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Rocky Top Plaza

297-301, 331 & 351 Hwy 285
Fairplay, CO 80440



OFFERING MEMORANDUM

\$7,950,000

Fuller Real Estate
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Greenwood Village, CO 80111
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PROPERTY OFFERING NOTIFICATION

297-301, 331 & 351 Hwy 285

Fairplay, Colorado 80440

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Brokerage Disclosure](#)

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Ryan Floyd, David Gagliano and Steve Peters of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap.

The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BDB 10-19) (Mandatory 1-20)

Please note: All showings must be arranged in advance, accompanied by one of the listing brokers and a Confidentiality Agreement must be executed.



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CONFIDENTIAL TO THE CLIENT AND PROPRIETARY TO FULLER REAL ESTATE

297-301, 331 & 351 Hwy 285

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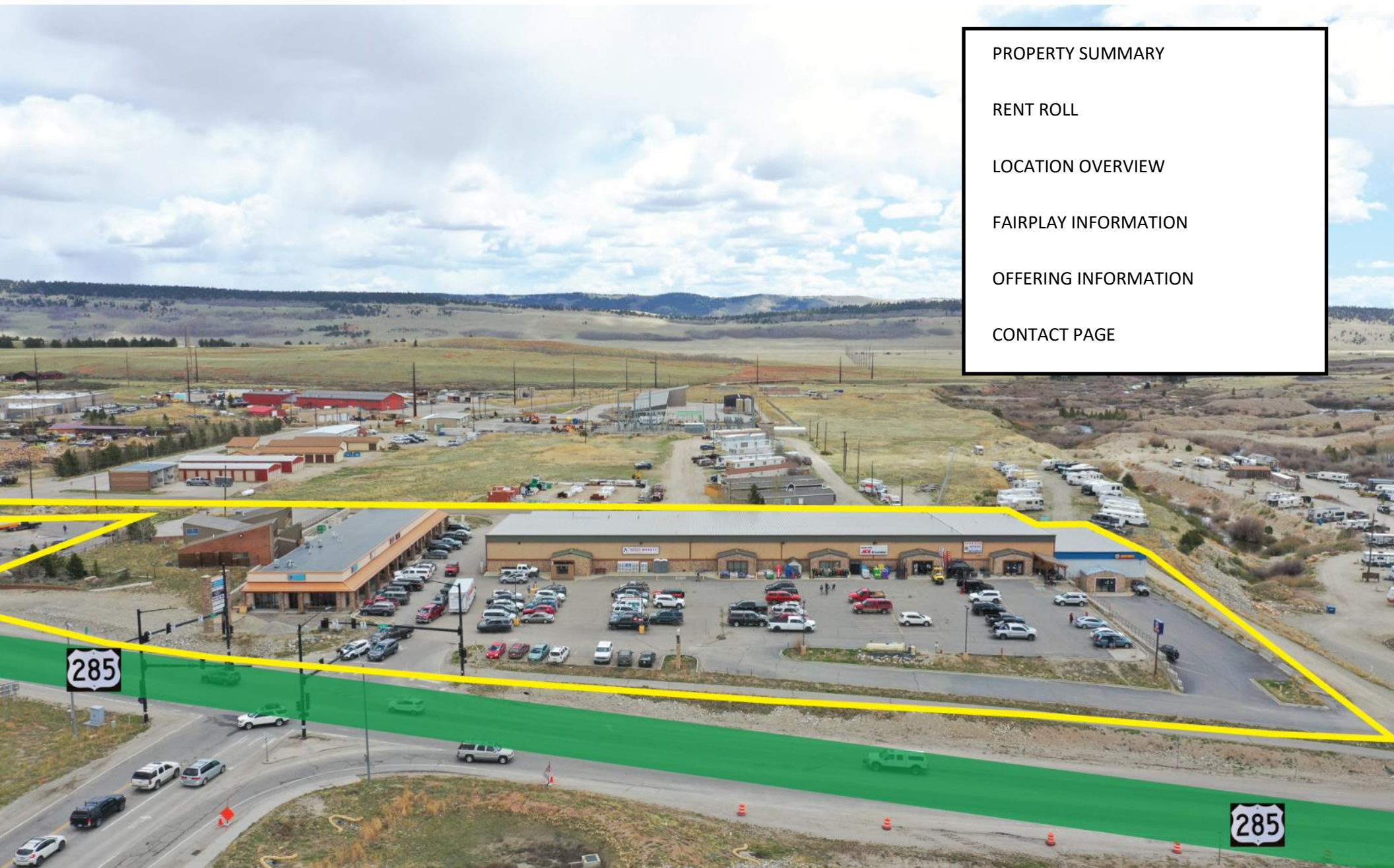
RENT ROLL

LOCATION OVERVIEW

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PROPERTY SUMMARY

Summary:

Address #1:	(Retail Buildings) 297-301 Hwy 285 331 Hwy 285 Fairplay, Colorado
Bldg. #1 SF:	46,114± SF
Address #2:	(Office Building) 351 Hwy 285 Fairplay, Colorado
Bldg. #2 SF:	3,506± SF Above Grade & 3,336± SF Below Grade
Sales Price:	\$7,950,000
*Net Operating Income:	\$580,773 <i>Please see Rent Roll Unit 297 for additional income explanation</i>
Cap Rate:	7.31%
Proforma Cap Rate:	7.85%

Located at the junction of U.S. Hwy. 285 and Colorado State Hwy. 9 in Fairplay, Colorado, this investment offering features an assemblage of buildings. Offering some of the most visited businesses in Fairplay, the businesses include the NAPA Auto Store, Ace Hardware, Prather's Food Market, a small retail multi-tenant building featuring seven (7) tenants, and a 3,506± SF office building with a 3,336± SF basement. Prather's Food Market is one of the only food outlets in the 2,200 square mile Park County, and is typically packed with rural residents coming to town. Park County is about the size of the State of Delaware.

As an investment offering, the assemblage offers a mostly full tenancy with many long-term leases on some of the counties most popular stores. The Net Operating Income is \$580,773 with a cap rate of 7.31%. (proforma cap rate of 7.85%)

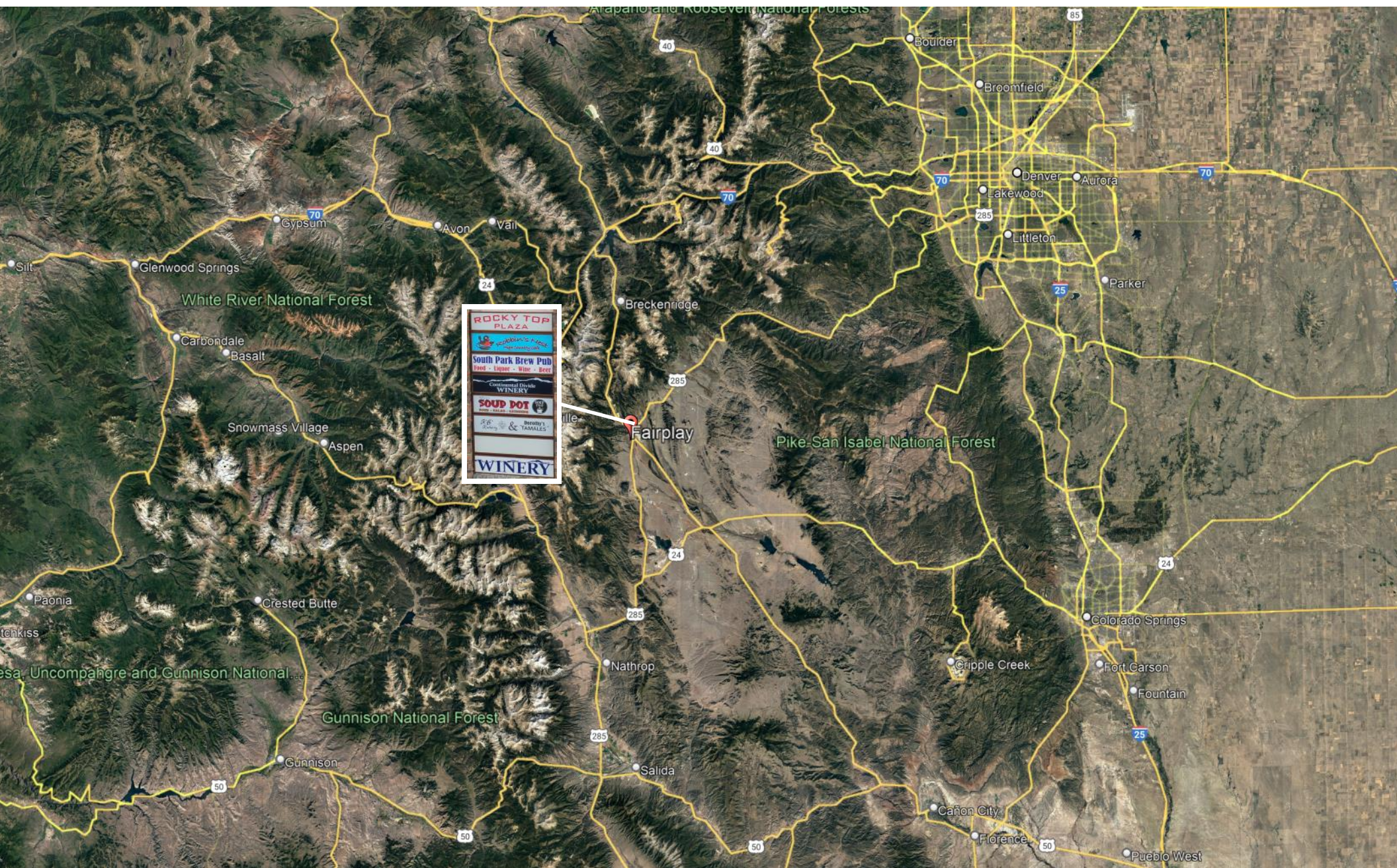
RENT ROLL

Space #	Tenant Name	Sq. Ft	Initial	Term	Rent/month	Sec. Dep
351	Soup Pot, LLC <i>Month to Month</i>	1,395	16-Feb-17	31-Jan-22	\$1,929	\$3,627
331 A	Robbins Nest high Country Café	1,736	1-Mar-23	28-Feb-28	\$3,000	\$6,000
331	Continental Divide Winery	4,788	1-Jun-23	31-May-25	\$5,286	\$10,937
297 B	Fairplay Auto Supply	5,200	15-Apr-15	14-Apr-25	\$4,290	\$5,000
297	Fairplay Markets, LLC <i>7+ years remaining on lease term, percentage rent 2% from 2.5mm-3.5mm, additional 1.25% over 3.5mm, \$82,869 net revenue in 2022</i>	11,000	20-Oct-05	31-Oct-30	\$11,313	\$5,000
297 1/2	South Park Distilling, LLC <i>one (5) yr. option @ \$4,719</i>	5,200	15-Aug-19	15-Aug-24	\$4,290	\$15,000
299	CHARJ Holdings, Inc. South Park ACE Hardware and Lumber <i>one (5) yr. option \$11,424 for the second sixty months and \$12,566 for the renewal period.</i>	10,300	15-Jun-23	15-Jun-33	\$10,385	\$10,000
331 B	VACANT					
353 Office	Engineering/Architect	3,368	N/A	N/A	\$1,000	
		42,987			\$41,493	\$55,564

LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION—ASSESSOR PARCEL MAP



CITY OF FAIRPLAY

Source: www.FairplayCo.us



297-301, 331 & 351 Hwy 285

CITY OF FAIRPLAY



Fairplay is known as the official Trout Fishing Capital of Colorado. Anglers, be sure to bring your fishing gear, as you'll want to throw a line in more than 50 miles of Gold Medal trout streams. By definition, these streams offer the highest quality trout habitat and greatest potential for angling success in Colorado. Hikers, mountain bikers, hunters, OHVers and more find plenty of quiet places to keep them busy as well.

Fairplay and the surrounding 1,000 square miles are part of the South Park National Heritage Area. Designated by Congress, each of 49 National Heritage Areas in the U.S. tells a nationally important story through their distinctive landscapes, historic structures and recreational resources. South Park's 19th-century ranches, many old mines and other historic sites are the primary reason the area was given this designation in 2009.

In Fairplay itself, be sure to visit the South Park City Museum, which is listed on the National Register of Historic Places. It has a main street flanked by 40 or so historic buildings brought here from the surrounding area including a trapper's cabin, a saloon, general store, blacksmith shop and other businesses that thrived in the late 1800s. This amazing collection is only open during the summer months and is run entirely by volunteers. What's more, art galleries and open-air art venues abound in and around the town proper.

Fairplay is the county seat of Park County. In 2020, Park County had a population of 18,345 people with a median age of 51.9. The population of Fairplay is estimated at 729 people. The 2020 median Park County property value is \$367,400. The median Fairplay property is \$188,400. Fairplay is located at the intersection of Hwy. 285 and Hwy. 9. Hwy 285 will take you to Denver, approx. a 1.5 hour drive. Hwy. 9 takes you to the ski resort town of Breckenridge, 22 miles distant.

Source: www.colorado.com, www.datausa.io

CITY OF FAIRPLAY



FAIRPLAY MISC. INFORMATION

Elevation:	9,953 feet above sea level
Days of Sunshine:	247
Ave. Snowfall:	84 inches
Ave. Temperatures:	72 (July high) & 31 (Jan. high)

MILES TO POPULAR DESTINATIONS

Denver:	85 miles
Breckenridge:	22 miles
Colorado Springs:	84 miles
Salida:	57 miles
I-70 / Silverthorne:	35 miles
Denver International Airport:	108 miles



Back of Shopping Center



Multi-Tenant Retail Center





Office Building

NAPA Store



OFFERING INFORMATION:

OFFERING PRICE: \$7,950,000



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