



Village at Avon

SEQ I-70 AND AVON RD
AVON, CO

+/- 40 ACRE WHOLE FOODS ANCHORED MIXED-USE PROJECT

Kensington Development Partners and Jasmine Development Group in connection with Traer Creek are pleased to present the Village at Avon, a dynamic planned development in the heart of Avon. Phase I and phase II consist of approximately 11 acres of the 40-acre master planned development area.





Village at Avon

SEQ I-70 AND AVON RD
AVON, CO

The Site

Is a +/- 40-acre master planned development in the heart of Avon with direct access to two (2) full I-70 interchanges. Phase I of the development to break ground in Spring 2026. Phase I to include proposed Whole Foods, +/- 118 luxury condos, and retail pads.

The Village at Avon Mixed-Use is an exciting opportunity in an extremely high barrier to entry trade area on one of the last developable pieces of land in the Vail Valley.



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5-ACRE PHASE I DEVELOPMENT TO BREAK GROUND SPRING 2026



CONCEPTUAL SITE PLAN - SURFACE LEVEL



Village at Avon



City Market



WELLS FARGO

SKJÓL

217 SURFACE SPACES

EAST BEAVER CREEK BOULEVARD

FUTURE RETAIL

FUTURE RETAIL

FUTURE DEVELOPMENT AREA

CHAPEL PLACE

FUTURE DEVELOPMENT AREA

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CONCEPTUAL SITE PLAN - BELOW PODIUM





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PROPOSED WHOLE FOODS RENDERING



The logo for Kensington Development, featuring a stylized blue 'K' shape.

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LUXURY CONDOMINIUM RENDERING



Village at Avon



SKJÓL



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The Project is under development and is not yet complete. The depictions and design of the Project as shown are based on current development plans. Development plans and all improvements, features, land uses, amenities, floor plans, specifications, furnishings, trim, and other information shown here or in any renderings, illustrations, photos, simulated views, graphic images, maps, or other visual depictions are illustrative only and may be changed without notice. No guarantees are made that the Project will be constructed, or if constructed, that the Project will be built, used, operated, or sold in conformance with this information. All rights reserved.



LUXURY CONDOMINIUM RENDERING



Village at Avon

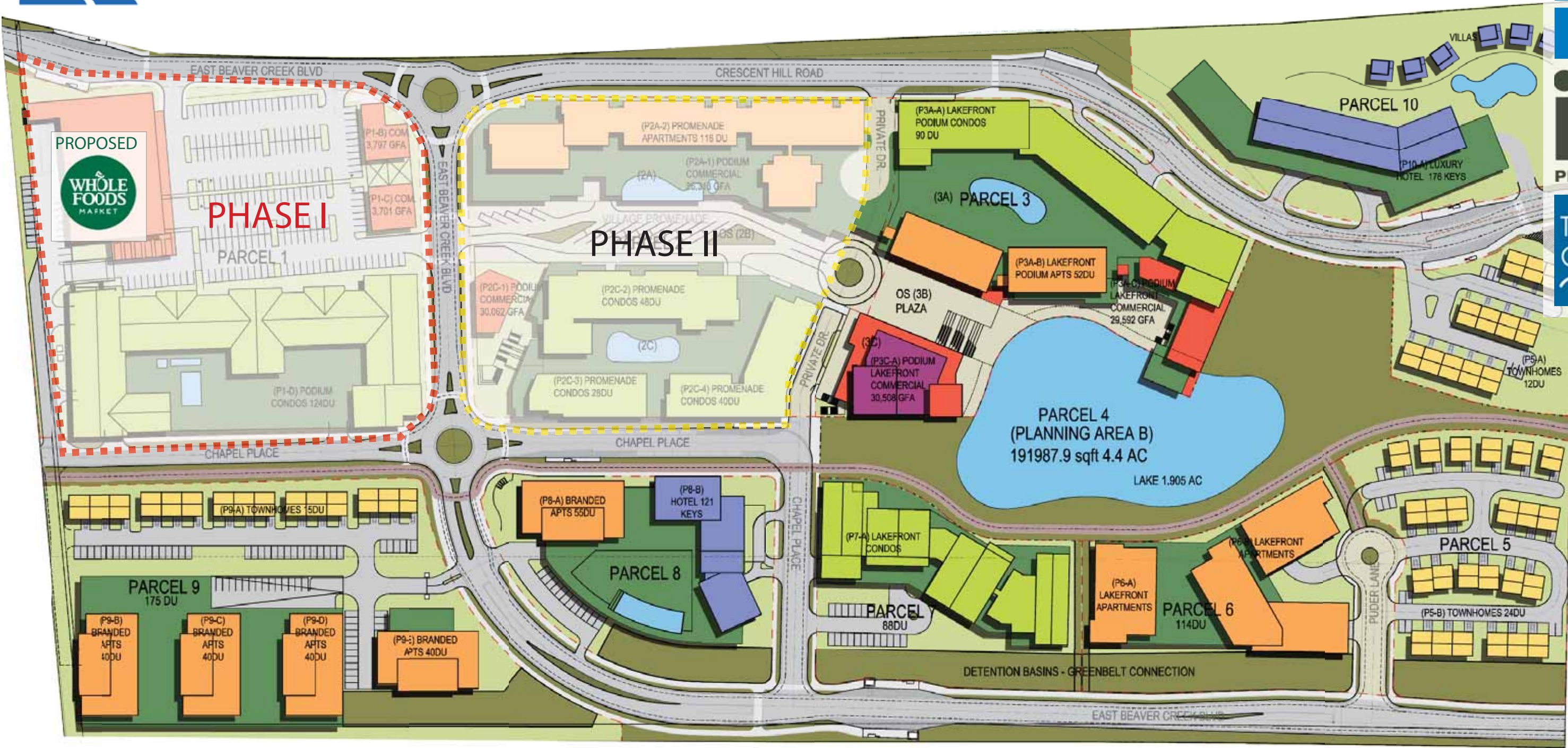


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GENERAL ARRANGEMENT PLAN



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SITE PLAN



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SITE PLAN



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NORTHWEST AERIAL



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Village at Avon



im
PROPERTIES

TRAER
CREEK

MASTERPLANNING



im
PROPERTIES

TRAER
CREEK



JERDE

SOUTHEAST AERIAL VIEW



Village at Avon



TERPLANNING

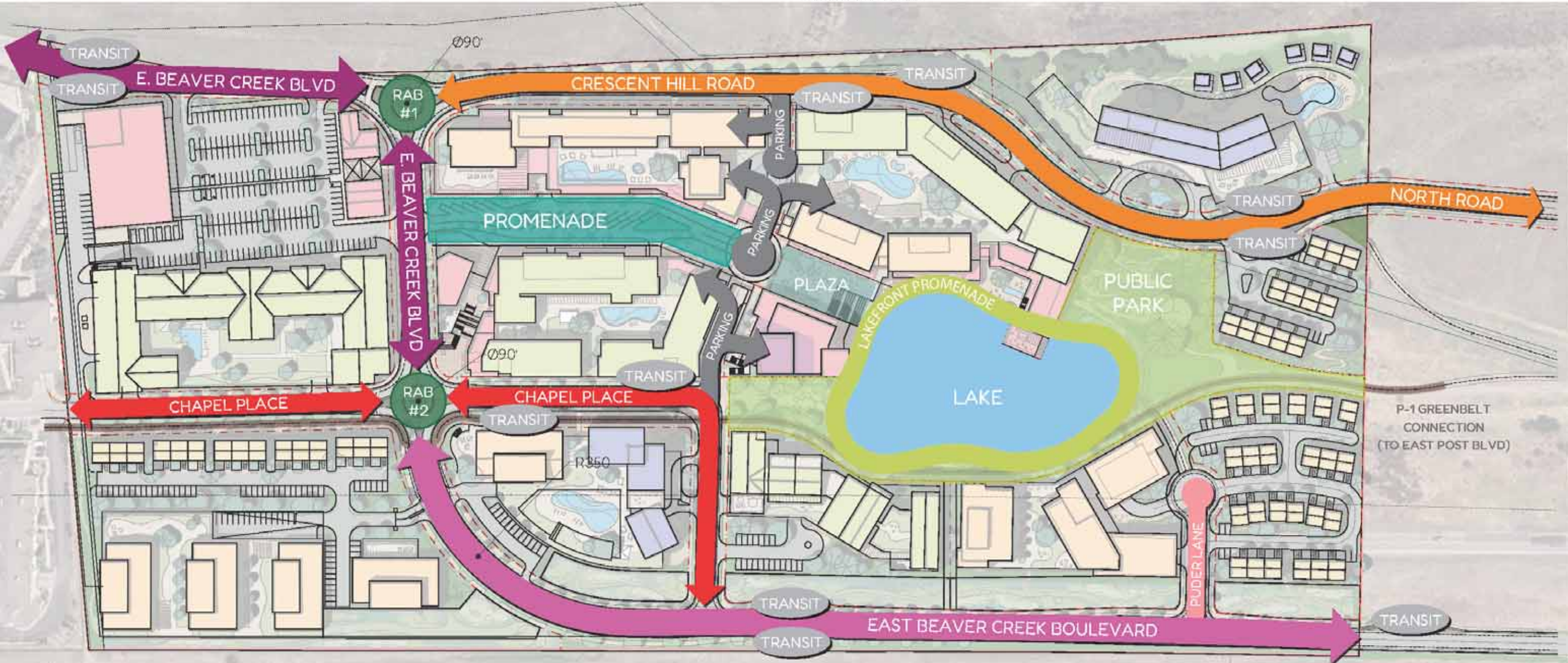


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PEDESTRIAL AND VEHICULAR CIRCULATION



BOULEVARD (URBAN)	BOULEVARD (RURAL)	LOCAL URBAN ROAD	PRIMARY URBAN ROAD	RURAL ROAD	SHARED SPACE
TREE LINED LANDSCAPE TRANSIT ROUTE BIKE/PEDESTRIAN	TREE LINED LANDSCAPE NATURAL BIOSWALE EDGES TRANSIT ROUTE BIKE/PEDESTRIAN	TREE LINED LANDSCAPE BIKE/PEDESTRIAN MULTI-USE TRAIL CONNECTION	TREE LINED LANDSCAPE STREET PARKING TRANSIT ROUTE MULTI-USE TRAIL PAVED, ABOVE CURB	GREENBELT TRANSIT ROUTE BIKE/PEDESTRIAN MULTI-USE TRAIL CONNECTION	ZERO CURB EDGE BOLLARD EDGES TEXTURED / TACTILE WARNING CONTINUOUS PAVING



THE VILLAGE AT AVON: FINAL MASTERPLAN JANUARY 2026



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NON-VEHICULAR CIRCULATION



Village at Avon

MULTI-USE TRAIL (SHARED)

WALKING, RUNNING, BIKING
PAVED, ABOVE CURB, SHARED SPACE
PERSONAL WHEELED CONVEYANCES
(SCOOTERS, SKATE, BIKES)

SIDEWALK

WALKING, RUNNING
PAVED, ABOVE CURB
PERSONAL WHEELED CONVEYANCES
(SCOOTERS, SKATE)

BIKE PATH (ON ROAD)

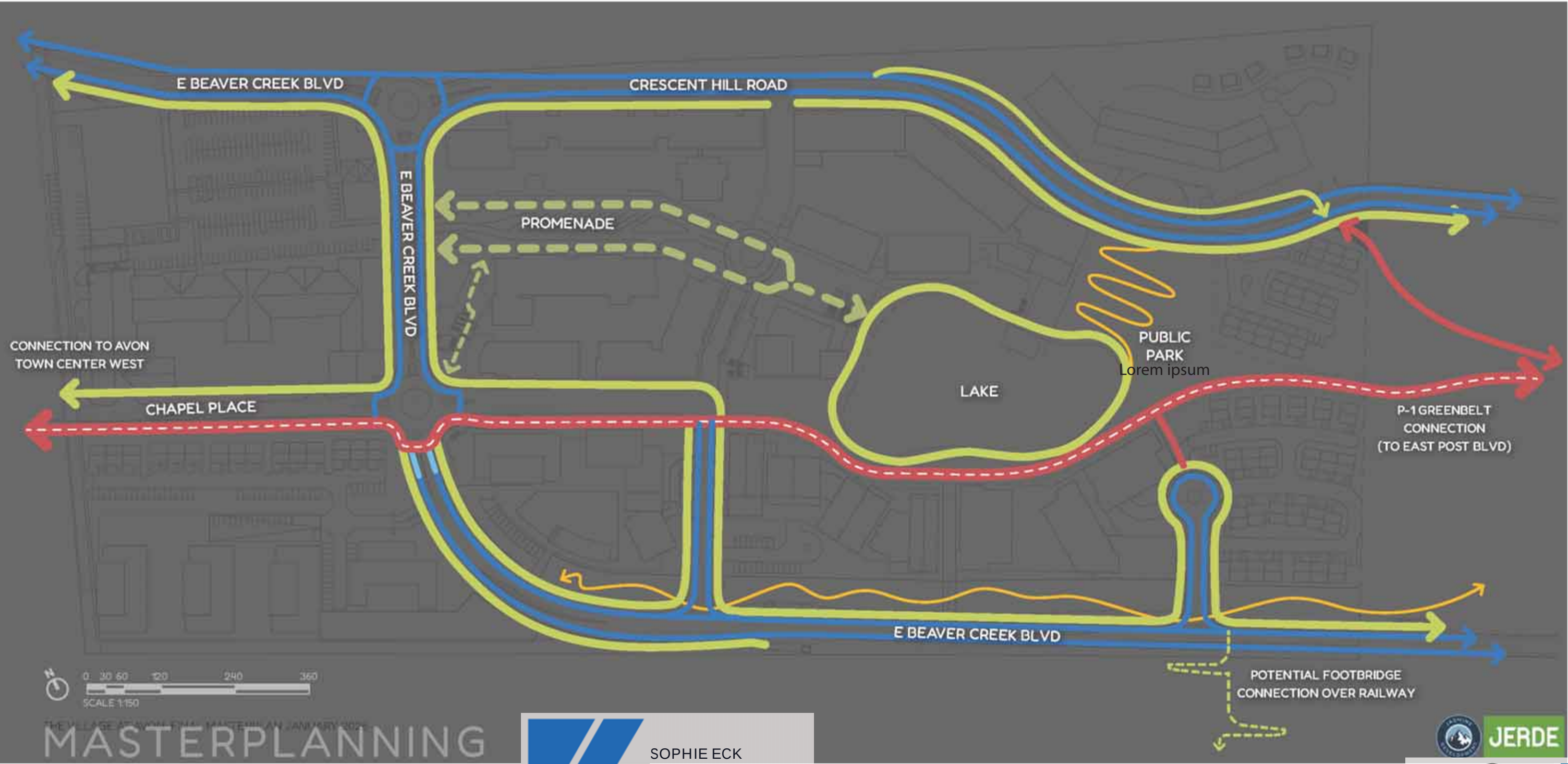
BIKING ON ROAD
PAINTED ROAD

BIKE PATH (ON SIDEWALK)

BIKING ON SIDEWALK
PAINTED SIDEWALK

SOFT TRAIL (SEASONAL)

WALKING, RUNNING
PERMEABLE PAVERS, CONCRETE, GRAVEL



THE VILLAGE AT AVON FINAL MASTERPLAN JANUARY 2024



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ROUNDAABOUT 2





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TRAER
CREEK



JER

GREEN SPACE & RECREATION

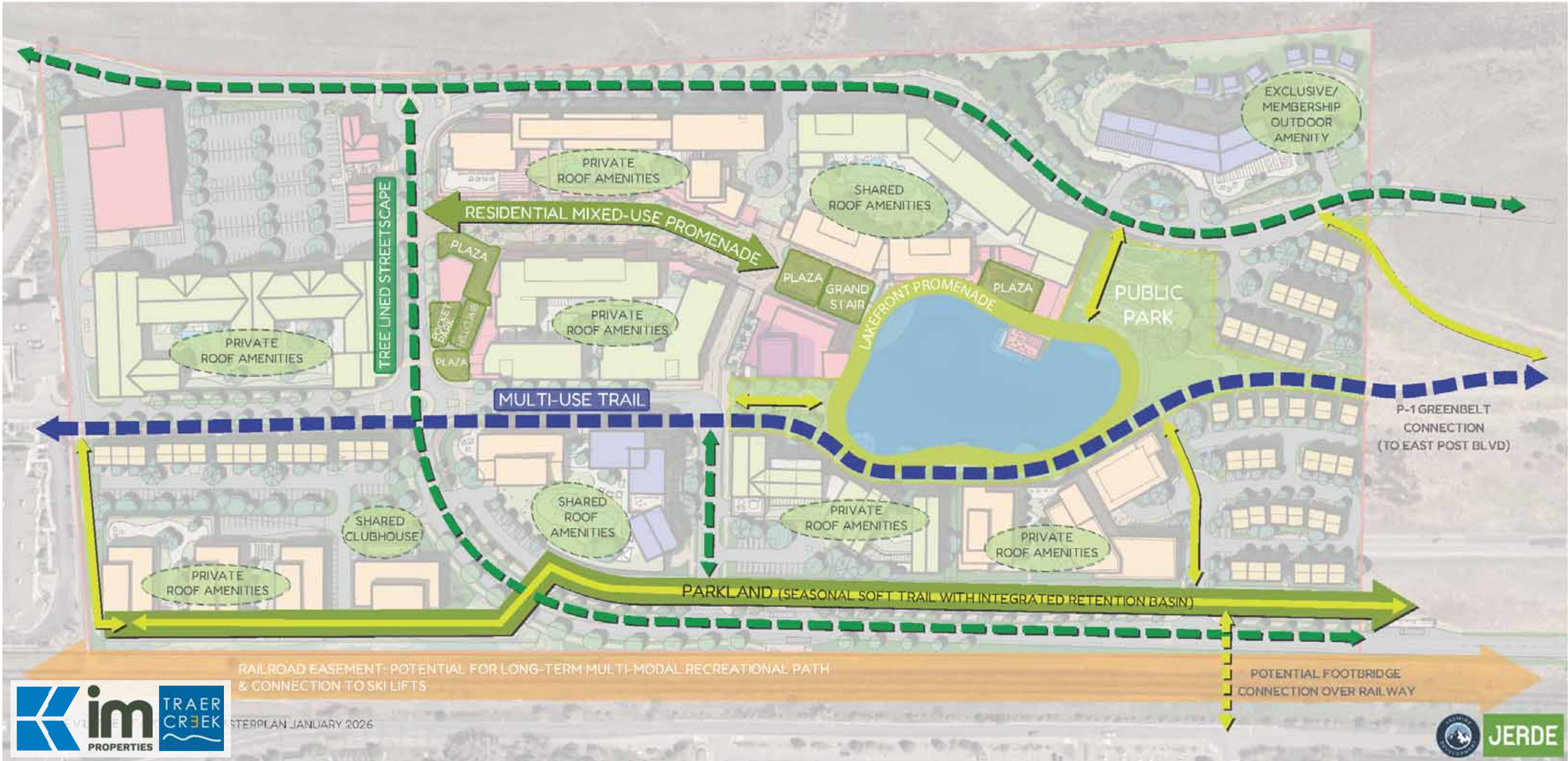


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Village at Avon

- PUBLIC GREENBELT PATH
- PEDESTRIAN/MULTIMODAL FRIENDLY STREETScape
- MULTI-USE TRAIL



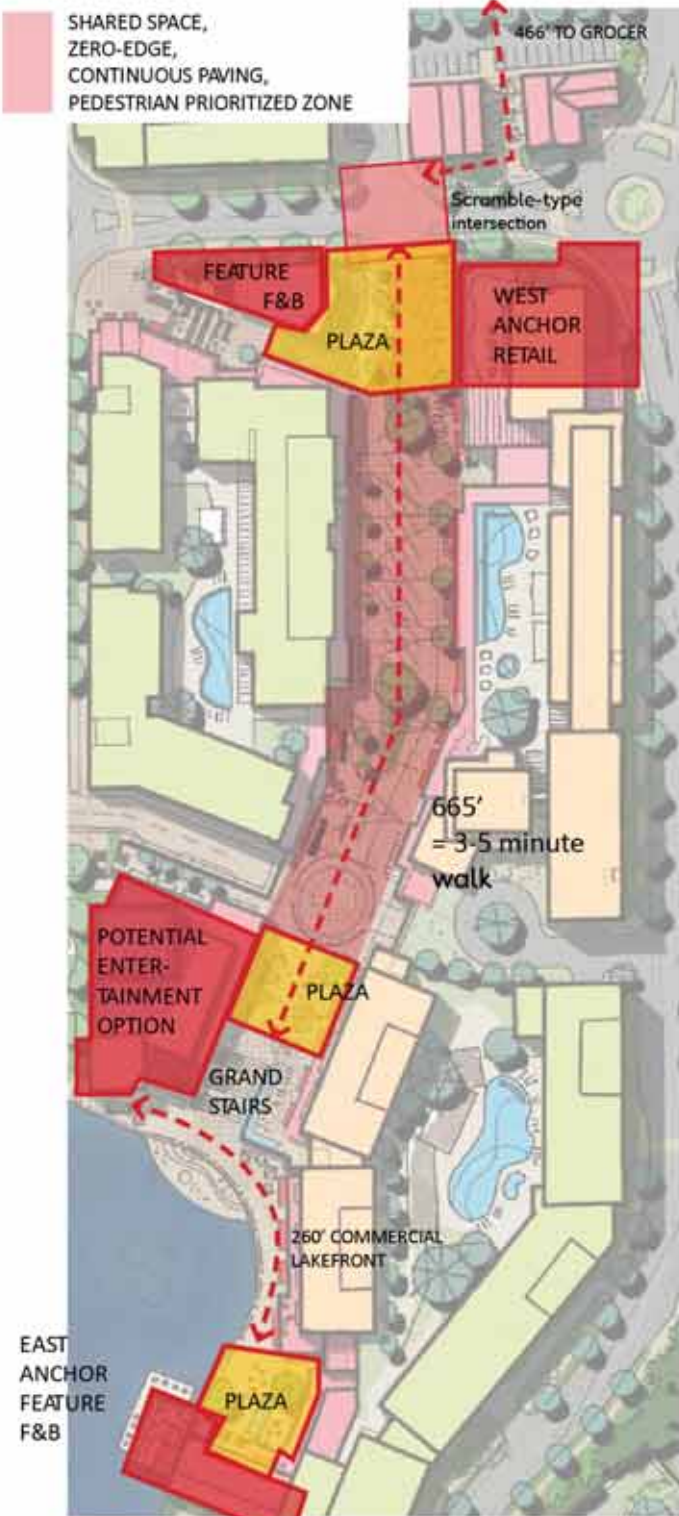
PHASE II RETAIL PROMENADE



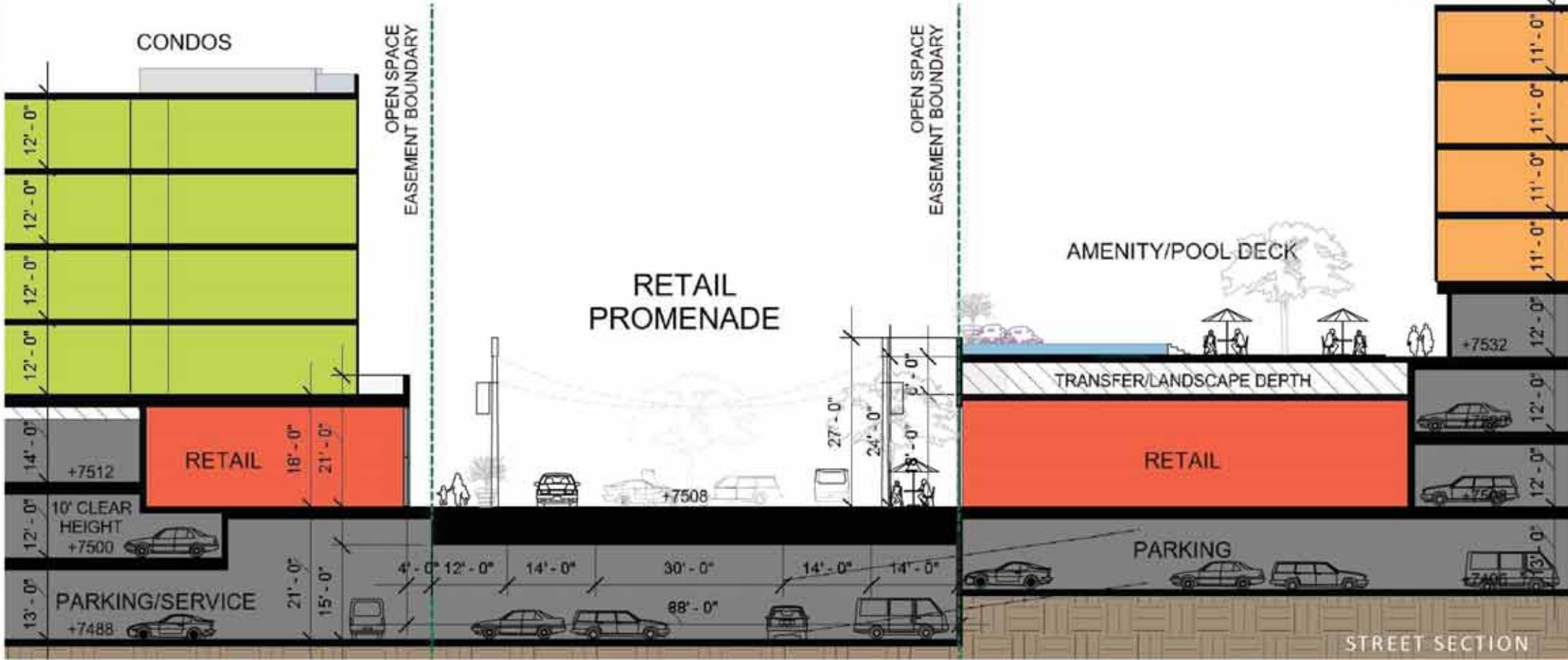
Village at Avon



PUBLIC RIGHT OF WAY WITH DIAGONAL TEASER PARKING,
OPEN SPACE AMENITIES, ATTRACTIVE STREETScape, FIXTURES AND WATER FEATURES



PLAN VIEW



BENCHMARK - LANCASTER, CA



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