

REALTEC

COMMERCIAL REAL ESTATE SERVICES

SNOWY PEAKS WINERY

292 MORaine AVENUE | ESTES PARK, CO 80517



Jamie Globelnik, Broker

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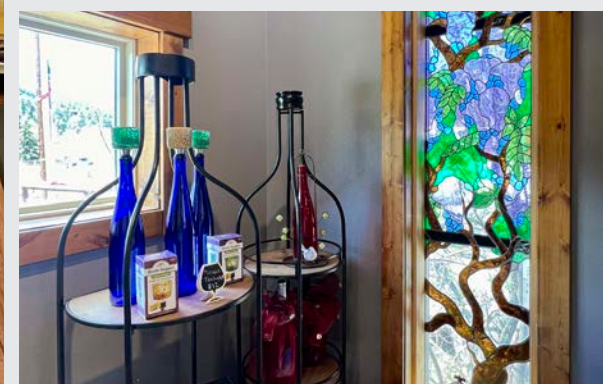
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PROPERTY SUMMARY

Located in the heart of Estes Park and at the gateway to Rocky Mountain National Park, Snowy Peaks Winery delivers an authentic taste of Colorado. Established in 2005, this family-owned boutique winery specializes in unique Colorado-grown flavors, providing a relaxing mountain setting for wine enthusiasts. Renowned in both the Estes Park community and the Colorado wine industry, Snowy Peaks was honored as Business of the Year by the Estes Park Chamber of Commerce in 2023. The winery sources its grapes from the top vineyards in the Grand Valley AVA of Palisade. Situated in the bustling downtown district with prominent exposure on Moraine Avenue and West Riverside Drive, Snowy Peaks invites guests to its 2,406-square-foot tasting room, with an additional 2,708-square-foot production area located below. Visitors can also enjoy breathtaking views of the Rocky Mountains from the winery's two outdoor seating areas.



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Property Address: 292 Moraine Avenue, Estes Park, CO 80517

Price: \$2,200,000.00
(Real Estate - \$958,800.00/Business - \$1,241,200.00)

Site Size: 0.15 acres (6,903 SF)

Improvements: 5,114 SF Building - 2,406 SF main level/winery and 2,708 SF lower level/production area with storage

Zoning: Commercial Downtown (CD) - Town of Estes Park

Permitted Uses: Retail (zoning allows for a variety of permitted uses)

Traffic Count: 4.02 million cars/year
(Source: Colorado Department of Transportation)



PROPERTY FEATURES

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Address: 292 Moraine, Avenue, Estes Park, CO 80517

Square Footage: 5,114 SF, owner/occupied retail winery (2,406 SF main level/winery and 2,708 SF lower level/production area with storage)

Acres: 0.15 acres (6,903 SF)

Construction: 1971

Improvements: New roof in 2021 and new electrical panel in 2019

Current Use: Winery retail establishment with wine production

Zoning: Commercial Downtown (CD) - Town of Estes Park

Permitted Uses: Retail (zoning allows for a variety of permitted uses)

Parking: Free and paid parking lots throughout downtown Estes Park. Davis (Coyote) Lot at 283 Moraine Avenue, located across the street, has free, all-day parking and includes 43 spaces

Dock-High Doors: 3 total (1 - 7'x5, 1 - 8'x6 w/ramp, 1 - 8'x6')

Foundation: Concrete

Roof: Flat, TPO (new in 2021)

Elevator: None

Heating/HVAC: Propane heat/forced air/evaporative cooling/mini-split system

Signage: Building signage along Moraine Avenue (West), along West Riverside Drive (East) and South side of building (facing park and incoming traffic)

Inclusions: All current stock of wine, FF&E on-site including all wine production equipment (detailed list to be provided under due diligence materials)

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Snowy Peaks Winery, nestled in the scenic town of Estes Park, offers an authentic taste of Colorado through its award-winning, handcrafted wines. As the only winery in the Estes Park area, it prides itself on using locally grown grapes to produce a diverse range of wines, including Merlot, Syrah, Viognier, and Riesling. The various wines at Snowy Peaks Winery have consistently placed high in the Governor's Cup Competition, and their wines are used by the Colorado Wine Development Board to represent Colorado in tastings around the state and country. Visitors can relax in the tasting room with stunning views of the Rocky Mountains or take their selections to enjoy at the nearby Rocky Mountain National Park. Snowy Peaks Winery provides a unique Colorado experience, blending local flavors with breathtaking scenery.

Business Growth Opportunities

- **Expand Wholesale Sales:** Increase sales to liquor stores and restaurants, focusing on areas outside of Estes Park to broaden market reach
- **Boost Wine Club Memberships:** Implement strategies to attract more members to the Wine Club, enhancing customer loyalty and recurring revenue. Current wine club has ~100 members with ~\$10,000 net revenue per release (3x per year)
- **Enhance Summer and Shoulder Season Capacity:** Add additional patio space to the south to accommodate more guests during peak seasons, improving customer experience and revenue
- **Expand Building for Multiple Uses:** Extend the building to increase production capacity and customer seating or consider adding a third story for residential units, taking advantage of the Town of Estes Park's incentives for building Workforce Housing
- **Acquire and Redevelop Neighboring Property:** Purchase adjacent property for additional space or complementary businesses such as a restaurant, spa, retail outlet, or lodging
- **Increase Festival and Market Presence:** Enhance visibility by participating more in local festivals, wine festivals, and farmers markets, promoting the brand and attracting new customers
- **Establish Secondary Tasting Rooms:** Set up additional tasting rooms in Estes Park or other Colorado destinations, leveraging the allowance of up to five tasting rooms by Colorado law (Colorado Limited Winery License)

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Liquor License:

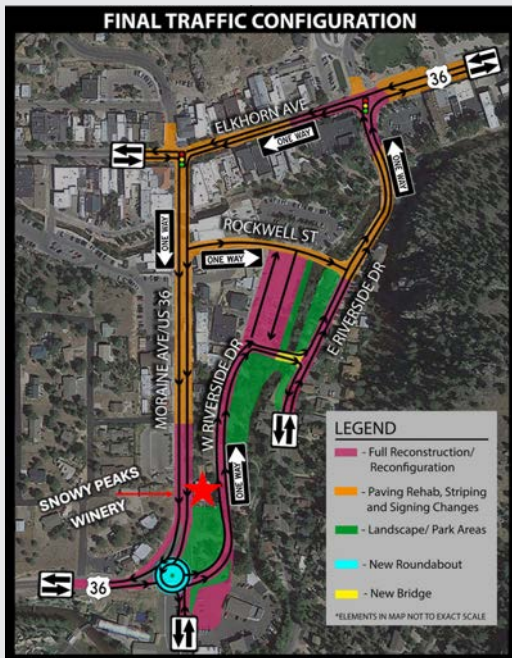
Colorado Limited Winery License; allowed to produce up to 100,000 gallons of wine annually. Licensed limited wineries may conduct tastings and sell the wine they manufacture, along with wine manufactured by other Colorado wineries, directly to customers on the licensed premises of the winery, and at up to five other approved sales room locations. Licensees may also sell the wine they manufacture at wholesale. Licensees are allowed to serve and sell food, general merchandise, and nonalcoholic beverages. Licensees must follow strict wine bottle labeling requirements concerning the origin of grapes used. *(Source: 2021 Colorado Liquor Licensing Handbook)*

Transfer of Liquor License: A licensee may submit a transfer of ownership application to the state and local licensing authorities to transfer the license to another individual. Local authorities may issue a temporary permit while the transfer application is pending. *(Source: 2021 Colorado Liquor Licensing Handbook)*



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DOWNTOWN ESTES LOOP PROJECT



The project originated through the Town's 2013 application for Federal Lands Access Program (FLAP) funds to construct a one-way couplet along Elkhorn Avenue, Moraine Avenue and Riverside Drive. Improvements consist of a 1.1-mile loop of Elkhorn Avenue, Moraine Avenue and Riverside Drive.

The Downtown Estes Loop project is expected to be finalized by January 2025. Major construction will take place during non-peak months, January through June and October through December. The purpose of this project is to improve access to and from Rocky Mountain National Park by reducing travel time, congestion and pedestrian and vehicle conflicts through downtown Estes Park, as well as the associated negative impacts to the visitor experience.

When the final configuration is in place, a one-way traffic pattern will exist on Elkhorn Avenue westward from the intersection of Riverside Drive through the intersection at Moraine Avenue, and southward on Moraine Avenue to a new roundabout on Moraine Avenue that connects Crags Drive, Moraine Avenue/US Highway 36 and Riverside Drive. An eastbound one-way traffic pattern will exist from the roundabout, northward on West Riverside Drive over the newly constructed bridge onto East Riverside Drive, which will be a one-way street taking motorists northward back to the intersection of Elkhorn Avenue and Riverside Drive. (Source: www.downtownestesloop.com)

What was once a vacant lot to the south of the winery will become a landscaped sidewalk and staircase, which leads pedestrians from the main downtown area to businesses located south of downtown, including the newly reopened Estes Park Tram.

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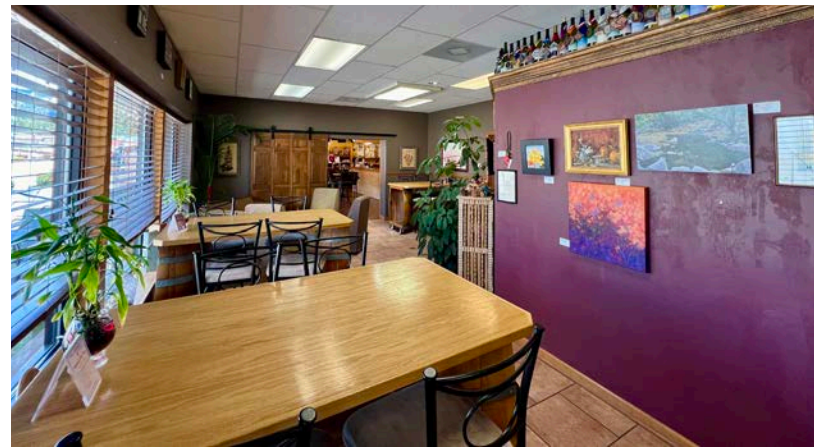
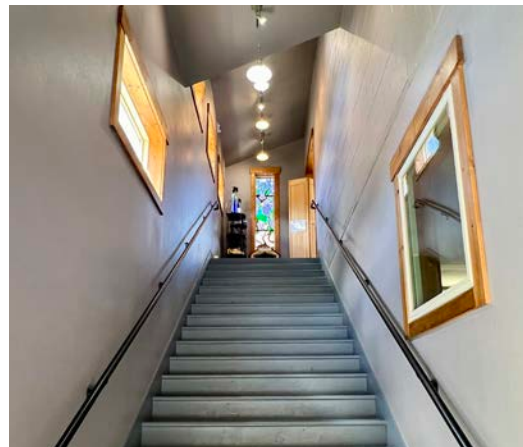
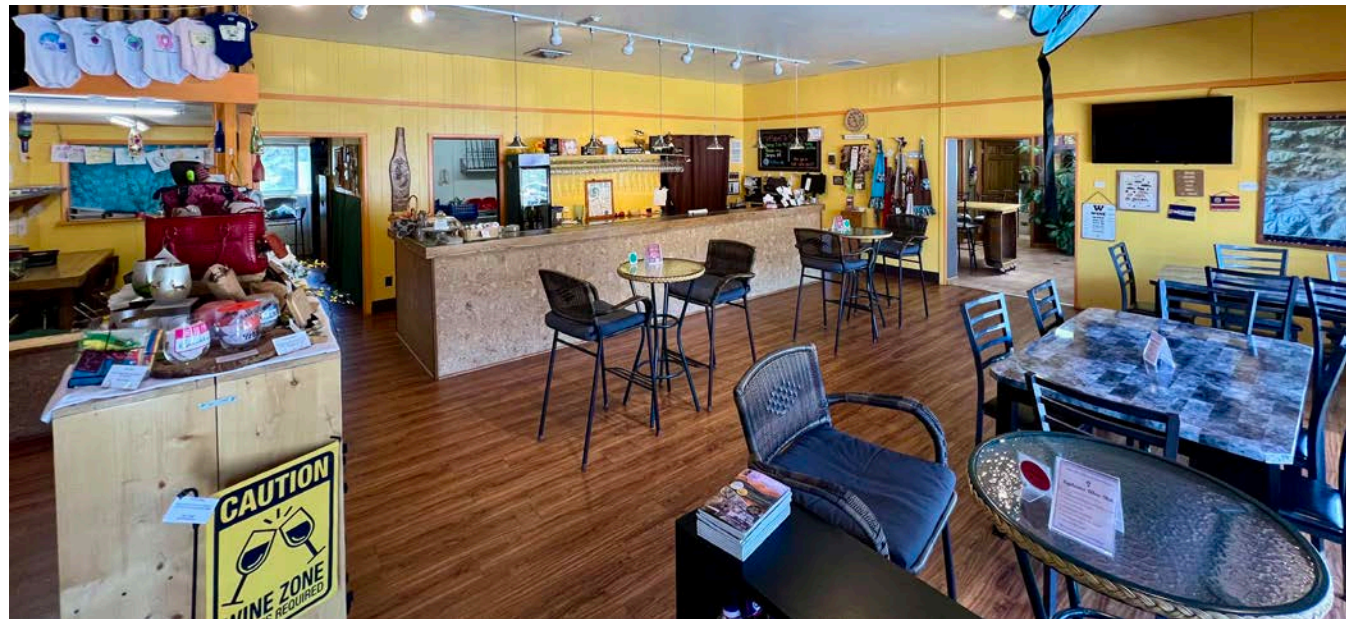


(Source: Downtown Estes Loop)

PROPERTY PHOTOS

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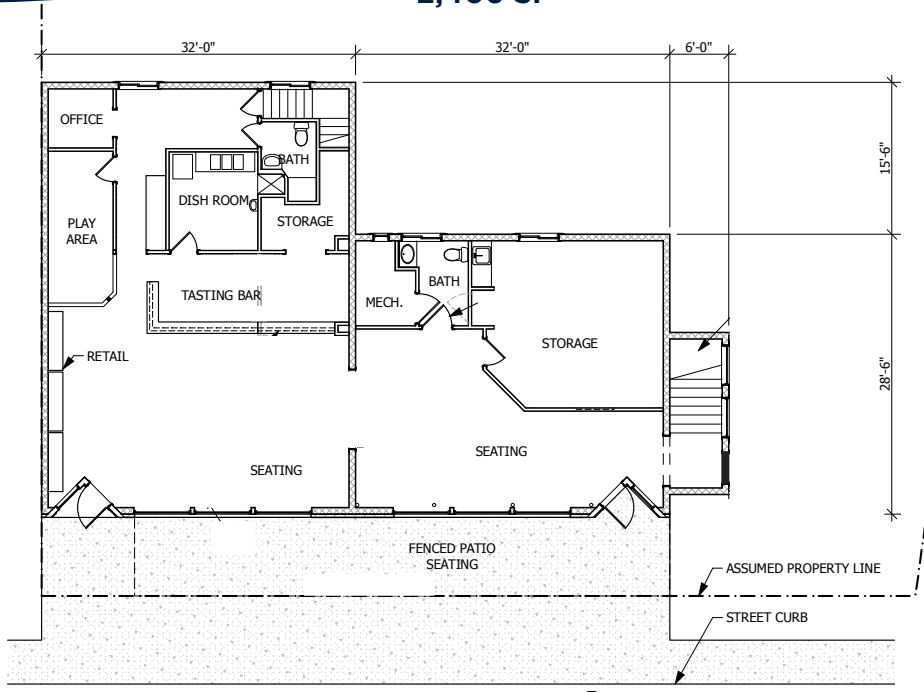


FLOOR PLAN

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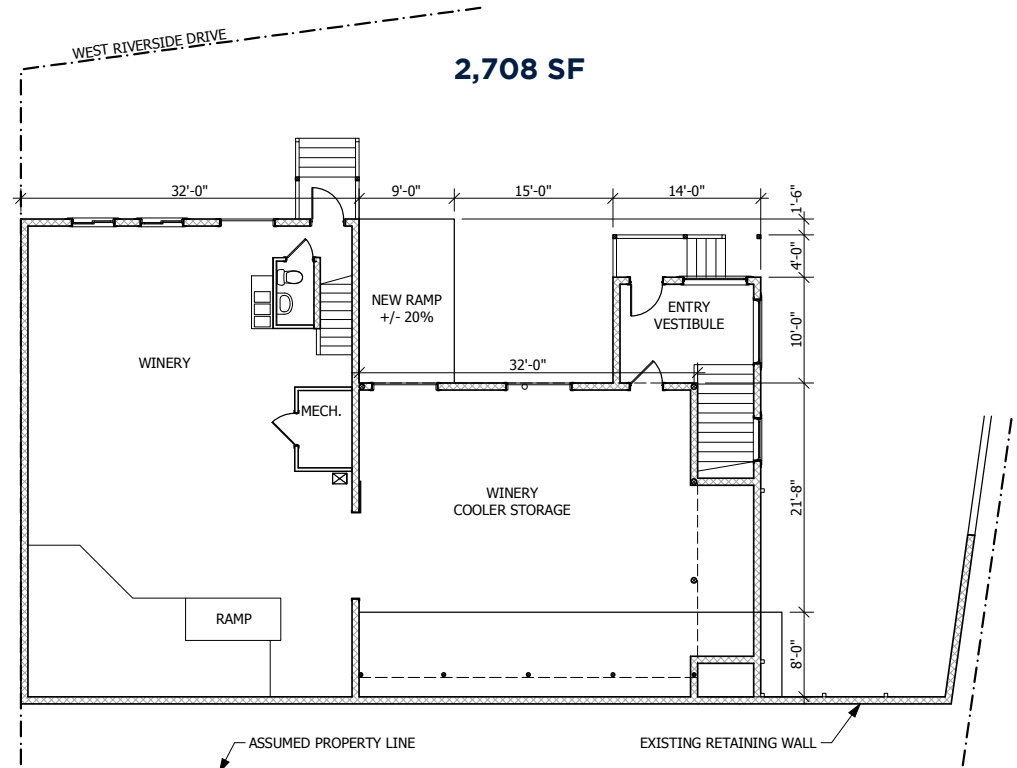
2,406 SF



1 Main Floor

1" = 10'

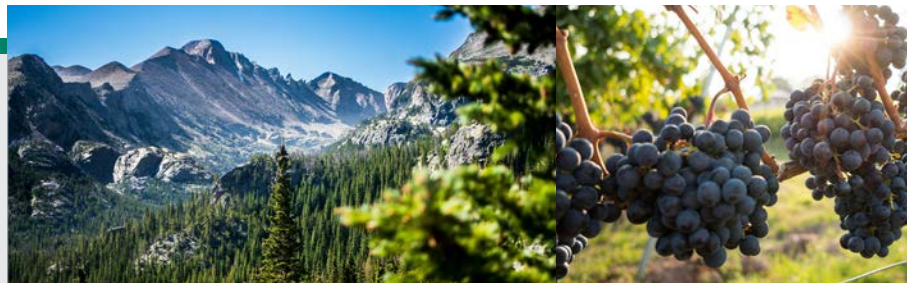
2,708 SF



1 Lower Floor

1" = 10'

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Fort Collins

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Fort Collins, CO 80525
970-229-9900

Loveland

200 E 7th St, Suite 418
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970-593-9900

Greeley

1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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AREA INFORMATION

About Estes Park

Estes Park, Colorado, the Front Range’s playground, is a picturesque mountain town serving as the gateway to Rocky Mountain National Park, which sees over 4.5 million visitors per year. Located in the Northern Mountains of Colorado, Estes Park is just 90 minutes from Denver International Airport. Known for its stunning natural beauty, it attracts outdoor enthusiasts, nature lovers, and tourists from around the world. Whether you’re visiting for a weekend getaway or a memorable family vacation, Estes Park offers events, lodging, and activities that ensure the perfect escape from daily life. Downtown Estes Park, is encircled by stunning natural and scenic wonders, making it the ideal basecamp for adventure. With over 300 shops offering everything from handmade local goods to outdoor gear and gourmet food and drink, it has become a haven for art lovers, foodies, and beverage enthusiasts. All of this is set against the backdrop of breathtaking views that draw visitors from around the globe.

About Northern Colorado

Northern Colorado’s population is over 715,000 residents and is the fastest growing area of Colorado with Larimer and Weld County accounting for 51.3% of the state’s population growth during July 1, 2021 to July 1, 2022. The area is home to Colorado State University, University of Northern Colorado, and the Northern Colorado Regional Airport.

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Area Demographics			
	2 Miles	5 Miles	10 Miles
Population			
2023 Population	6,668	10,033	10,898
Annual Growth 2010-2023	0.10%	0.30%	0.20%
Median Age	52.6	52.7	53.2
Bachelor's Degree or Higher	47%	49%	49%
Households			
2023 Households	3,158	4,689	4,082
2028 Household Projections	3,168	4,716	5,103
Total Specified Consumer Spending (\$)	\$110M	\$166.8M	\$182.9M
Income			
Avg. Household Income	\$96,549	\$100,339	\$101,556
Median Household Income	\$72,219	\$73,058	\$74,220

*Source, CoStar



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