

MAIN STREET STATION

505 South Main Street
Breckenridge, CO

HIGH STREET SHOPPING AT 9600 FEET



The Offering

Jones Lang LaSalle (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Main Street Station Breckenridge (the “Property”), an irreplaceable shopping experience located at the epicenter of the Breckenridge shopping district at the base of Peak 9, the main entry point of the world-renowned Colorado ski resort. This one-of-a-kind real estate sits on Maggie Pond and is less than 500 feet from Quicksilver Super 6 Lift. The Property is 100% leased to a diverse roster of national brand name tenants and local favorites, encompassing 34,652 SF of prime storefronts. Anchored by the majestic Rocky Mountains, Breckenridge is known as a top international destination with over 6.19M visits annually. As the largest commercial property in Breckenridge to come to market in five years, Main Street Station offers investors the opportunity to own a rare and important piece of Colorado’s mountain environment.

Property Summary

Address	505 South Main Street Breckenridge, Colorado
Square Feet	34,652
Occupancy	100%
Year Built	2002
Parking	82 spaces in heated garage
Number of Units	24 tax parcels (per Summit CAD)

Pricing Summary

Purchase Price	\$16,750,000
PSF	\$483
In-place NOI	\$1,028,978
In-place Cap Rate	6.1%
Average In-place Rents	\$32.29 psf NNN



SINCLAIR
GAS STATION

RESIDENCE INN
BY MARRIOTT
BRECKENRIDGE

HYATT
RESIDENCE CLUB
BRECKENRIDGE

MARRIOTT'S
MOUNTAIN LODGE
AT BRECKENRIDGE

QUICKSILVER
SUPER 6 LIFT

EMPIRE BURGER,
PEAK OF ASIA,
RIDGE ST. KITCHEN,
BROOKLYN'S
TAVERN & BILLIARDS

LA CIMA
MALL

**MAIN STREET
STATION**

THE MAGGIE

THE VILLAGE AT
BRECKENRIDGE
SHAVANO CONDOS

THE O2 LOUNGE

THE VILLAGE AT
BRECKENRIDGE

RANGE VIEW
RENTALS

SUREFOOT
SKI SHOP

GRAVITY HAUS
BRECKENRIDGE

SOUTH PARK AVE

LA
FRANCAISE

MI CASA
RESTAURANT &
CANTINA

MOUNTAIN WAVE
SNOWBOARD
SHOP

S. MAIN ST

THE LOST
CAJUN

Investment Highlights



Irreplaceable real estate in a captive market

Main Street Station is exceptional real estate located at the base of one of Colorado's most successful ski resorts.

With over 6 million visits per year to Breckenridge, the Property offers visitors a wide array of options for shopping, dining and entertainment while at the resort.

Home of Rocky Mountain Events, Main Street Station offers a full event schedule year round including festivals, music events, and the Breckenridge Sunday Market in the summer months.



Unmatched location within the shopping district

Main Street Station strategically sits on the main entry to Breckenridge Mountain and is located less than 500 feet from Quicksilver Super 6 Lift, the only ski base located downtown.

Located on the intersection of Main Street and Park Avenue (Hwy 9), retailers benefit from the property's exposure to over 14,000 vehicles per day.

Shoppers can take advantage of the ample public parking in the form of a heated parking garage steps from the shops as well as street parking.

Anchoring Breckenridge's Main Street, Main Street Station has an estimated 467,900+ number of visits annually and is the premier shopping destination in Summit County.



Massive regional growth throughout the pandemic

The global pandemic has created a flight to the Colorado mountain communities, an enduring impact causing unprecedented activity seen throughout Summit County.

The housing market in Summit county is booming with number of sold properties up 86%, with a list price to sold price ratio of 101%.

As the population continues to grow and densify, Main Street Station will continue to be a destination and community gathering point.





Investment Highlights



E-Commerce resistant, experiential retail experience

Strategically located at the base of the mountain, Main Street Station offers numerous cultural and entertainment options which is a leading driver to their success.

The tenant base is comprised of local and name brand retail, with experiential retail tenants leading the pack.



Connectivity through the Epic Pass

Breckenridge is one of 41 global ski destinations as part of Vail's Epic Pass, which includes other world-renowned resorts such as Vail Mountain, Beaver Creek, Whistler Blackcomb, Park City and Telluride.

More than 850,000 epic passes were sold as of December 2020, an 18% increase in pass sales compared to December 2019.

Perennially ranked in the "Top 10 Best Resorts" by SKI Magazine, Breckenridge experiences an impressive amount of tourism as a result of the world class skiing and camping.



Impressive deal metrics

With a strong weighted average lease term of 4.6 years and contractual rental increases, the Property provides an investor the opportunity to capitalize on high-yielding returns accentuated by a favorable debt environment.



Favorable basis/ below replacement cost for rare mountain investment

The Property is expected to trade well below replacement cost of a similar product constructed today which could cost upwards of \$625 psf.

The extensive renovation, low cost basis, and irreplaceable location make this an extremely attractive, one-of-a-kind investment for future ownership.

Site Plan

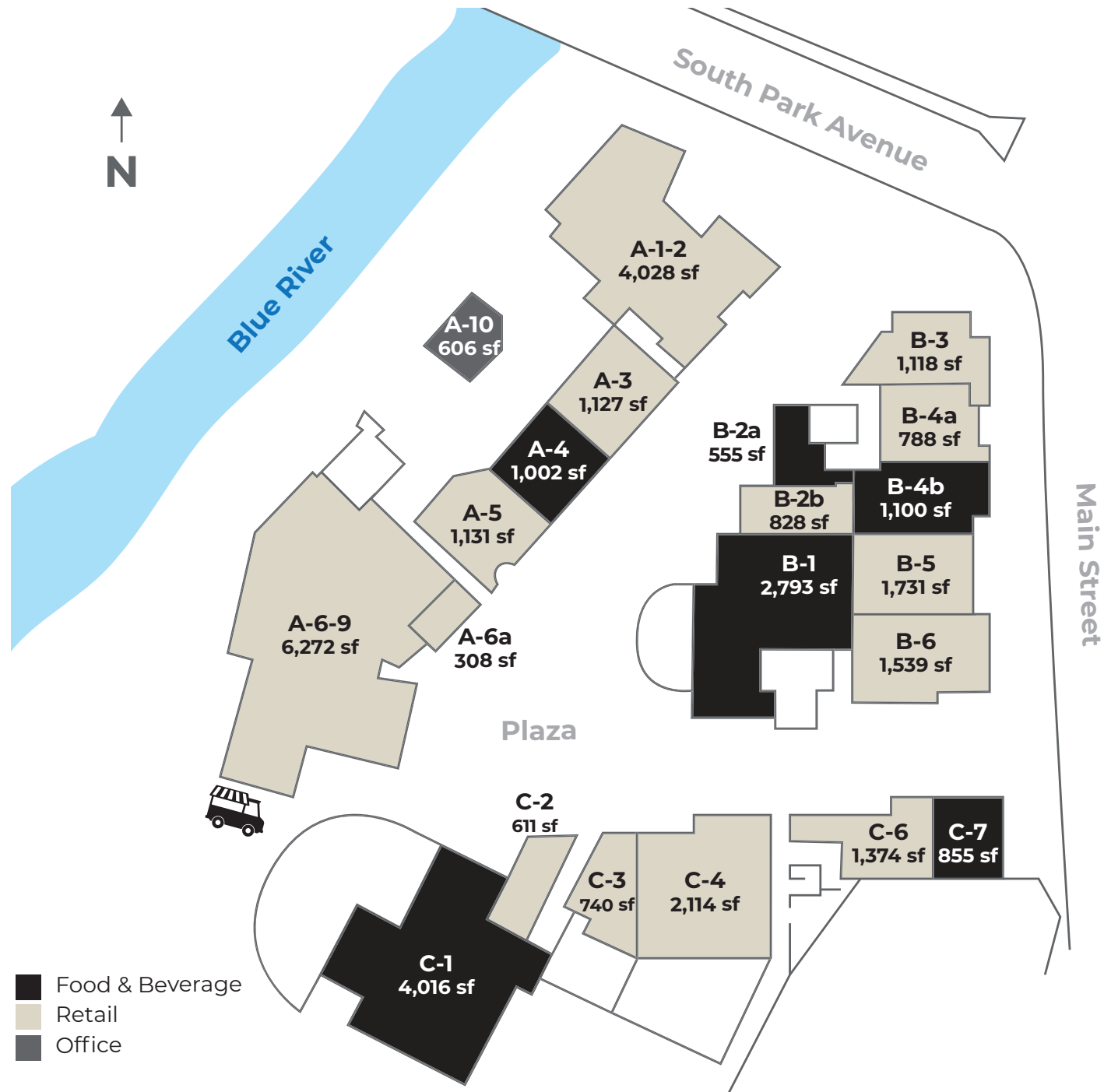
EXISTING TENANTS

- A1-2 Lululemon USA
- A3 Faith & Flair
- A4 Continental Divide Winery
- A5 Bhava Yoga
- A6a Maggie Pond Boutique
- A6-9 Christy Sports
- A10 Trolley Crepes Breck - Office


- B1 BOLD Restaurant & Bar
- B2a The Cheese Shop of Breckenridge
- B2b Mountain Time Escape Rooms
- B3 Teton Gravity Research
- B4a Edward Jones & Co.
- B4b Lolo Juice
- B5 Buffalo Mountain Apparel Co.
- B6 Digitiq Breckenridge






- C1 Quandary Grille
- C2 Folcland
- C3 Mountain Time Escape Rooms
- C4-5 Howard Head Sports Medicine
- C6 Psycle 9600
- C7 Coffee Depot

 Trolley Crepes Breckenridge



Area Plan

- A** Breckenridge House West
- B** Breckenridge House East
- C** Grand Central
- D** Hyatt Vacation Club
- E** Water House East
- F** Water House West
-  Site Zone

-  Front Desk
-  Restroom
-  Parking Garage
-  Bus Stop
-  Food & Beverage
-  Elevator





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