

FOR SALE

Owner-User / Redevelopment Property

531 Silverthorne Ln, Silverthorne CO



PROPERTY OVERVIEW

PURCHASE PRICE:	\$1,920,000
BUILDING SIZE:	5,132 SF
PRICE / SF:	\$375
LAND SIZE:	0.97
YEAR BUILT:	1977
LIGHT COMMERCIAL ZONING:	C-1

INVESTMENT HIGHLIGHTS

- Positioned at the corner of Tanglewood Ln (5,000 VPD) and Silverthorne Ln, with excellent visibility from the I-70 (44,000 VPD) exit ramp
- Rare freestanding 5,124 square-foot property positioned on a 0.97-acre parcel with ~59 surface parking spaces
- C-1 Light Commercial zoning allows for various uses, including QSR, retail, office, hotel, and multi-family
- Affluent surrounding demographics with an average household income of \$150,907 within a 5-mile radius
- Extremely limited supply of freestanding single-tenant properties throughout Summit County; overall market vacancy of 0.9%
- Proximity to major ski areas, including Arapahoe Basin, Breckenridge, Copper Mountain, Keystone, and Vail

CONTACTS

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OFFERING MEMORANDUM