

For Lease

304 Bridge St | Vail, CO



DON EDRINGTON

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CO License No. 001320948



For Lease

304 Bridge St,
Vail, CO

Property Specifications

SPACE AVAILABLE

Unit C-4: 2,168 SF

PARCEL SIZE

1.00 AC

PARCEL NUMBER

043-062-015



About the Property

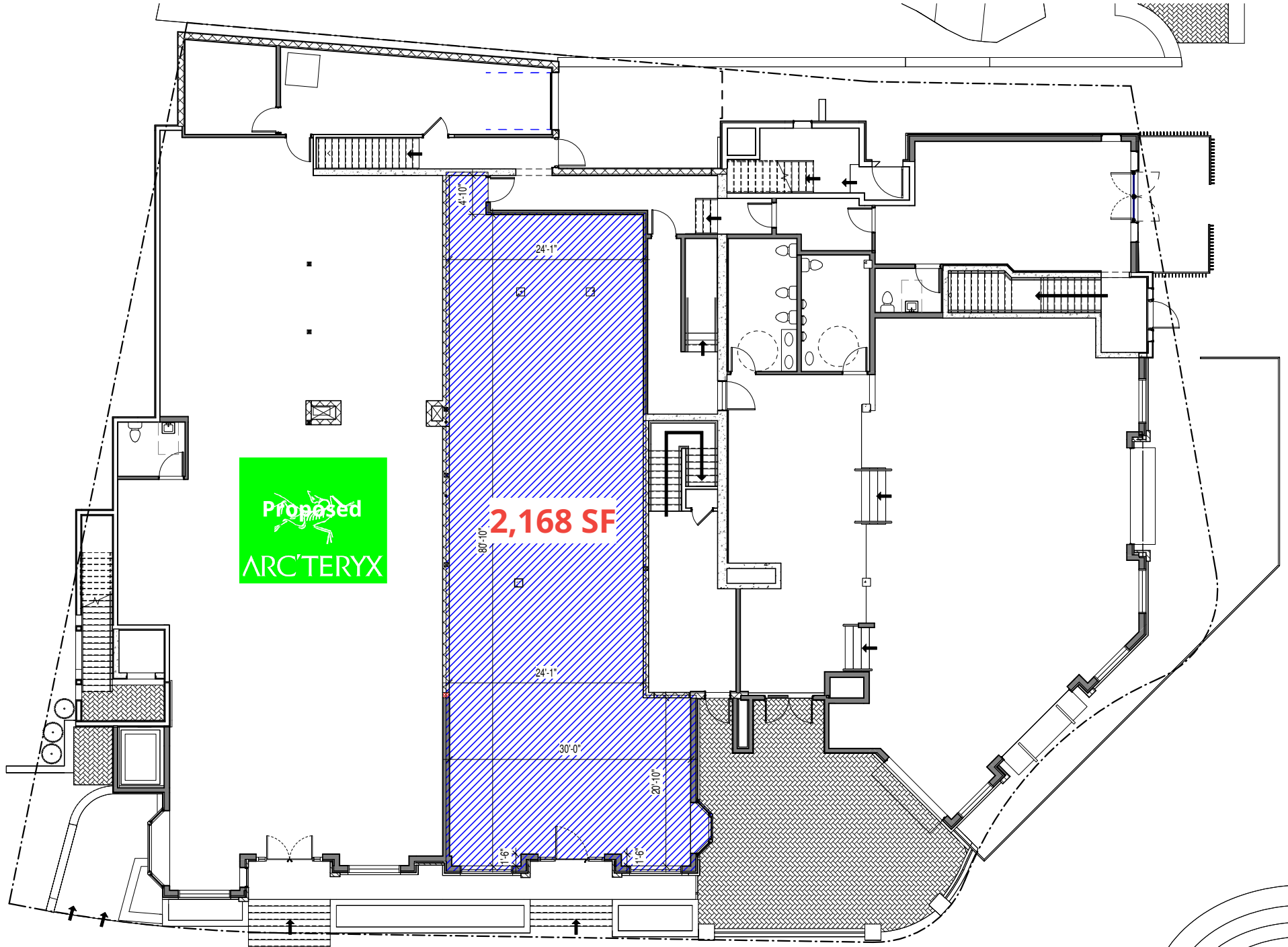
- Prime Location and High Foot Traffic: Situated in an unparalleled location within Vail Village, directly on Bridge Street, steps from Gondola One, ensuring a constant flow of potential customers.
- Affluent Customer Base: Vail boasts an affluent demographic with a median household income around \$99,356, and Vail Resorts targets customers with median household incomes typically above \$150,000, indicating significant disposable income.
- Tourist Destination and Seasonal Demand: As a renowned alpine village and major ski resort, Vail attracts a diverse tourist base, ensuring consistent demand throughout the year.
- Established Retail Environment: Join the likes of Brunello Cuccinelli, Moncler, Fusalp, Alo, North Face, Lululemon, Gorsuch Sports, Loro Piana, Pepi Sports, Patagonia, Fjallraven and many more.

Join These Retailers





**2,168 SF
Unit C-4**

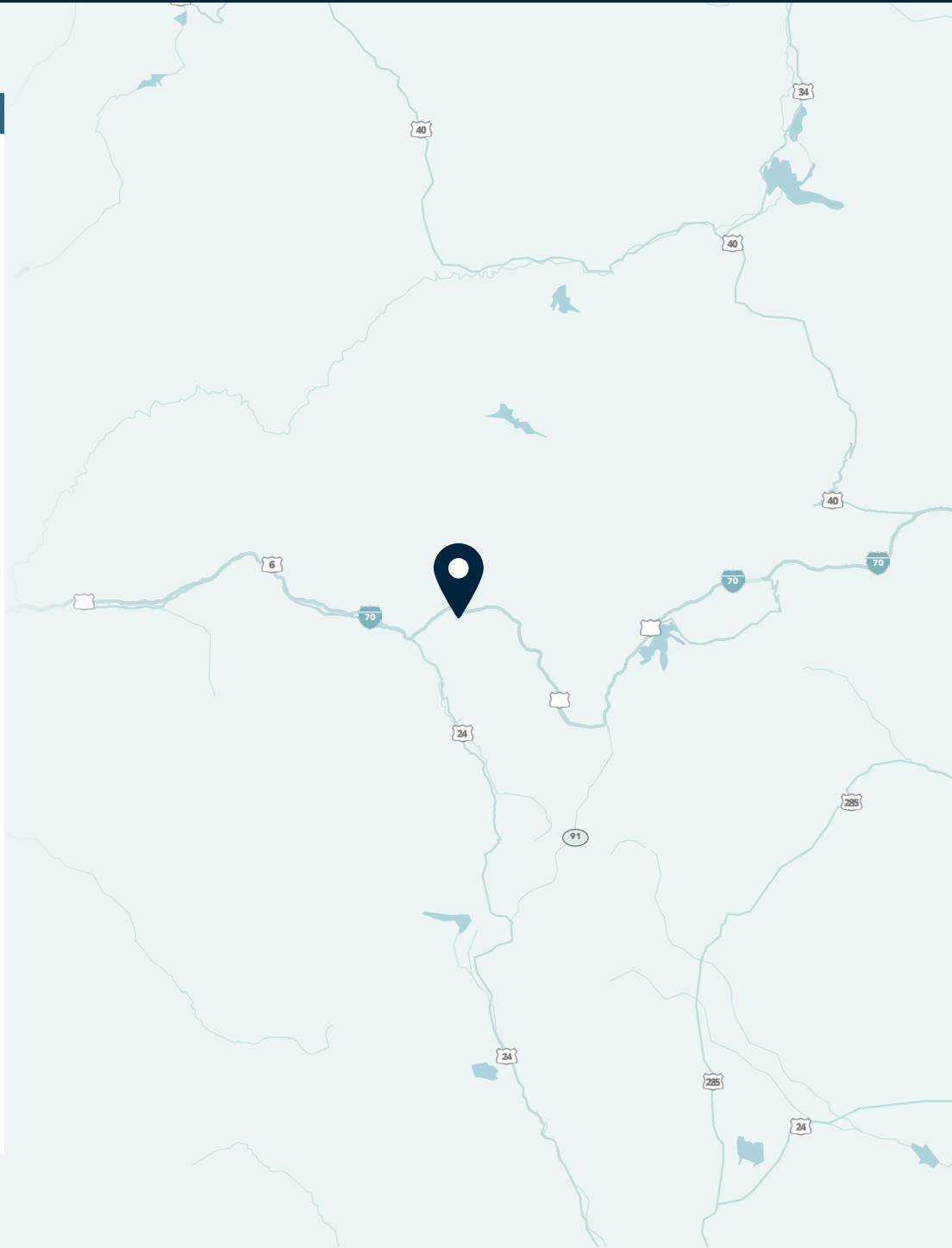






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	533	3,430	6,045
2030 Projected Population	637	3,729	6,275
Projected Annual Growth 2025to 2030	3.63%	1.69%	0.75%
Daytime Population			
2025 Daytime Population	6,761	10,544	12,176
Workers	6,486	9,159	9,915
Residents	275	1,385	2,261
Income			
2025 Est. Average Household Income	\$176,108	\$169,871	\$166,132
2025 Est. Median Household Income	\$99,356	\$107,935	\$113,725
Households & Growth			
2025 Estimated Households	295	1,719	2,903
2030 Projected Households	357	1,891	3,056
Projected Annual Growth 2025 to 2030	3.20%	1.57%	0.67%
Race & Ethnicity			
2025Est. White	86.84%	84.72%	84.30%
2025 Est. Black or African American	0.94%	0.99%	0.86%
2025 Est. Asian or Pacific Islander	0.94%	1.98%	1.77%
2025 Est. American Indian or Native Alaskan	3.20%	3.44%	3.79%
2025 Est. Other Races	7.89%	8.34%	8.67%
2025 Est. Hispanic	11.44%	11.31%	12.44%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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