1531 Colorado

RETAIL/OFFICE BUILDING FOR SALE

Owner occupant or investment

1531 Colorado Blvd., Idaho Springs, CO 80452

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1531 COLORADO BLVD., IDAHO SPRINGS, CO 80452

SALE PRICE: $650,000

Visit 1531Colorado.com for more details. Positioned in the heart of historic downtown Idaho Springs, 1531 Colorado Blvd. presents a rare opportunity to acquire a well-located commercial retail/office building along one of the town's most visible corridors. This 2,470 square foot office property offers excellent accessibility, strong street presence, and convenient parking—an rare advantage in the downtown area. Located directly next to a public parking lot, the property provides abundant parking for customers and clients, while also including five dedicated employee parking spaces. Its central location places the building within walking distance of Idaho Springs' vibrant mix of restaurants, retail shops, and local businesses, creating an attractive setting for both employees and visitors. With its highly desirable downtown location, rare adjacent parking, and flexible retail/office layout, 1531 Colorado Blvd. offers an excellent opportunity for owner-users or investors seeking a well-positioned commercial asset in one of Colorado's most charming mountain communities.

PROPERTY HIGHLIGHTS

Building Type | Retail/Office

Building Size | 2,470 Total

Parking Lot | Public Lot with five employee spaces

Year Built | 1967

Lot Size | 0.113 Acres

Zoning | C-1

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BUILDING FEATURES AND POTENTIAL USES

- Highly visible location along Colorado Blvd in Downtown Idaho Springs
- 2,470 SF retail/office building
- Flexible retail/office layout suitable for professional services, medical, or boutique users
- Public parking lot directly adjacent to property
- Five dedicated employee parking spaces
- Walking distance to restaurants, retail, and downtown amenities
- Owner-user or investment opportunity in a growing mountain tourism market

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COMPARABLE SALES

1

2

3

4

5

#	Property	Price	Rentable SF	Year Built
SUB	1531 Colorado Blvd., Idaho Springs, CO 80452	$650,000	2,470	1967
1	222 17th St. Idaho Springs, CO 80452	$395,000	1,668	1940
2	1743 Miner St. Idaho Springs, CO 80452	$1,000,000	2,497	1938
3	233 3rd Ave. Idaho Springs, CO 80452	$470,000	2,208	1938
4	1520 Miner St. Idaho Springs, CO 80452	$1,150,000	2,156	1900
5	1625 Miner St. Idaho Springs, CO 80452	$1,000,000	3,020	1900

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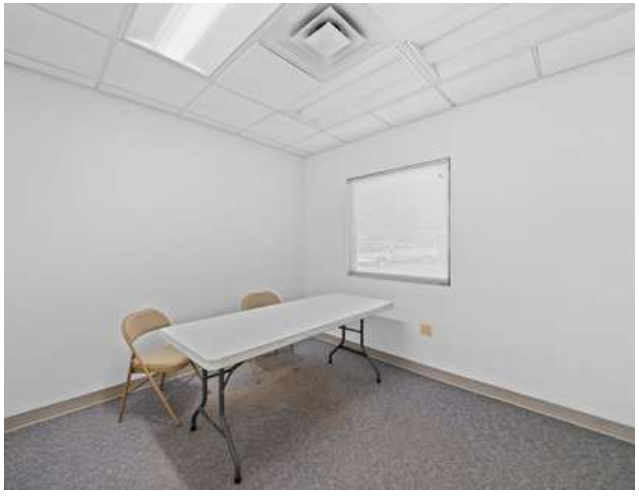

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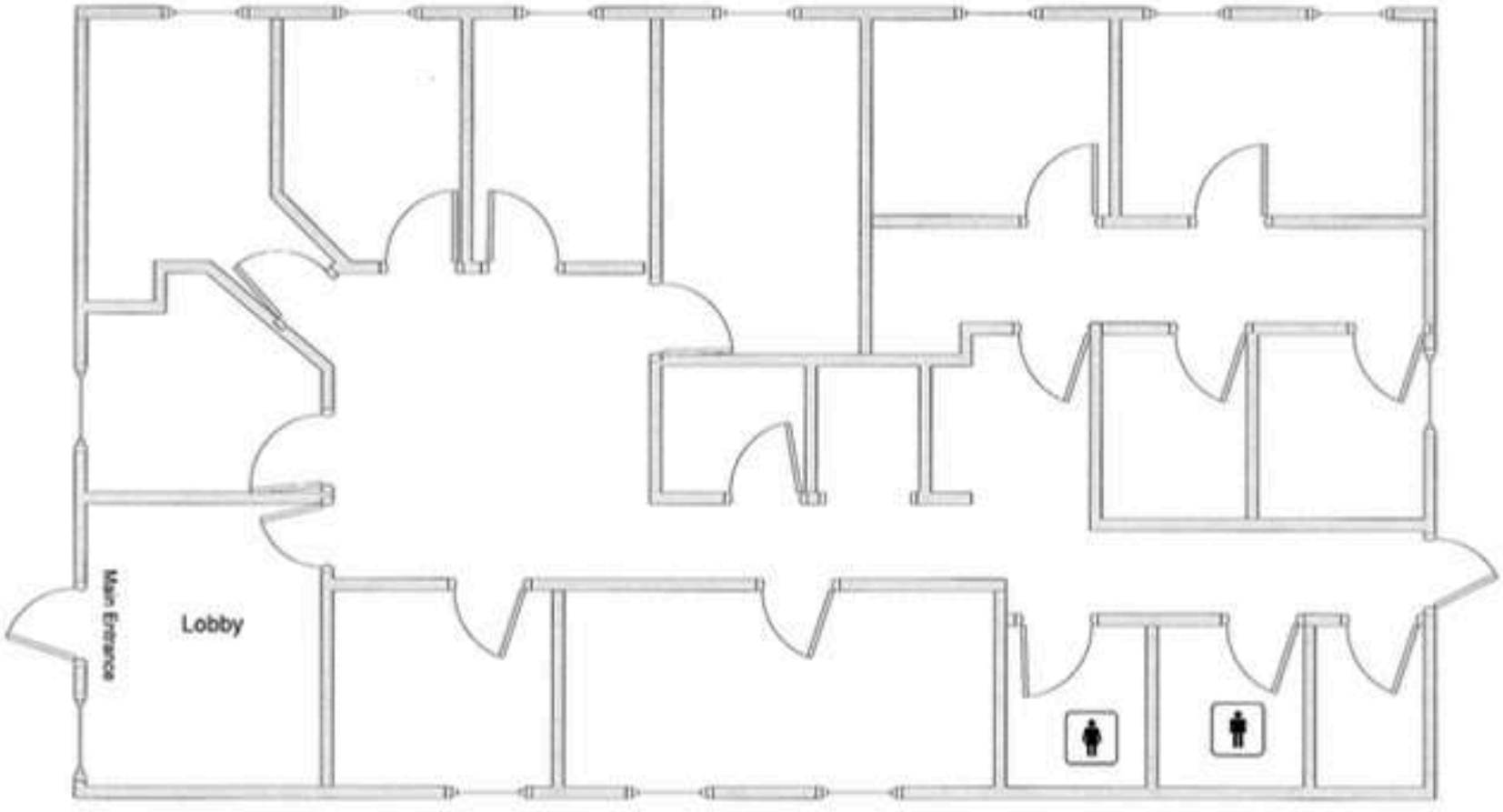
FLOOR PLAN



LOCATION: IDAHO SPRINGS

IDAHO SPRINGS

Idaho Springs is a historic mountain community located approximately 30 miles west of Downtown Denver along the I-70 mountain corridor. With a population of roughly 2,000 residents, Idaho Springs serves as both a full-time residential market and a highly trafficked gateway town to Colorado's high country. Its position at the base of Mount Blue Sky (formerly Mount Evans) and direct access to Clear Creek make it a strategic hub for tourism, recreation, and mountain-oriented commercial activity.

Originally founded during the Colorado Gold Rush, Idaho Springs retains a vibrant historic downtown anchored by preserved architecture, locally owned restaurants, breweries, and retail shops. The city benefits from consistent year-round visitation driven by outdoor recreation, including hiking, rafting, fishing, skiing access, and scenic tourism. This steady flow of visitors supports a resilient local economy centered around hospitality, food and beverage, and service-oriented commercial uses.

Connectivity is a defining strength of Idaho Springs. Immediate access to I-70 places the city within an easy commute of the Denver metro while also capturing significant pass-through traffic en route to Summit County and other major resort destinations. This location advantage has supported sustained demand for workforce housing, short-term lodging, and mixed-use commercial assets serving both residents and tourists.

As land availability along the I-70 corridor becomes increasingly constrained, Idaho Springs continues to attract investor interest for its limited supply, historic character, and long-term growth potential. The city's combination of mountain lifestyle appeal, strong tourism fundamentals, and proximity to Denver positions it as a unique and durable market for income-producing real estate in Colorado's Front Range and mountain transition zone.

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2025 ECONOMIC OVERVIEW

25 Million +
Annual Visitors travel through the I-70 mountain corridor

30,000 +
Vehicles per day on Interstate 70 near Idaho Springs

20 Minutes To Loveland Ski Area	45 Minutes To Breckenridge, Keystone & Summit County Resorts
Bachelor's Degree or Higher **38%**	Median Age **45.8**
Average Household Income **$111,096**	Median Home Value **$472,380**

IDAHO SPRINGS COLORADO
2025 ECONOMIC OVERVIEW

Idaho Springs is undergoing several public and private investments designed to strengthen the local economy and support long-term tourism growth. Key initiatives include:

- Virginia Canyon Mountain Park and Argo Gondola project, which will expand outdoor recreation and mountain biking opportunities.
- Downtown revitalization initiatives aimed at improving walkability, retail activity, and visitor experiences.
- Transportation improvements along Interstate 70, including the Floyd Hill project designed to improve safety and traffic flow along the mountain corridor.

These investments are intended to increase visitation and reinforce Idaho Springs' role as a recreation hub for the Front Range and Rocky Mountains.

Looking ahead, Idaho Springs is positioned to benefit from continued growth in Colorado's outdoor recreation economy and mountain tourism industry. Its proximity to the Denver metropolitan area, combined with direct access to major ski resorts and recreation destinations, provides long-term economic stability driven by both tourism and commuter activity along the I-70 corridor.

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CONSUMER SPENDING

Consumer Spending	1 Mile Current Year	1 Mile 2030 Forecast	3 Miles Current Year	3 Miles 2030 Forecast	5 Miles Current Year	5 Miles 2030 Forecast
Total Retail	$20,174k	$20,676k (+2.5%)	$33,838k	$34,679k (+2.5%)	$33,838k	$34,679k (+2.5%)
Food	$3,280k	$3,354k (+2.2%)	$5,502k	$5,625k (+2.2%)	$5,502k	$5,625k (+2.2%)
Alcohol	$198k	$201k (+1.4%)	$333k	$337k (+1.4%)	$333k	$337k (+1.4%)
Housing	$7,621k	$7,832k (+2.8%)	$12,782k	$13,137k (+2.8%)	$12,782k	$13,137k (+2.8%)
Apparel	$648k	$664k (+2.5%)	$1,087k	$1,113k (+2.5%)	$1,087k	$1,113k (+2.5%)
Transportation	$5,340k	$5,448k (+2.0%)	$8,957k	$9,138k (+2.0%)	$8,957k	$9,138k (+2.0%)
Health	$3,042k	$3,169k (+4.2%)	$5,103k	$5,315k (+4.2%)	$5,103k	$5,315k (+4.2%)
Entertainment	$1,385k	$1,410k (+1.8%)	$2,323k	$2,364k (+1.8%)	$2,323k	$2,364k (+1.8%)
Personal Care	$272k	$280k (+3.0%)	$457k	$470k (+3.0%)	$457k	$470k (+3.0%)

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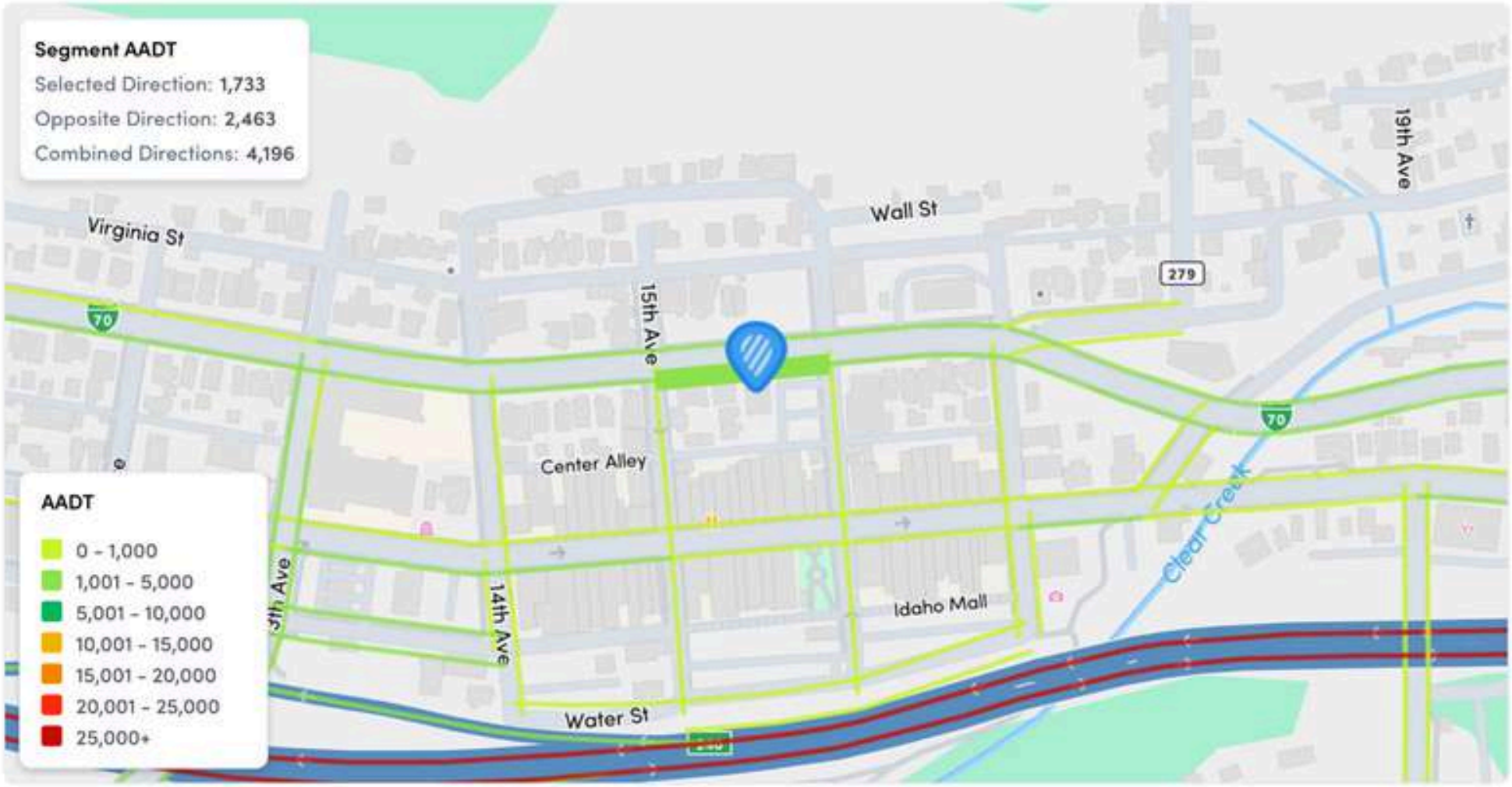
CAR TRAFFIC



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IDAHO SPRINGS EMPLOYERS

Idaho Springs serves as a gateway community along the I-70 mountain corridor, located just 35 miles west of Denver and within easy reach of Colorado's premier ski resorts and recreation destinations. Its strategic location between the Denver metro area and Summit County makes the city a popular stop for both residents and millions of visitors traveling through the Rocky Mountains each year. Idaho Springs is located directly along Interstate 70, one of Colorado's busiest mountain corridors, carrying more than 30,000 vehicles per day during peak travel periods. The city is positioned less than 45 minutes from Downtown Denver and Denver International Airport, providing convenient access to one of the fastest-growing metropolitan economies in the United States. Tourism and outdoor recreation are major economic drivers for the community. Idaho Springs attracts visitors year-round for hiking, rafting, historic mining attractions, breweries, restaurants, and access to nearby ski resorts. Continued public and private investment is helping transform the city into a year-round recreation hub for the Front Range.

Major Economic Drivers Supporting Idaho Springs

- ✓ **Loveland Ski Area –** One of Colorado's most accessible ski resorts, located just 20 minutes west along I-70
- ✓ **Black Hawk Gaming District –** Major regional employment center with multiple casino resorts
- ✓ **Henderson Mine –** One of the world's largest molybdenum mines located nearby in Clear Creek County
- ✓ **Outdoor Recreation Tourism –** Hiking, rafting, mountain biking, and trail access throughout Clear Creek Canyon
- ✓ **Historic Downtown Idaho Springs –** Restaurants, breweries, retail, and tourism attractions drawing Front Range visitors
- ✓ **Virginia Canyon Mountain Park & Argo Gondola Project –** A major recreation development expected to bring significant tourism growth to the area

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IDAHO SPRINGS DEVELOPMENT

Mighty Argo Cable Car & Virginia Canyon Mountain Park
One of the most significant projects underway is the Mighty Argo Cable Car, a scenic gondola being constructed at the historic Argo Mill site. The project represents an estimated $71 million investment and is expected to open in 2026, providing access to over 400 acres of mountain terrain and more than 25 miles of biking and hiking trails in Virginia Canyon Mountain Park. The gondola and trail system are expected to attract hundreds of thousands of visitors annually, positioning Idaho Springs as a major outdoor recreation hub along the Front Range and supporting increased demand for local retail, restaurants, lodging, and services.

Housing Development & Workforce Housing
To address regional housing shortages, several residential projects are underway. A 120-unit apartment community is being developed on the site of the former Golddigger Stadium, one of the largest housing developments in the city's history.
In addition, the former Carlson Elementary School property is being redeveloped into affordable housing, helping support workforce housing needs in Clear Creek County.

Downtown Revitalization & Infrastructure
The City of Idaho Springs is also pursuing a Mobility Hub and downtown improvements program, designed to enhance parking, circulation, transit access, and pedestrian connectivity within the historic downtown district. These efforts are being supported through the city's 2025 Comprehensive Plan update, which focuses on guiding sustainable growth, expanding tourism opportunities, improving transportation, and strengthening the local economy.

I-70 Corridor Infrastructure Improvements
Major transportation infrastructure improvements are also underway nearby through the I-70 Floyd Hill Project, which will widen portions of the interstate, add an express lane, and improve safety and access along the mountain corridor leading into Idaho Springs.
The project will improve travel reliability and accessibility between the Denver metropolitan area and Colorado's mountain recreation destinations, further strengthening Idaho Springs' position as a gateway community along the I-70 corridor.

GLASS PROPERTIES GROUP

KW COMMERCIAL

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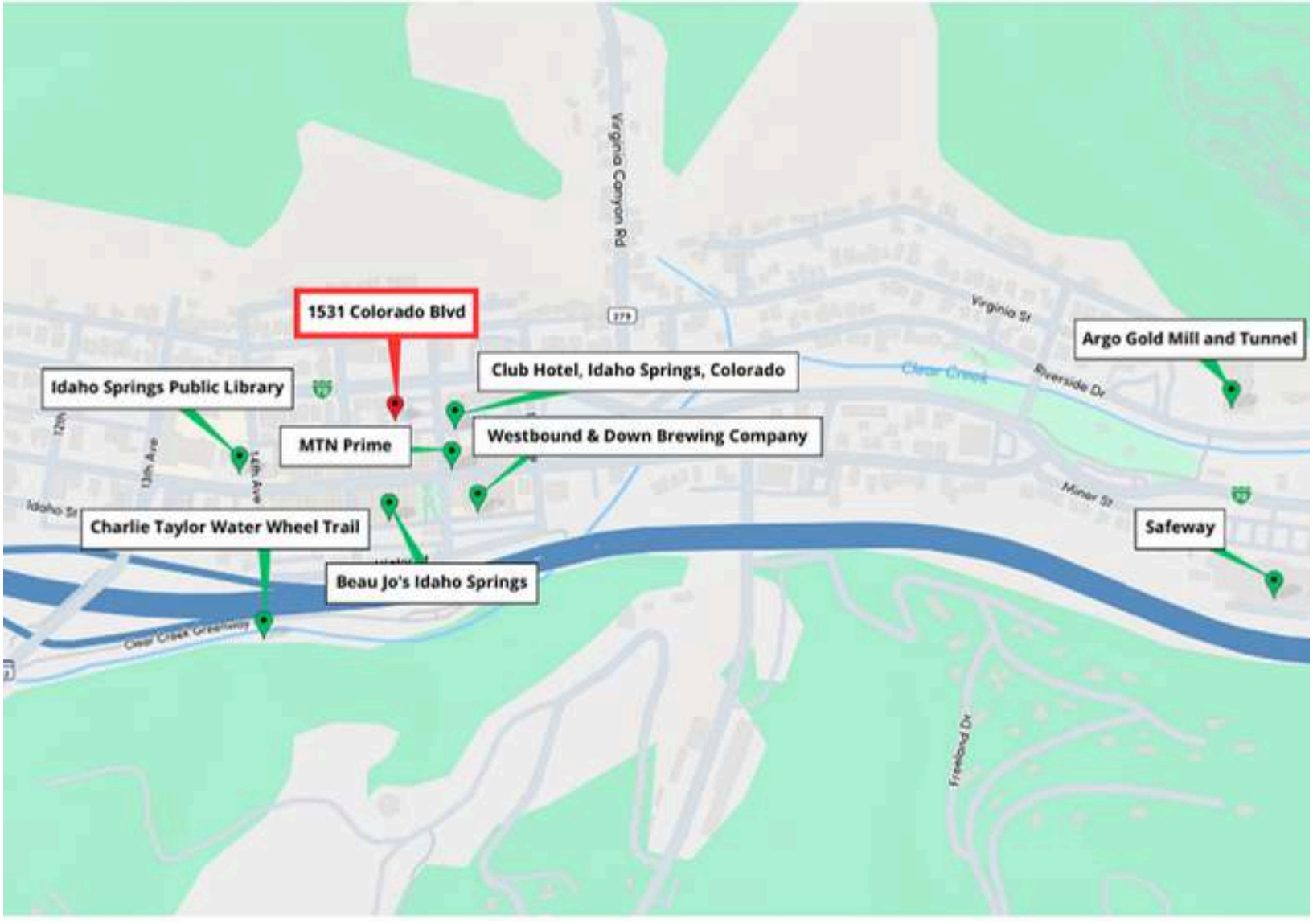
NEIGHBORHOOD ATTRACTIONS



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