

Basalt Center Circle

140 Basalt Center Circle, Basalt, CO 81621

seeking
GROCERY
FOOD HALL
RESTAURANT



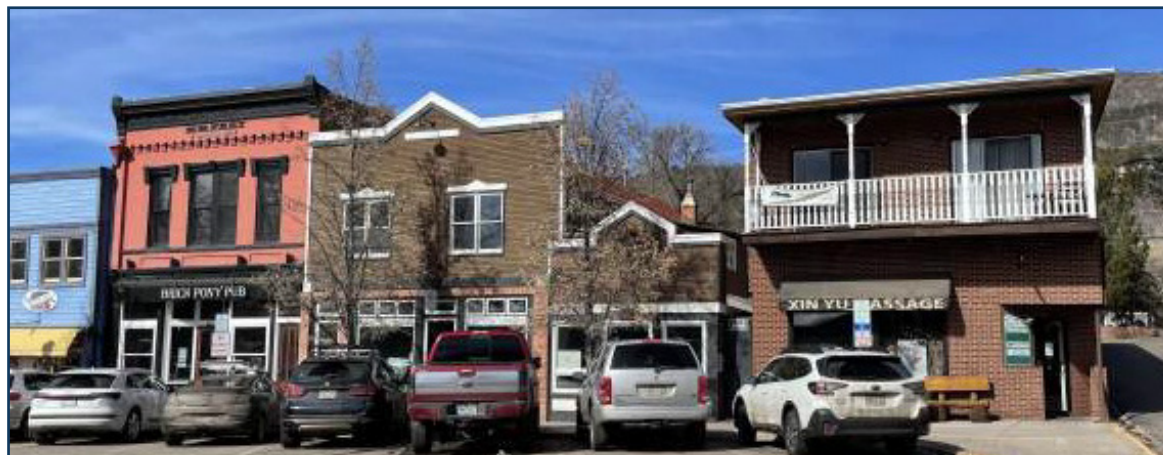


PROJECT SUMMARY

The offering is newly constructed ground level space in the redeveloped Clark's Market in downtown Basalt. The space will be under two levels of new multi-family with both surface and podium parking. This unique project intends to add affordable employee housing and a great food option to the constrained Roaring Fork valley. Retail users will have first priority on up to 17 affordable housing units in the project, providing rare access to housing.

The **10,000 SF** space is a great fit for a food hall, grocer or restaurant/ bodega. The location caters to the booming local population that is moving down-valley and gentrifying Basalt. Modern retail in Basalt was pioneered by Willits Town Center, developed by the same team and home to Whole Foods who has experienced banner sales. This is the closest retail opportunity of this scale to Aspen.

Delivering summer of 2025 for tenant improvement work; the project will be up and running in fall of 2025. All transaction structures will be considered including sale, lease and joint venture.



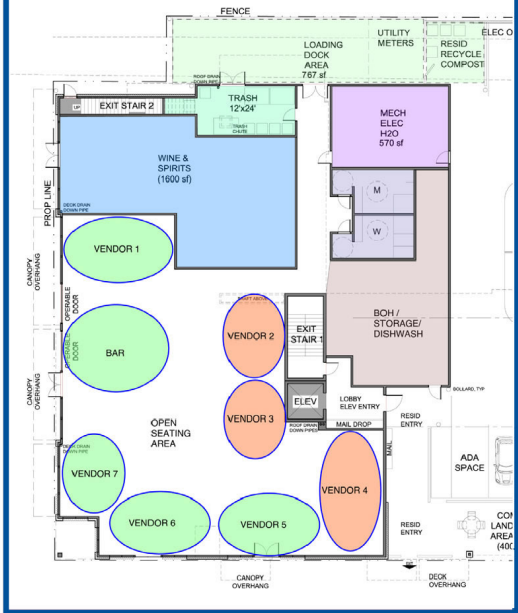
EXCLUDED

JIMBO LIQUORS (RELOCATING)

2 FLOORS ABOVE
AVAILABLE SPACE
INCLUDE 65 RENTAL
APARTMENTS WITH
RESIDENTIAL PODIUM
PARKING

SHARED RETAIL PARKING
131 NON-EXCLUSIVE PARKING SPACES

140 BASALT CENTER CIRCLE
10,000 SF Retail Space Available





PROJECT RENDERING - VIEW FROM SOUTHWEST CORNER



PROJECT RENDERING - VIEW FROM SOUTHWEST CORNER



PROJECT RENDERING - VIEW FROM WEST SIDE



BASALT RIVER PARK

Sited on a legacy riverfront location, Basalt River Park is an exciting new neighborhood taking shape along the Roaring Fork River in historic downtown Basalt, Colorado. The neighborhood consists of residential, commercial and nonprofit components, including a local-favorite, farm-to-table restaurant (Free Range Kitchen) overlooking the new town park and the river.

Source: basaltriverpark.com

MIDLAND AVENUE STREETScape

The Midland Avenue Streetscape project is a voter approved initiative to improve essential Town infrastructure and beautify downtown Basalt. The result will be a more integrated Midland Avenue that creates opportunities for businesses to thrive and the public to engage with one another in a more vibrant space.

The improvements will result in wider sidewalks on both sides of the street, improved ADA accessibility, more natural elements, new parking design with the same number of spaces as there are now, a clearer pedestrian flow between historic downtown and the Roaring Fork River, additional seating downtown, additional public art, and increased parking for bicycles.

Source: letstalk.basalt.net



ROARING FORK VALLEY

Outdoor Activities

In addition to skiing, the Roaring Fork Valley is rich in year-round activities like hiking, road and mountain biking, rafting, kayaking, stand-up paddling, fly-fishing, horseback riding, golf, tennis, paragliding, and four-wheeling.

Rio Grande Trail

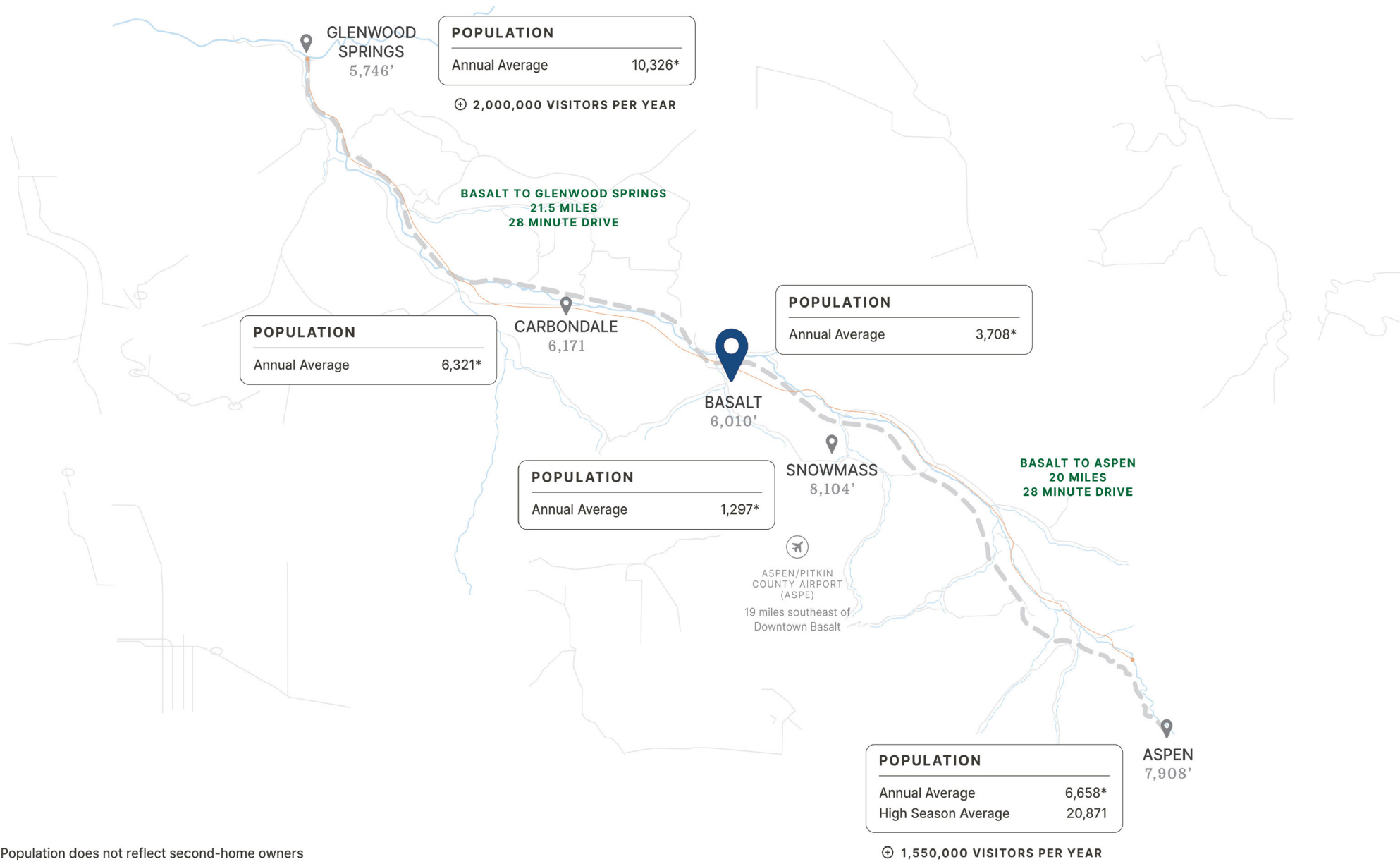
The Rio Grande Trail is 42 miles of multi-use paved paths from Glenwood Springs to Aspen.

Aspen Nordic Trail

The Aspen Nordic Trail is North America's largest free groomed cross-country ski system connecting Aspen, Snowmass and Basalt.

50 Billionaires

50 Billionaires on Forbes' Wealth List own or have interest in Aspen real estate.



*Population does not reflect second-home owners





DEMOGRAPHICS - DRIVE TIMES

	5 Minutes	15 Minutes	25 Minutes
 POPULATION	3,034	9,258	19,930
 EMPLOYEES	2,107	4,017	9,581
 HOUSEHOLDS	1,218	3,660	7,872
 AVG. HH INCOME	\$146,450	\$184,271	\$169,246

TRAFFIC COUNTS



On Hwy 82 west of Emma Rd:

21,000 vpd

On Flyingpan Rd north of Cedar Dr:

2,200 vpd




On Midland Ave south of Gold Rivers Ct:

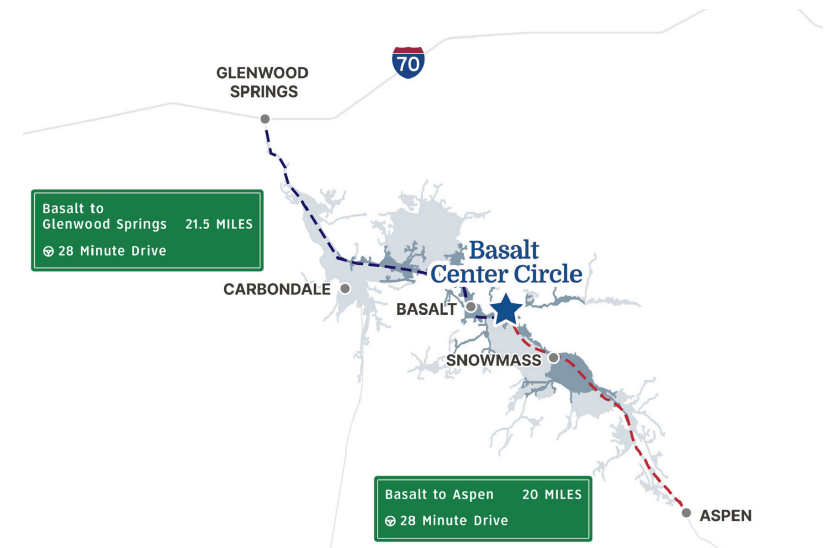
4,100 vpd

On Two Rivers Rd south of School St:

4,000 vpd

DEMOGRAPHICS - RADIUS

	5 Mile	20 Mile	40 Mile
 POPULATION	9,486	55,552	120,680
 EMPLOYEES	4,277	29,048	53,319
 HOUSEHOLDS	3,677	22,800	48,763
 AVG. HH INCOME	\$190,720	\$179,811	\$156,641





RETAIL LEASING

Mike DePalma
720 598 6043
mdepalma@creginc.com



Lex Tarumianz
970 618 5648
lex.tarumianz@aspensnowmasssir.com

Sarah Pegler
913 963 7273
sarah.pegler@aspensnowmasssir.com

Aspen
Snowmass | **Sotheby's**
INTERNATIONAL REALTY

DEVELOPER

Tim Belinski
Andrew Light

LB-WEST
lb-west.com