

78337

US HWY 40

WINTER PARK, CO 80482

\$28.00 SF/YR (NNN)

LEASE RATE



ONE OF A KIND • HIGH BARRIER OF ENTRY

FREESTANDING RETAIL BUILDING 19,000 RSF



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com

 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	78337 US Hwy 40 Winter Park, CO 80482
Lease Rate	\$28/SF (NNN)
NNN Expenses	\$TBD/SF
Taxes	\$25,226.09
County	Grand
Building Size	19,000 SF
Elevator	Yes
Parking	Surface & Covered
Signage	Monument & on Building
Year Built	2018

PROPERTY DESCRIPTION

Freestanding retail building within Hideaway Station, a mixed-use development in the heart of Winter Park, offering access to both local residents and year-round tourist traffic. Located on US Highway 40 (Main Street), the property provides excellent visibility, strong traffic counts, and walkability to nearby amenities. A rare lease opportunity in a high-barrier-to-entry mountain market with premier exposure.

- Prime Main Street frontage with excellent visibility and access
- Turn-key grocery store FF&E available (negotiable)
- Located within a dynamic mixed-use development
- Minimal operational burden – no parking lot maintenance or snow removal (covered garage maintained by the Town of Winter Park)
- Access to world-class recreation, including 3,081 skiable acres, 171 trails, and 23 lifts.



LOCATION HIGHLIGHTS



LOCATION DESCRIPTION

Hwy 40 frontage in Downtown Winter Park with an anchor grocery store, restaurants, and 100 on-site residential units supporting the retail base.

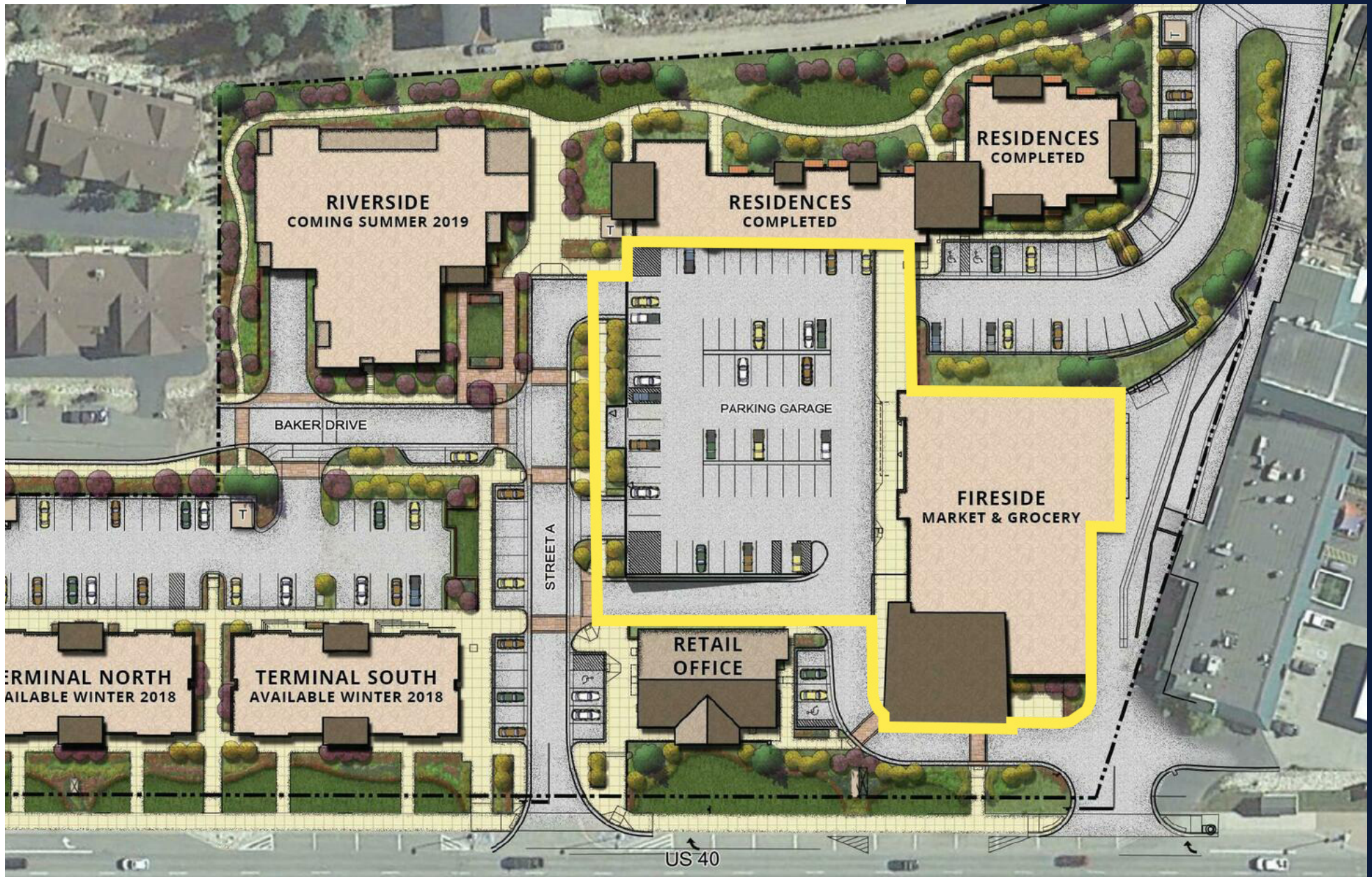
HIGHLIGHTS

- Awarded Governor's Award for Best Addition to Downtown Winter Park
- \$2 Billion resort base redevelopment including 400+ multifamily units and 35,000 SF of commercial space
- Central hub for year-round outdoor recreation and tourism
- Winter activities: skiing, snowmobiling, tubing, snowshoeing, and ice skating
- Summer activities: golf, hiking, rafting, lake recreation, horseback riding, alpine slides, and 600 miles of biking trails
- Hosts 200+ summer events annually
- Serves a population of 16,500+ permanent residents
- Significant capital improvements completed within the space
- Located near Colorado's second-largest ski area

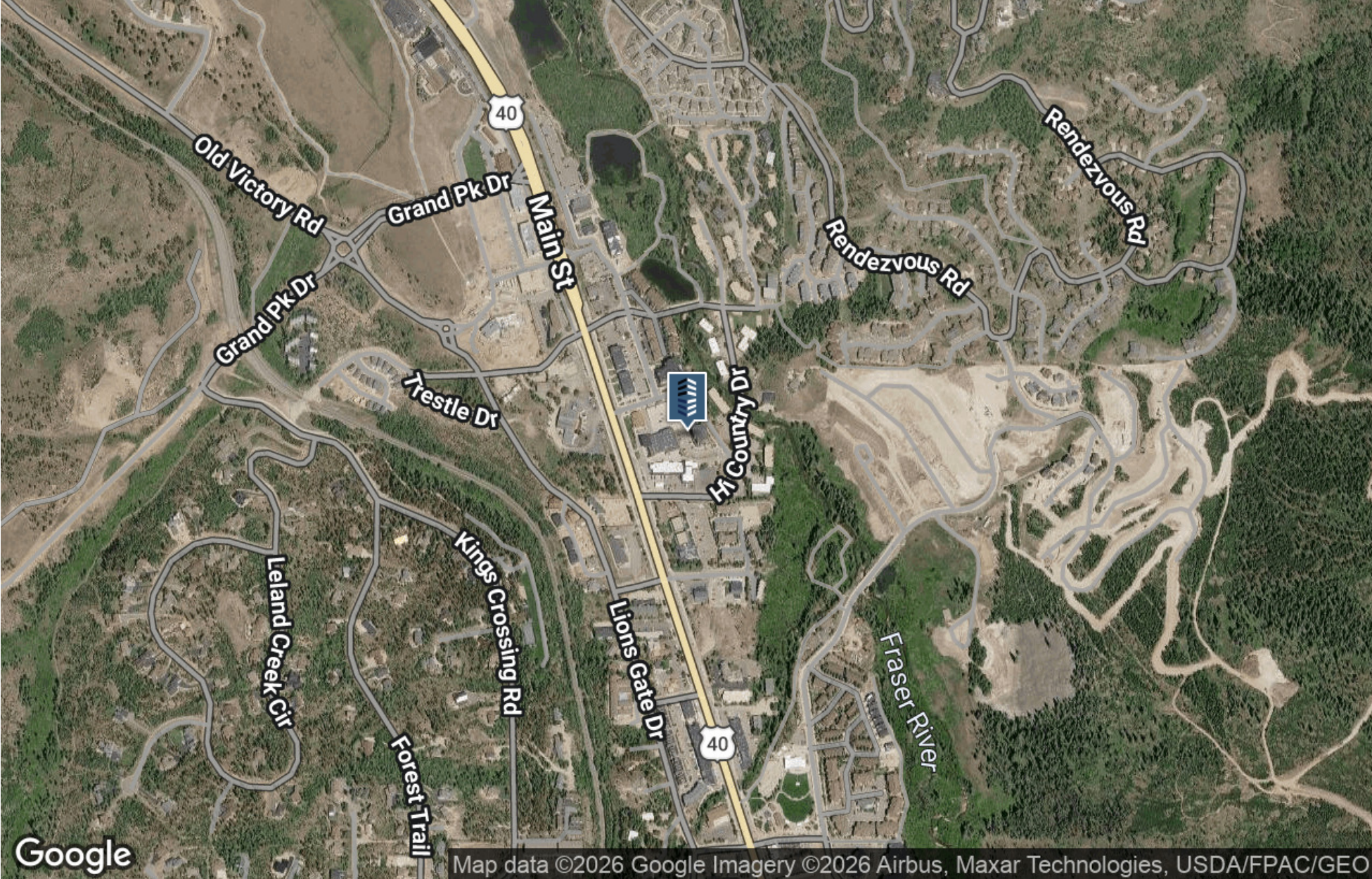
ADDITIONAL PHOTOS



SITE AERIAL



LOCATION MAP



The logo for Unique Properties, featuring a stylized 'U' icon composed of horizontal lines to the left of the text 'UNIQUE PROPERTIES' in a serif font.The logo for TCN Realty Real Estate Services, featuring the text 'TCN REALTY REAL ESTATE SERVICES' next to a small circular icon.A red sign with the word 'MARKET' in white capital letters, mounted on the wooden exterior of the building.A red sign with the word 'EAT' in white capital letters, partially visible on the right side of the building.

PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com