

DILLON, COLORADO

OFFICE & RETAIL SPACE FOR LEASE

761 & 765 Anemone Trail | Dillon, Colorado 80435



PROPERTY OVERVIEW

These properties are located in the heart of Dillon at the I-70 Silverthorne/Dillon Interchange, one of the most visited areas in the Colorado Rockies.

Approximately 750,000 square feet of retail surrounds the interchange, creating a major destination for both locals and visitors.

The area benefits from strong tourism in both winter and summer, with more skier visits than any area in the world and endless recreational opportunities.

Top retail and restaurant brands nearby include Polo, Tommy Hilfiger, Coach, Eddie Bauer, J. Crew, Nike, Target, movie theaters, Sun & Ski, and many more.

LEASE INFORMATION

BASE RENT:
\$30.00 /SF NNN

2026 CAM BUDGET:
\$10.00 /SF

JOIN A STRONG MARKET WITH
ESTABLISHED TENANTS



Brown and Associates, Ltd.

Commercial and Investment Real Estate

TWO GREAT SPACES AVAILABLE



**761
ANEMONE TRAIL**

2,500 SF

GROUND LEVEL SPACE
WITH DOUBLE ENTRY DOORS

Excellent visibility and access
in the heart of Dillon.



**765
ANEMONE TRAIL**

1,500 SF

GROUND FLOOR SPACE
COMING SOON

Ideal for retail or service
users in a high traffic area.



I-70 FRONTAGE & ACCESS

Located at the I-70 Silverthorne/
Dillon Interchange with more
than 10 million vehicles per year.



YEAR-ROUND TOURISM

Centrally located near seven
world-class ski areas, minutes
from Breckenridge and Vail,
and on the way to Aspen.



5 MILLION+ VISITORS ANNUALLY

Strong winter and summer traffic
drives consistent business to
the area.



STRONG DEMOGRAPHICS

Second highest per capita sales
of any county in the nation with
very high disposable income.



PREMIER RETAIL LOCATION

Surrounded by national brands,
shopping, dining, and year-
round recreation.

LOCATION & MARKET



PROPERTY HIGHLIGHTS

- Two highly visible buildings in Dillon's premier retail corridor
- Easy access to I-70 with excellent ingress/egress
- Surrounded by shopping, dining, and national retailers
- High traffic counts and great signage opportunities
- Ideal for retail, office, or service businesses
- Strong local economy supported by tourism and recreation

IDEAL FOR



RETAIL



OFFICE



HEALTH &
WELLNESS



SALONS &
SERVICES



RESTAURANT
USES



THE HEART OF THE COLORADO ROCKIES
Live. Work. Play. Thrive.
Dillon, Colorado

FOR MORE INFORMATION, PLEASE CONTACT:
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