

# FOR LEASE

420 E. Park Ave.  
Empire, CO

Office/Retail/Restaurant Space Available



**Available SF:** 1,521 – 1,563  
**Max Contiguous:** 3,084 SF  
**Rate:** \$20/sf/yr + NNN



- Two units available in shell condition, could be combined
- Existing restaurant infrastructure and hookups including grease trap
- Side door connects to patio space & 3,000sf grass area for seating, yard games, or yurt for outside usable space in the winter

Cristian Gutierrez  
Broker Associate

Marin Dornseif  
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PANORAMA COMMERCIAL GROUP



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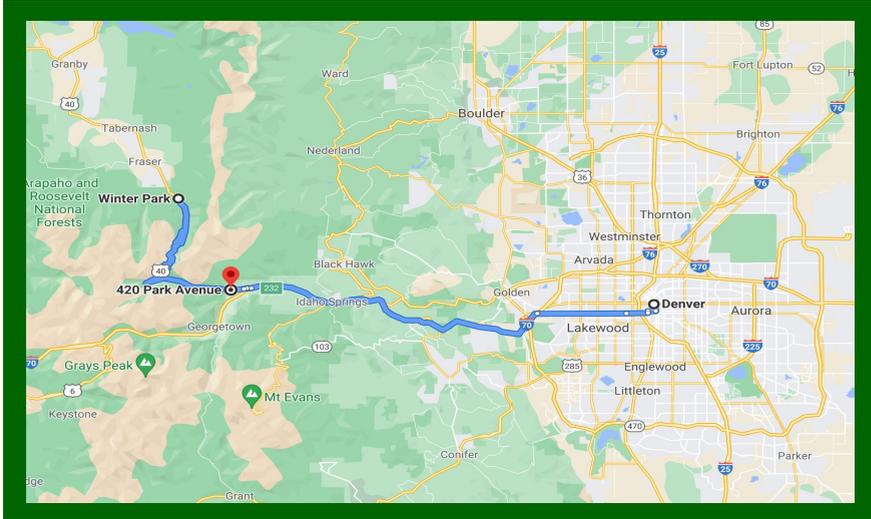
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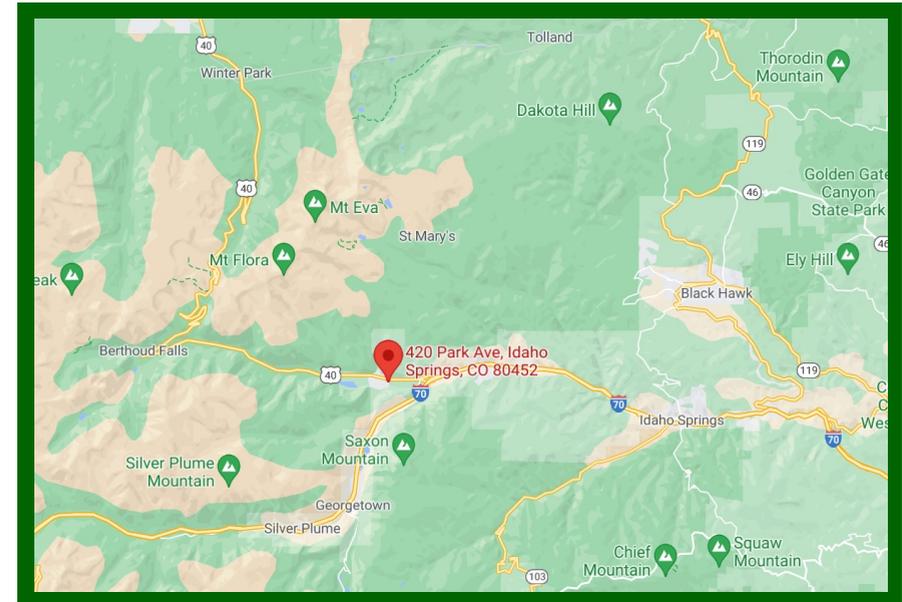
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## 420 E. Park Ave. Empire CO



- The first property as you enter Empire
- Great visibility and exposure with large monument sign
- Nicest and newest building in town
- Located directly across from DownStream Adventures, one of Colorado's most popular and busiest white water rafting companies

- Historic Empire provides mountain town charm with a mix of local art galleries, restaurants, and Shops
- Empire lies at the foot of Berthoud Pass, just off of the I-70 exit towards Winter Park
- Located less than 6 miles from Georgetown & less than 10 Miles from Idaho Springs
- Year-round destination for some of the state's best skiing, hiking, rafting, and site seeing



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