

Dillon Ridge Marketplace

U.S. Highway 6 & Dillon Ridge Road | Dillon, Colorado



RETAIL AVAILABLE FOR LEASE | SPACE 1,100 - 14,000 SF

- Major tenants include: City Market (Kroger), Bed Bath & Beyond, REI, Sky Line Cinema (8 theatres), Starbucks and Petco
- Center Gross Leasable Area: ±70,000 SF



For more information, please contact:

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Vice President

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Information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information subject to change.

Dillon Ridge Marketplace is situated in the mountain community of Dillon in Summit County, Colorado. Summit County is home to many world-class resorts including Keystone, Arapahoe Basin, Loveland, Copper Mountain and Breckenridge - all within 12 miles of Dillon. With 186,000 square feet of retail space, Dillon Ridge is the dominant convenience retail facility in Summit County. Located less than one-eighth of a mile east of Interstate 70 on US Hwy 6, this project offers a unique opportunity to service both the local and tourist markets. This diversity has transformed a once ski dependent area into a thriving year round economy. City Market, a division of Kroger, the largest grocery outlet in Summit County, anchors this project that includes Bed Bath & Beyond and REI as co-anchors.

| | |
|------------------------------|--------------------|
| AVAILABLE: | 1,100 - 3,000 SF |
| SHOP RATE (min./NNN): | \$20.00-\$24.00/SF |
| NNN: | \$6.30/SF |

| DEMOGRAPHICS | 5 MILE | 10 MILE | 15 MILE |
|----------------------------|-----------|-----------|-----------|
| Population (2020 est.): | 19,756 | 16,523 | 23,917 |
| Daytime Population (2010): | 10,663 | 14,310 | 21,055 |
| Median HH Income (2010): | \$76,904 | \$76,728 | \$74,784 |
| Average HH Income (2010): | \$95,536 | \$96,326 | \$98,620 |
| % Owner Occupied Housing: | 27.61% | 28.12% | 23.83% |
| Median Housing Value: | \$352,444 | \$365,716 | \$376,201 |



Miller Real Estate Investments, LLC
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NORTH



TENANT LIST

| | | | | | |
|----|-------------------------|------------------|----|---------------------------------|-----------|
| 1 | Teppanyaki | 1,991 SF | 13 | Heavenly Times Hot Tubs | 2,353 SF |
| 2 | Nozawa Sushi | 2,152 SF | 14 | Everything Co Tees & Gifts | 1,400 SF |
| 3 | Mattress Firm | 6,548 SF | 15 | Jimmy John's Gourmet Sandwiches | 1,757 SF |
| 4 | Dillon Ridge Liquors | 6,500 SF | 16 | Active Communications | 1,000 SF |
| 5 | Cost Cutters | 1,452 SF | 17 | Starbucks | 1,187 SF |
| 6 | City Market | 61,680 SF | 18 | Alpine Vet | 1,358 SF |
| 7 | REI | 25,200 SF | 19 | Sabor Mazatlan Mexican Rest | 2,878 SF |
| 8 | Skyline Cinemas | 22,300 SF | 20 | Domino's | 1,120 SF |
| 9 | Bed, Bath & Beyond | 24,081 SF | 21 | Available | 1,100 SF |
| 10 | City Market Gas Station | 53,900 SF (Land) | 22 | Available | 3,000 SF |
| 11 | Moore Realty | 9,088 SF (Land) | 24 | Petco | 12,926 SF |
| 12 | Chimayo Grill | 1,662 SF | 25 | Comfort Suites | 55,130 SF |

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