

DILLON RIDGE MARKETPLACE

U.S. HWY 6 & DILLON RIDGE RD. | DILLON, COLORADO



DEPAUL
Real Estate Advisors

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MATTHEW WATSON
Broker

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	US HWY 6 & Dillon Ridge Rd. Dillon, CO MAP	
PROPERTY TYPE	Regional Power Center – Retail	
AVAILABLE SPACE	Unit 21	1,100 SF
	Unit 22	3,000 SF
LEASE RATE	<i>Please contact broker</i>	
LEASE TYPE	NNN	
NNN EXPENSES	\$11.12 PSF – 2026 Estimated	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 EST. POPULATION	2,178	10,610	19,771
AVERAGE HH INCOME	\$109,126	\$125,097	\$137,607
DAYTIME EMPLOYEES	3,387	5,604	12,865
BUSINESSES	466	764	1,720

TRAFFIC COUNTS

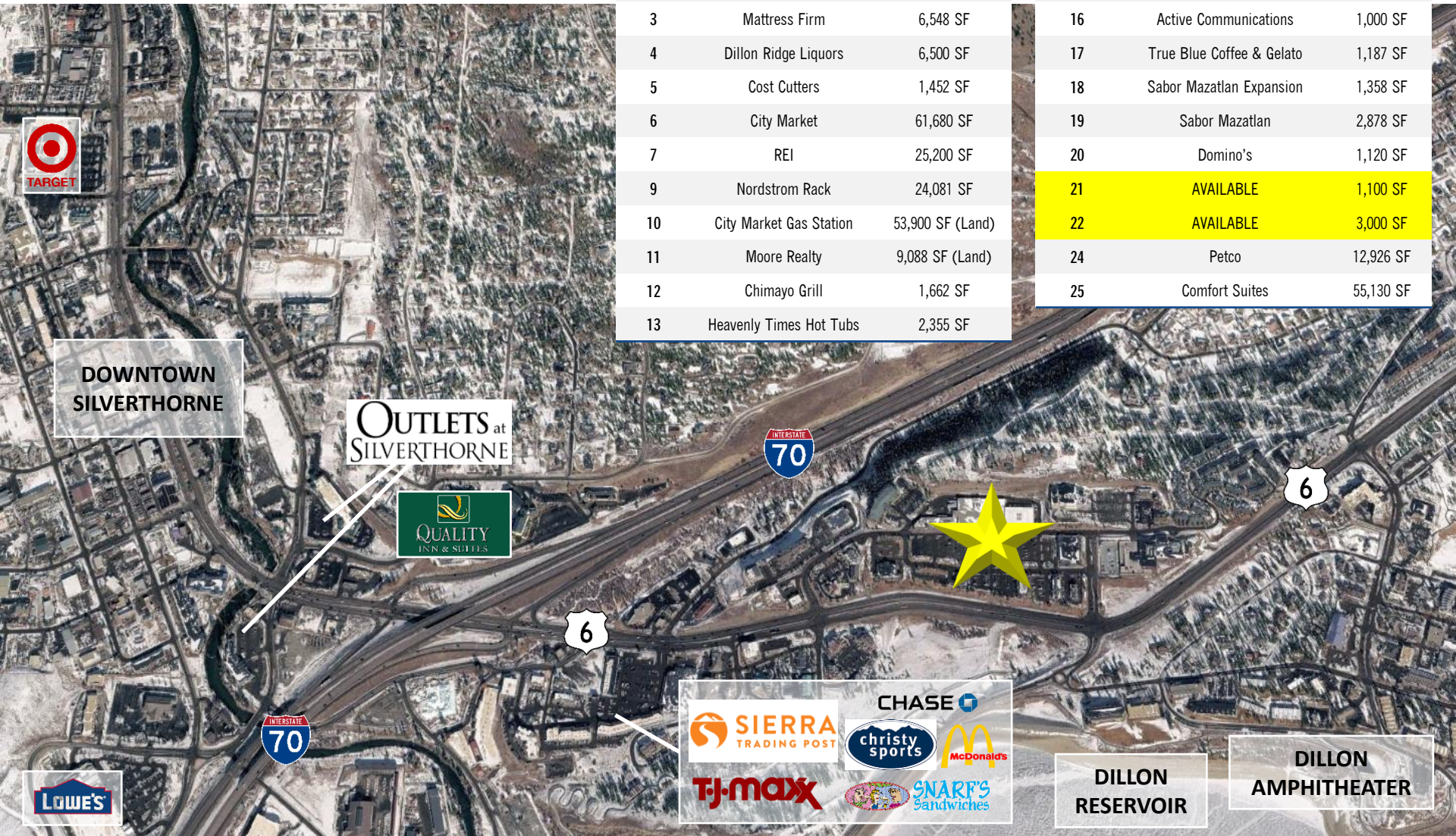


Dillon Ridge Rd.	6,103 VPD
US Hwy 6	31,459 VPD

- Excellent visibility and access from US Hwy 6, plus convenient access to I-70
- National and regional branded tenants
- Kroger-anchor and on-site hotel provide excellent foot traffic
- Ample parking
- Directly adjacent to Dillon Reservoir, a major recreation attraction

UNIT	TENANT	SF
1	Teppanyaki	1,991 SF
2	Nozawa Sushi	2,152 SF
3	Mattress Firm	6,548 SF
4	Dillon Ridge Liquors	6,500 SF
5	Cost Cutters	1,452 SF
6	City Market	61,680 SF
7	REI	25,200 SF
9	Nordstrom Rack	24,081 SF
10	City Market Gas Station	53,900 SF (Land)
11	Moore Realty	9,088 SF (Land)
12	Chimayo Grill	1,662 SF
13	Heavenly Times Hot Tubs	2,355 SF

UNIT	TENANT	SF
14	Everything Co. Tees & Gifts	1,400 SF
15	Jimmy John's	1,757 SF
16	Active Communications	1,000 SF
17	True Blue Coffee & Gelato	1,187 SF
18	Sabor Mazatlan Expansion	1,358 SF
19	Sabor Mazatlan	2,878 SF
20	Domino's	1,120 SF
21	AVAILABLE	1,100 SF
22	AVAILABLE	3,000 SF
24	Petco	12,926 SF
25	Comfort Suites	55,130 SF



DOWNTOWN SILVERTHORNE

OUTLETS at SILVERTHORNE



DILLON RESERVOIR

DILLON AMPHITHEATER

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker