

## RETAIL SPACE FOR LEASE

# The Heart of the Bustling National Historic District

1630 Miner Street, Idaho Springs, CO

### PROPERTY OVERVIEW

- Prime retail space on historic Miner Street- one of the most **vibrant historic shopping and dining districts** in Colorado
- 1,395 SF street level retail & 250 SF basement storage available
- Located in the beautifully restored Majestic Building on Miner Street in Idaho Springs, at the main entrance to the Majestic office and co-working spaces
- Located within Miner Street Market (open May - October), ability to expand retail into street and includes live music and activities for all
- 3.5 million residents within 35 minutes
- **22 million vehicles annually pass through Idaho Springs** with an average daily count of 52,000 cars with 2.75/people per vehicle
- **Gateway to the Continental Divide and 9 Mountain Resorts** within 1 hour
- Beau Jo's Restaurant serves 420,000+ people annually
- Home to the second **busiest rafting river in the state** and a hub of outdoor recreation, including miles of hiking and biking trails



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### ***The Mighty Argo Cable Car Scheduled to commence construction Winter 2024!***

- 500,000-700,000 visitors expected per year
- 1.2 mile, 1,300 ft vertical rise, high-speed, year-round Scenic Gondola
- 8 person cabins, 600 people per hour per direction
- Mountain bike ready, custom cabins available for unique programming / sponsorship opportunities
- Sun decks, event space, food & beverage, flexible programming
- More info: [www.MightyArgo.com](http://www.MightyArgo.com)

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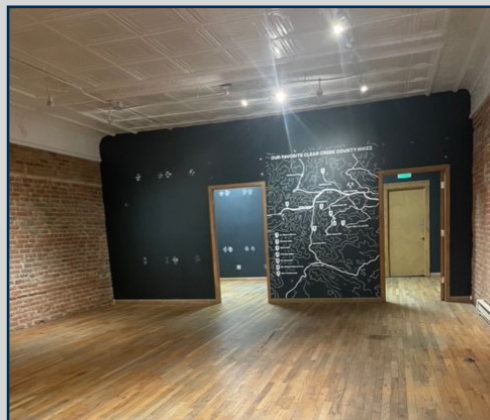
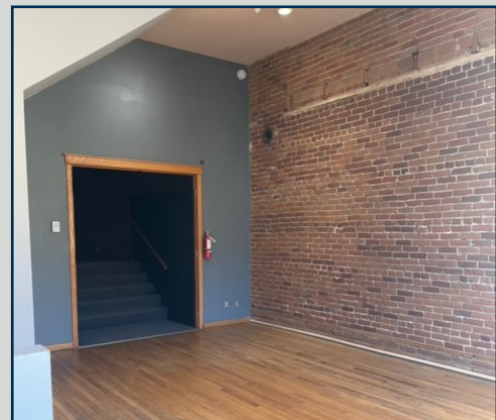
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The information herein was obtained from sources deemed reliable; however FORGE PARTNERS makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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