



PROPERTY DESCRIPTION

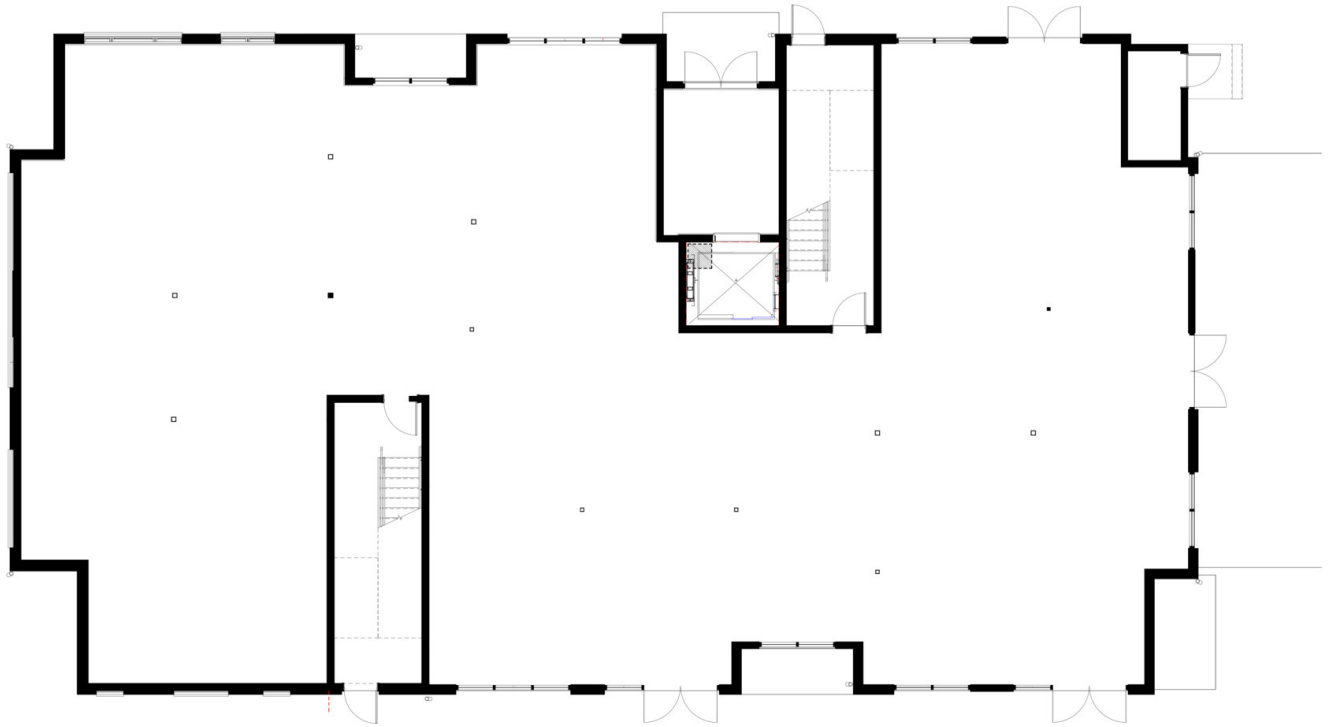
Introducing a prime leasing opportunity at 121 Ski Idlewild Rd, Winter Park, CO. This remarkable property offers approximately 6,300 SF of retail/restaurant space with a unique opportunity for a 1st generation restaurant & bar location. Complete with a grease trap, water tap, gas and electric already installed for restaurant use, this space presents an ideal setting for culinary innovation. The property's desirable features include surface parking, heated patio opportunities, and heated sidewalks. With landlord contributions available for qualified tenants, this space is perfectly positioned for a thriving restaurant or retail establishment.

PROPERTY HIGHLIGHTS

- Retail/Restaurant Space
- Grease Trap, Water Tap, Gas, and Electric Installed for Restaurant Use
- Excellent Opportunity for 1st Generation Restaurant & Bar Location
- Directly Across from Winter Park & Mary Jane Ski Resort
- Approximately 6,300 SF Available, Demisable Space
- Surface Parking
- Heated Sidewalks
- Heated Patio Opportunity
- Landlord Willing to Contribute TI Dollars to Qualified Tenants
- Professionally Managed

OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
Available SF:	6,300 SF
Lot Size:	0.368 Acres
Building Size:	6,300 SF



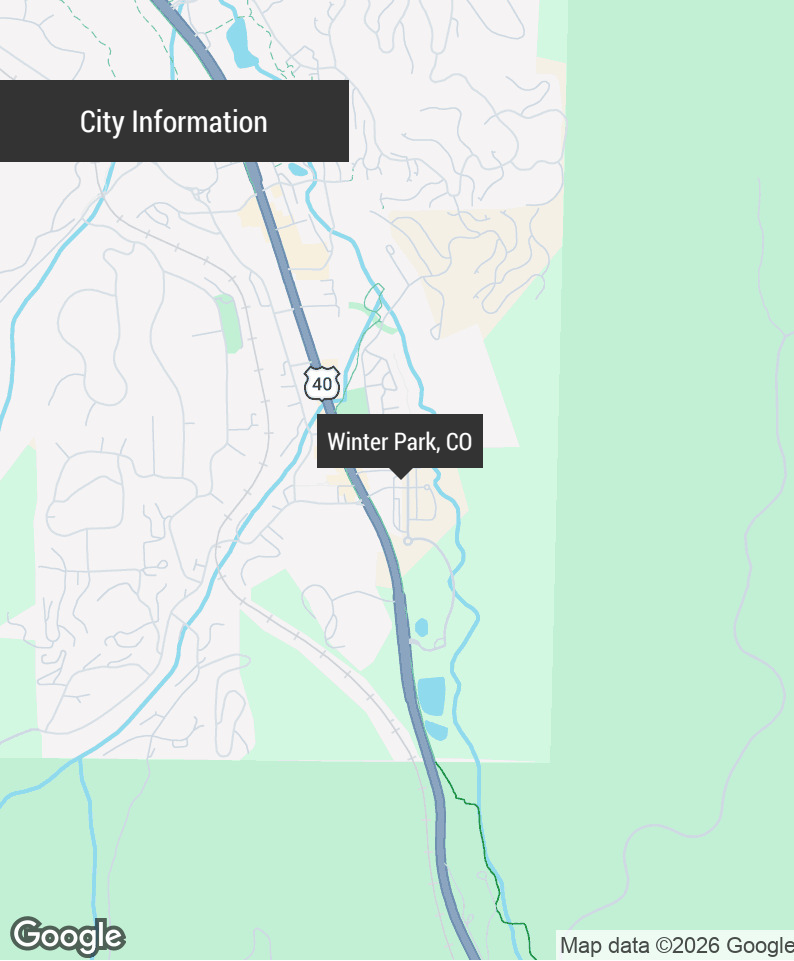
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,300 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Wayfarer Building Restaurant Space	Available	6,300 SF	NNN	\$32.00 SF/yr	6,300 SF retail/restaurant space available, fully equipped for restaurant use with grease trap, water, gas, and electric installed. Ideal for a first-generation restaurant or bar, with the option to divide the space and add a heated patio.

City Information



121 SKI IDLEWILD_BROCHURE



LOCATION DESCRIPTION

Located in town directly across from Winter Park and Mary Jane Ski Resort.
SUBD: ROAM FILING NO. 1 MINOR PLAT AMD PARCEL B

GRAND COUNTY STATISTICS - 2023

- 7,200,000 annual visitors
- 60% of visitors earn over \$100,000 per year
- Average stay is 2.2 days
- \$162,000,000 in restaurant sales

LOCATION DETAILS

County	Grand
Cross Streets	Cross streets are Vasquez Rd and Ski Idlewild Rd; two blocks from Interstate 40 and Vasquez Rd.