGHTS

- 72 residences in four 3-story Class A buildings with 10,500 sq. ft. of ground-floor retail.
- A 111-room hotel will support the many travelers who access up to seven major ski resorts from Silverthorne's new town core.
- An innovative and practical 47-unit workforce housing community to directly address the Summit County workforce housing crisis, just a short walk from the Fourth Street Crossing transit hub.
- A 197-stall parking structure with a 65-foot professionally managed outdoor climbing wall.

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MASTER SITE PLAN



#	SF	ADDRESS
1	1,149	440 Adams Ave
2	595	440 Adams Ave
3	1,738	470 Adams Ave *Restaurant
4	1,275	465 Blue River Pkwy ("Plaza Bar")

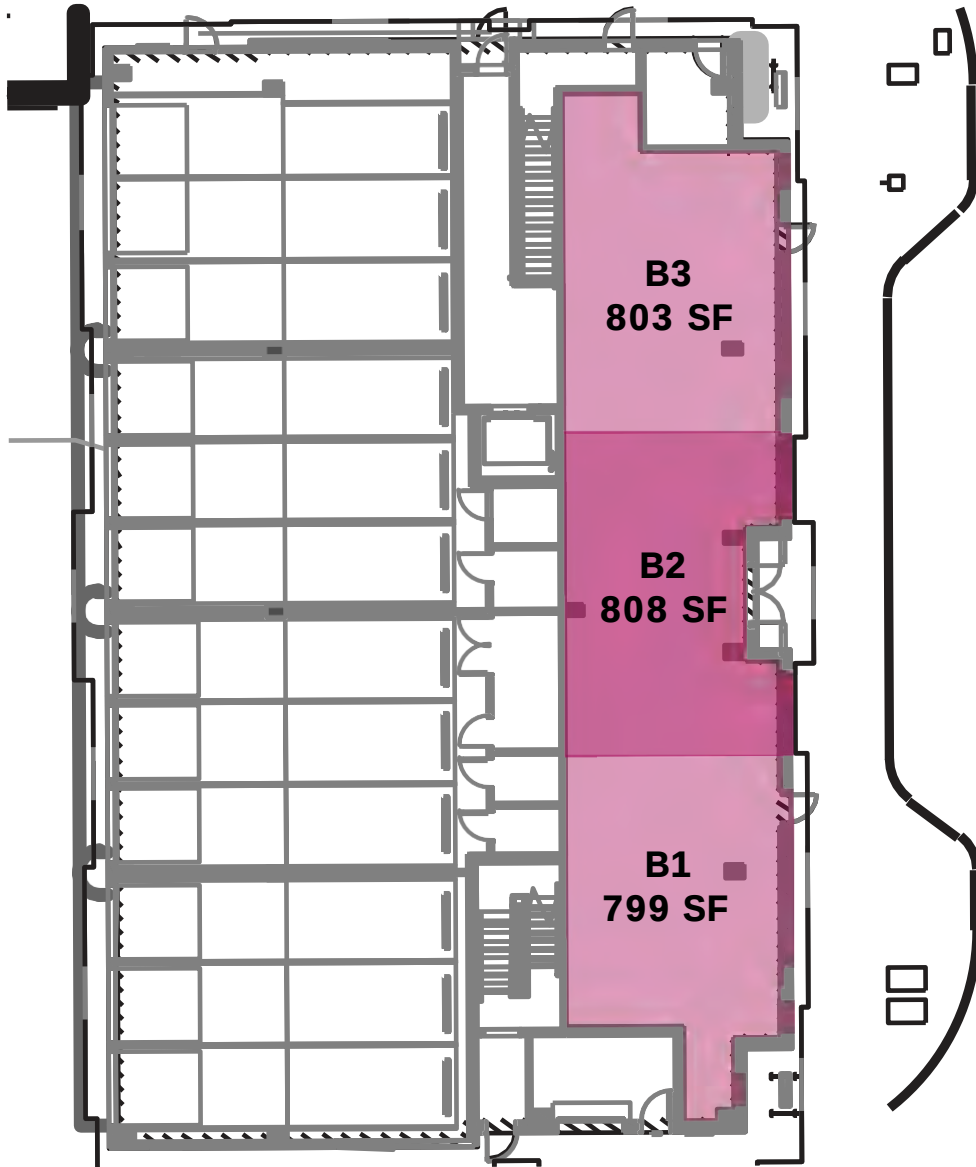
#	SF	ADDRESS
5	2,928	465 Blue River Pkwy *Restaurant
6	2,410	47 W 5th St
7	2,406	21 W 5th St

FOURTH STREET NORTH

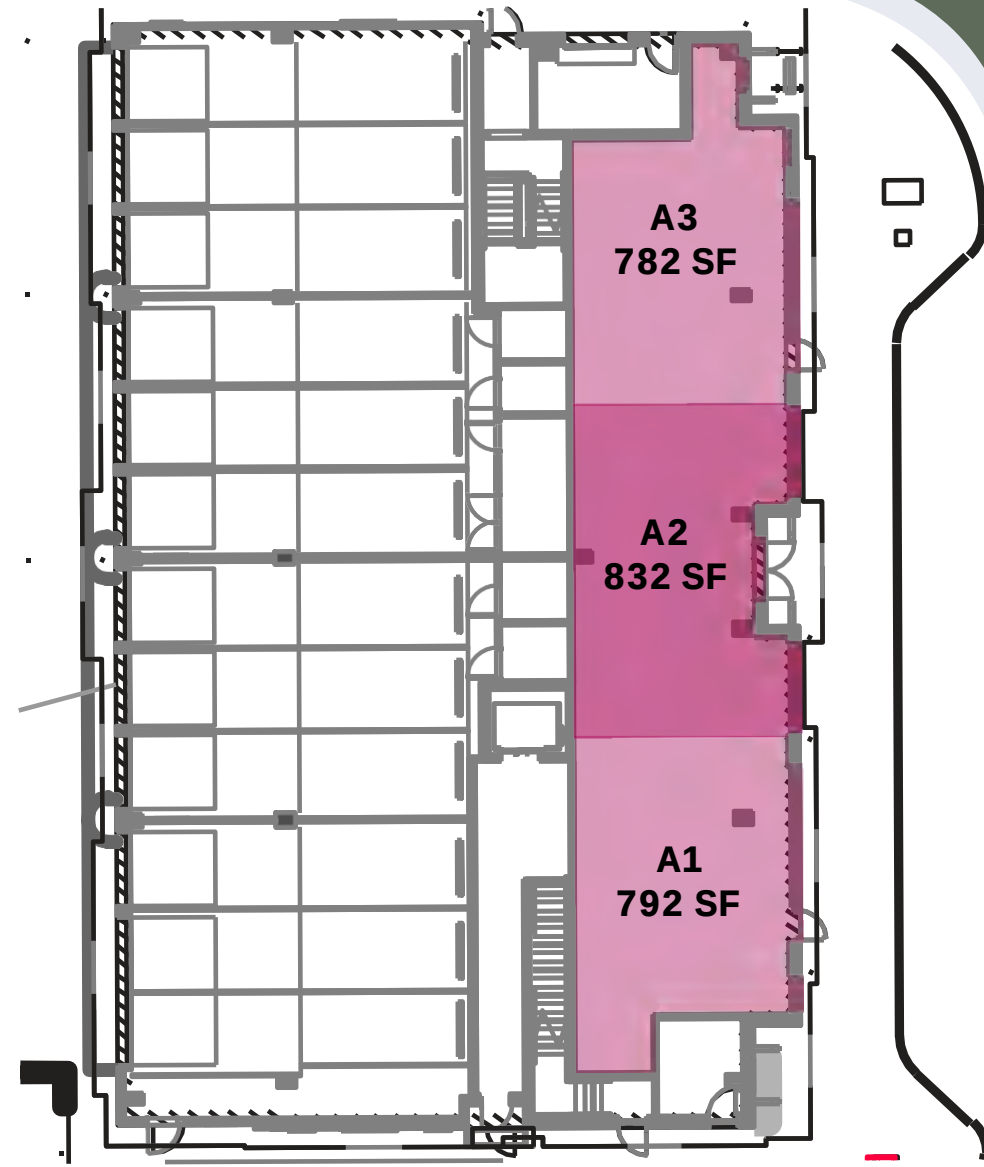
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DEMISING PLAN

Buildings 6-7



47 W 5th St
BUILDING 6



21 W 5th St
BUILDING 7

FOURTH STREET NORTH

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RENDERINGS

RESIDENCES
ABOVE

RESIDENCES
ABOVE

RETAIL/
RESTAURANT

RETAIL:
"PLAZA BAR"

RETAIL/
RESTAURANT

PUBLIC PLAZA
PEDESTRIAN-ONLY



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RENDERINGS



HOTEL

RESIDENCES
ABOVE

RETAIL /
RESTAURANT

CLIMBING
WALL

RETAIL:
"PLAZA BAR"

PUBLIC PLAZA
PEDESTRIAN-ONLY

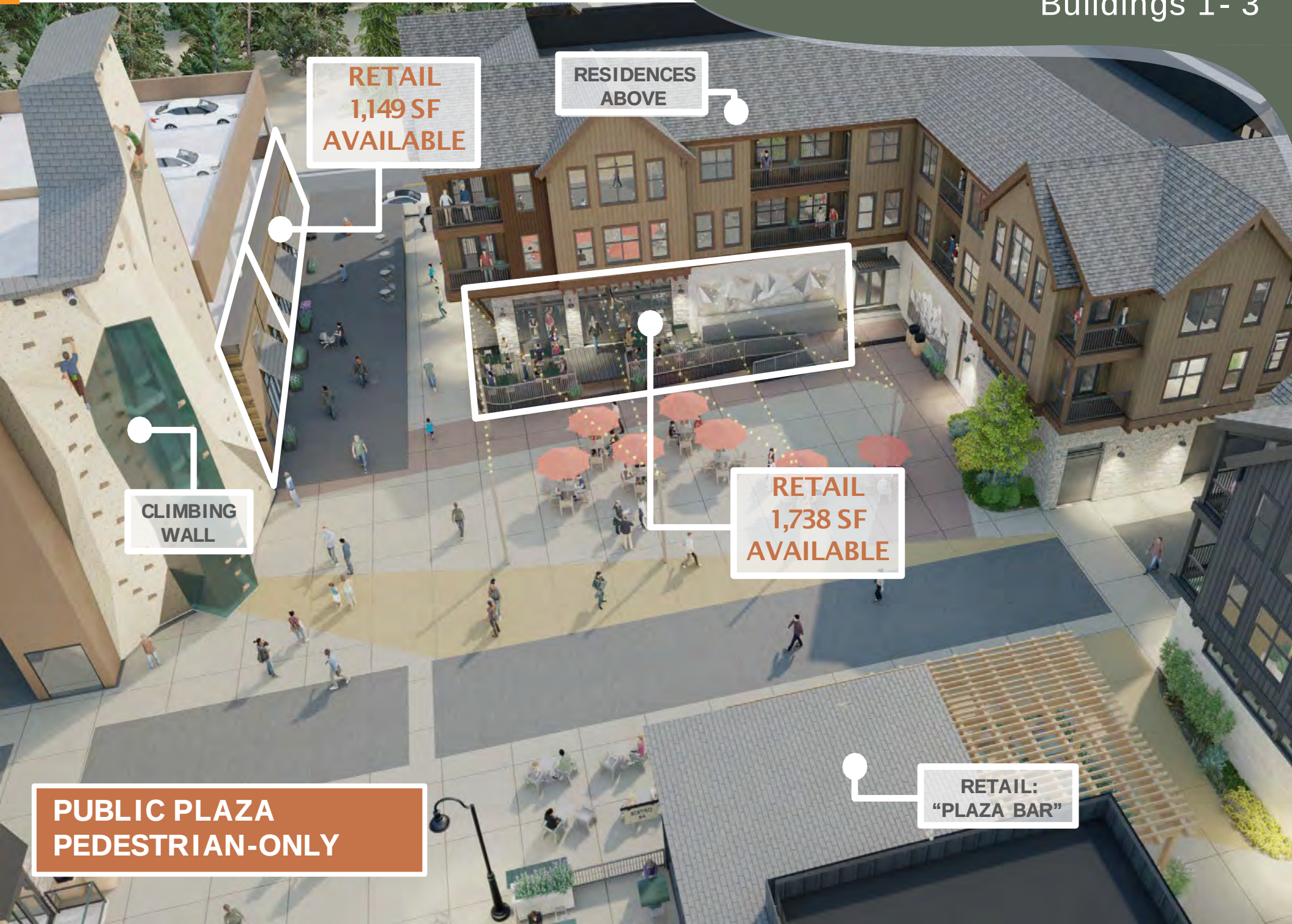
RETAIL /
RESTAURANT

FOURTH STREET NORTH

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RENDERINGS

Buildings 1- 3



RETAIL
1,149 SF
AVAILABLE

**RESIDENCES
ABOVE**

**CLIMBING
WALL**

**PUBLIC PLAZA
PEDESTRIAN-ONLY**

RETAIL
1,738 SF
AVAILABLE

**RETAIL:
"PLAZA BAR"**

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RENDERINGS

Buildings 4 - 5

RESIDENCES
ABOVE

RETAIL:
“PLAZA BAR”
1,275 SF
AVAILABLE

RETAIL/RESTAURANT
2,928 SF
AVAILABLE

RETAIL/RESTAURANT AVAILABLE
“PLAZA BAR”



FOURTH STREET NORTH

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RENDERINGS

Buildings 4 - 5

RESIDENCES
ABOVE

RETAIL:
"PLAZA BAR"
1,275 SF
AVAILABLE

RETAIL AVAILABLE
BLUE RIVER PKWY

RETAIL/RESTAURANT
2,928 SF
AVAILABLE



FOURTH STREET NORTH

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RENDERINGS

Building 6

RESIDENCES
ABOVE

RETAIL
2,410 SF
AVAILABLE

RETAIL AVAILABLE
5TH STREET & BLUE RIVER PWKY



FOURTH STREET NORTH

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RENDERINGS

Building 7

RESIDENCES
ABOVE

RETAIL AVAILABLE
BLUE RIVER PWKY

RETAIL/RESTAURANT
2,406 SF
AVAILABLE



FOURTH STREET NORTH

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MARKET AERIAL



RIVER WEST
CONDOMINIUMS

RIVER EDGE
CONDOMINIUMS



SILVERTHORNE
RECREATION
CENTER



SILVERTHORNE
PAVILION

SILVERTHORNE
PERFORMING ARTS
CENTER



Luxury Inn
& Suites



OUTLETS AT
SILVERTHORNE



OUTLETS AT
SILVERTHORNE

SILVERTHORNE
OUTLET



VILLA SIERRA MADRE
APARTMENT COMPLEX

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CLANCY COMMERCIAL REAL ESTATE

FOR SALES AND LEASING INFORMATION
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