

THE FIELD HOUSE

11th Avenue and Idaho Street, Idaho Springs, Colorado

PROPERTY OVERVIEW

- Rare opportunity! Retail or restaurant space for lease located directly off I-70 in Idaho Springs
- 2,686 SF end cap available
- Incredible access & visibility to I-70
- Patio opportunity
- Space can be downsized to 2,400 SF
- 120 For Rent Residential Units starting construction Spring 2023
- Owned & Developed by Four Points Funding



Laura Hansen

laura@f-pco.com | 303 489 0503

Alisha Stoltz

alisha@f-pco.com | 303 931 6896



DEMOGRAPHICS

	Population 	Households 	Avg. HH Income \$	Daytime Pop. 	Traffic
1 mile	1,597	767	\$66,608	1,092	I-70 at 13th Ave (Idaho Springs)
3 mile	2,100	1,005	\$69,288	1,265	173,714 VPD
5 mile	4,137	1,980	\$71,527	1,909	

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RETAIL / RESTAURANT SPACE FOR LEASE

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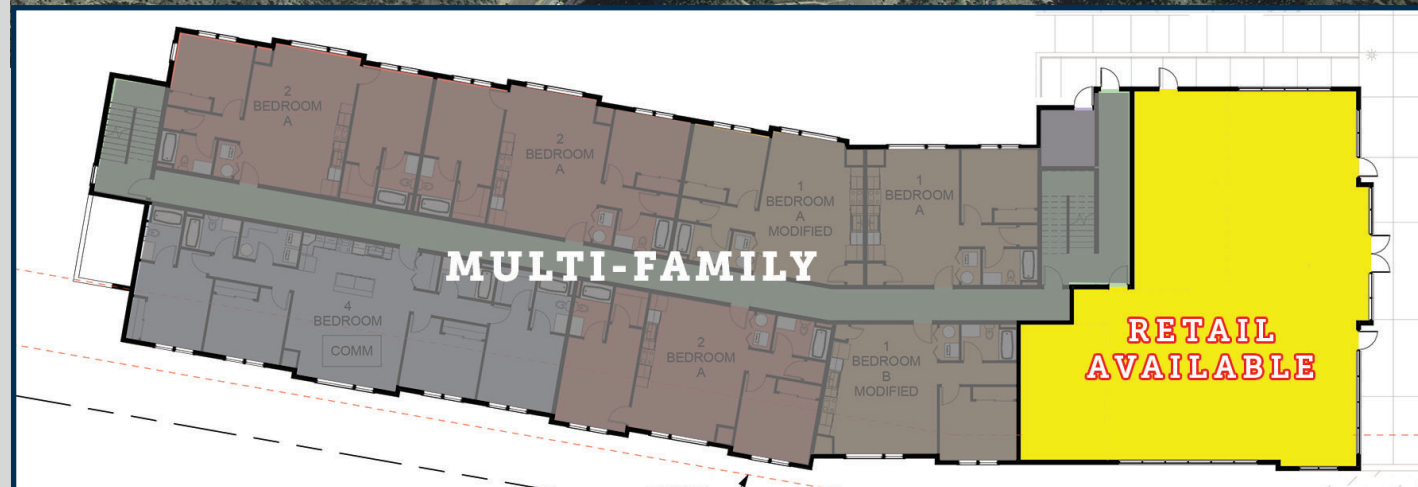
Proposed Residential Renderings



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29025 Upper Bear Creek, Suite B, Evergreen, CO 80439

www.f-pco.com

303 489 0503