



1111  
Rose Street

## OFFICE BUILDING FOR SALE

Owner occupant or investment

1111 Rose Street, Georgetown, CO 80444



Michelle Glass  
Senior Real Estate Broker  
720.780.7257  
MichelleDirect@kw.com

Debra Jo Abeyta  
Team Leader | Real Estate Broker  
303.669.5822  
debbr@thedebbrajoabeytateam.com

Tanerra Shields  
Director of Operations  
720.575.2870  
TanerraShields@kw.com

1111  
Rose

# 1111 ROSE STREET, GEORGETOWN, CO 80444

**SALE PRICE: \$700,000**



Located in the heart of historic downtown Georgetown, 1111 Rose St. presents a rare opportunity to own a professional office building with direct river frontage in one of Colorado's most charming mountain communities. Offering approximately 3,743 square feet, the property combines a highly walkable downtown location with excellent accessibility just off I-70, making it ideal for professional office, creative, boutique commercial, or mixed-use users. The building is surrounded by local shops, restaurants, government offices, and year-round tourism activity. Large windows, abundant natural light, and scenic views of Clear Creek and the surrounding mountains create a unique working environment that is difficult to replicate in today's market. Beyond its current office use, the property presents a compelling value-add opportunity for investors and developers. Located within Georgetown's Gateway Commercial zoning district, the building may offer potential for a commercial-to-residential conversion into a 2-4 unit multifamily property, subject to municipal approvals and verification by the Town of Georgetown. This flexibility provides buyers with multiple paths to create long-term value, whether through continued commercial occupancy, mixed-use redevelopment, or residential conversion.

## PROPERTY HIGHLIGHTS

**Building Type | Retail/Office**

**Building Size | 3,743 Total**

**Number of Offices | 11 Offices**

**Parking Lot | 4-6 Spaces**

**Year Built | 1999**

**Lot Size | ~0.115 Acres**

**Zoning | Gateway Commercial**



1111  
Rose

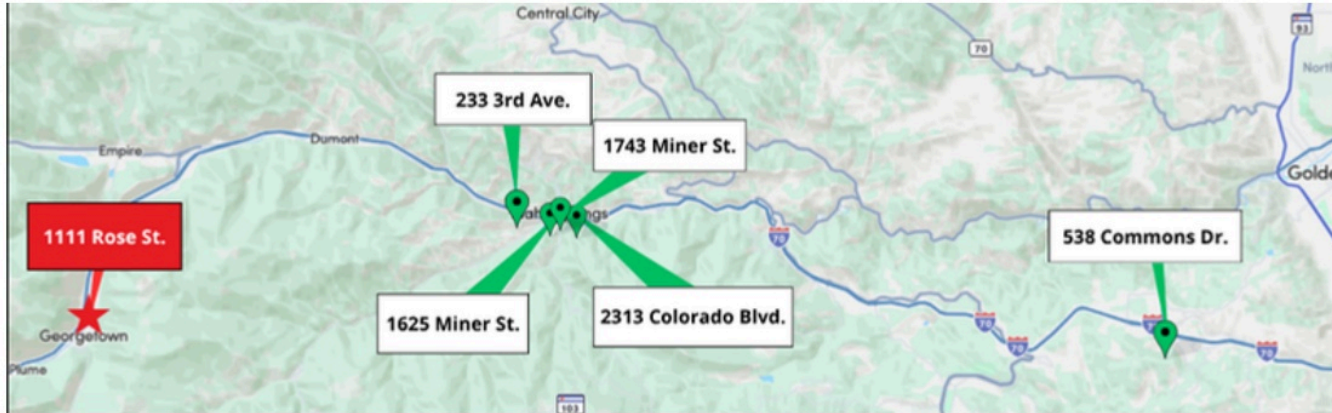
# BUILDING FEATURES AND POTENTIAL USES



- ±3,743 SF Professional Office Building
- Direct Clear Creek River Frontage
- Downtown Georgetown Location
- Four to Six Dedicated On-Site Parking Spaces
- Immediate Access to I-70
- Gateway Commercial Zoning
- Potential Conversion to 2-4 Unit Multifamily Property (Subject to Approval)
- Walking Distance to Restaurants, Shops & Public Amenities
- Scenic Mountain & River Views
- Value-Add Redevelopment Opportunity



# COMPARABLE SALES



#	Property	Price	Rentable SF	Year Built
SUB	1111 Rose St. Georgetown, CO 80444	\$700,000	3,743	1979
1	233 3rd Avenue, Idaho Springs, CO 80452	\$470,000	1,302	1938
2	1743 Miner St. Idaho Springs, CO 80452	\$1,000,000	2,497	1938
3	2313 Colorado Blvd. Idaho Springs, CO 80452	\$1,700,000	2,450	1976
4	538 Commons Dr. Golden, CO 80401	\$1,959,000	7,062	1985
5	1625 Miner St. Idaho Springs, CO 80452	\$1,000,000	3,020	1900

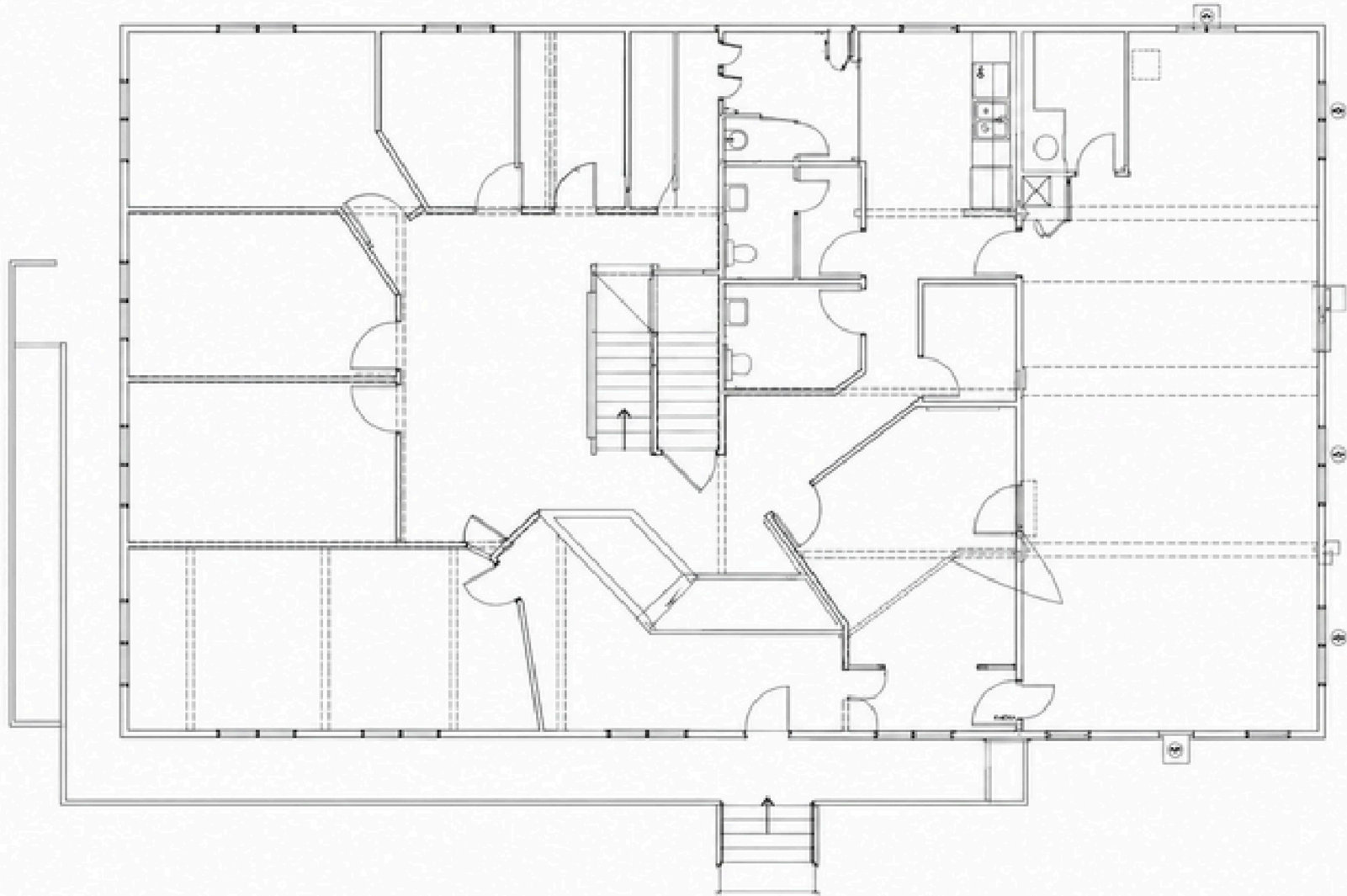
1111  
Rose

# INTERIOR PHOTOS



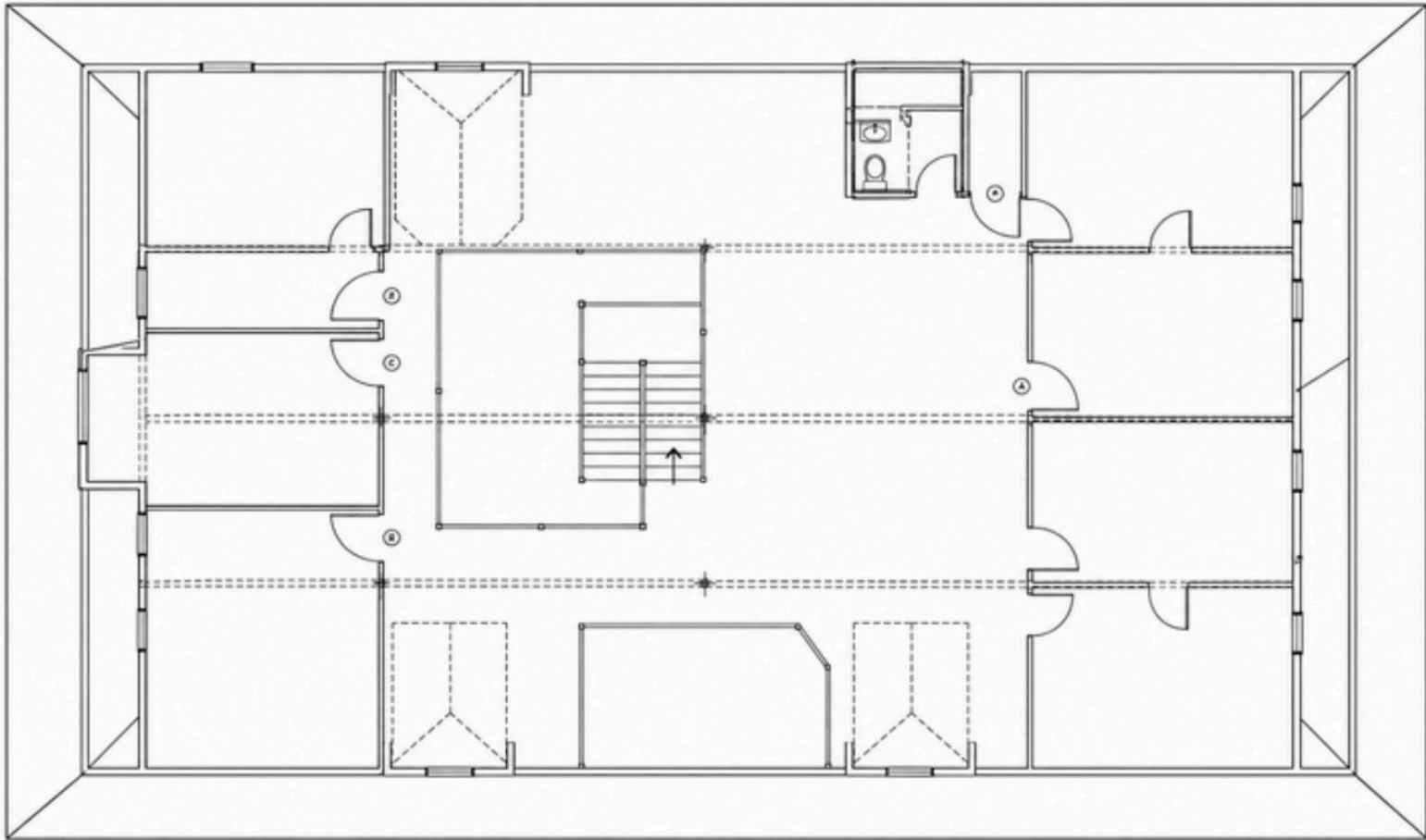
1111  
Rose

# FLOOR PLAN: MAIN FLOOR



1111  
Rose

# FLOOR PLAN: TOP FLOOR



1111  
Rose

## LOCATION: GEORGETOWN

### Georgetown

Georgetown is a historic mountain community located approximately 45 miles west of Downtown Denver along the I-70 mountain corridor in Clear Creek County. With a population of roughly 1,100 residents, the town serves as both a year-round residential community and a highly visited tourism destination within Colorado's high country. Surrounded by the Rocky Mountains and positioned near major ski and recreation areas, Georgetown offers convenient access to outdoor activities including hiking, fishing, skiing, and scenic mountain travel.

Originally founded during the Colorado Silver Boom, Georgetown is known for its exceptionally preserved Victorian architecture and nationally recognized historic district. The downtown corridor features locally owned restaurants, boutique retailers, galleries, lodging, and commercial businesses that support a vibrant tourism-driven economy. Popular attractions including the Georgetown Loop Railroad, Guanella Pass Scenic Byway, and nearby Clear Creek recreation continue to drive steady year-round visitation.

Immediate access to Interstate 70 provides strong connectivity to both the Denver metro area and Colorado's major mountain destinations, supporting continued demand for commercial and investment properties along the corridor. As land availability within mountain communities becomes increasingly constrained, Georgetown continues to attract investor interest due to its historic character, limited supply, and long-term growth potential within Colorado's Front Range and mountain transition market.



**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**



## CLEAR CREEK COUNTY COLORADO 2025 ECONOMIC OVERVIEW

Clear Creek County continues to benefit from its strategic location along Colorado's I-70 mountain corridor, serving as both a residential mountain community and a year-round recreation and tourism destination. Positioned approximately 35 miles west of Downtown Denver, the county captures substantial commuter, tourism, and outdoor recreation traffic traveling between the Denver metro and Colorado's major ski resorts and mountain destinations. The corridor experiences more than 30,000 vehicles per day near Idaho Springs, reinforcing the area's long-term visibility and commercial viability.

The local economy is supported by tourism, outdoor recreation, hospitality, retail, and service-related industries. Ongoing public and private investment throughout Clear Creek County continues to strengthen long-term economic fundamentals, including downtown revitalization efforts, transportation improvements along Interstate 70, expanding recreation infrastructure, and increased demand for mountain residential housing. The county also benefits from proximity to major ski destinations including Loveland Ski Area, Keystone, Breckenridge, and Summit County resorts, helping drive consistent year-round visitation and short-term lodging demand.

# CLEAR CREEK COUNTY EMPLOYERS

Clear Creek County's economy is supported by a diverse mix of public-sector employers, tourism-related businesses, mining operations, gaming industry employment, and recreation-focused industries. The county's strategic location along the I-70 mountain corridor allows residents to access employment opportunities throughout the Front Range while continuing to attract businesses tied to Colorado's outdoor recreation and tourism economy.

Tourism and hospitality remain foundational employment sectors throughout the county, driven by year-round visitation to Idaho Springs, Georgetown, Silver Plume, Loveland Ski Area, and surrounding recreation destinations. Restaurants, breweries, lodging operators, retail shops, rafting companies, and outdoor recreation outfitters collectively support a substantial portion of local employment and continue to benefit from growing Front Range tourism demand.

## Major Economic Drivers Supporting Clear Creek County

- ✓ **Interstate 70 Mountain Corridor** – One of Colorado's primary tourism and commuter corridors connecting Denver to the Rocky Mountains and major ski destinations
- ✓ **Loveland Ski Area & Summit County Resorts** – Major tourism and employment drivers located within 20–45 minutes of Clear Creek County communities
- ✓ **Black Hawk & Central City Gaming Districts** – Regional employment centers supporting hospitality, gaming, restaurant, and service industries
- ✓ **Henderson Mine** – One of North America's largest primary molybdenum mines and a major regional employer located near Empire
- ✓ **Outdoor Recreation & Tourism** – Hiking, rafting, mountain biking, OHV recreation, fishing, camping, and trail systems throughout Clear Creek Canyon and surrounding public lands
- ✓ **Historic Downtown Districts** – Idaho Springs, Georgetown, and Silver Plume continue to attract tourism-driven retail, brewery, restaurant, and lodging investment
- ✓ **Virginia Canyon Mountain Park & Argo Gondola Project** – Ongoing recreation and tourism investment expected to strengthen long-term visitation to the county
- ✓ **Denver Metro Proximity** – Approximately 35–45 minutes to Downtown Denver, supporting commuter housing demand and hybrid workforce migration into mountain communities

# CLEAR CREEK COUNTY 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 Idaho Springs' history. In addition, the former Carlson Elementary School property is being redeveloped into affordable housing, helping support workforce housing needs in Clear Creek County.

## **Energy & Sustainability Improvements**

Growing implementation of solar infrastructure, energy-efficient retrofits, and sustainable building initiatives throughout commercial and residential properties in the county.

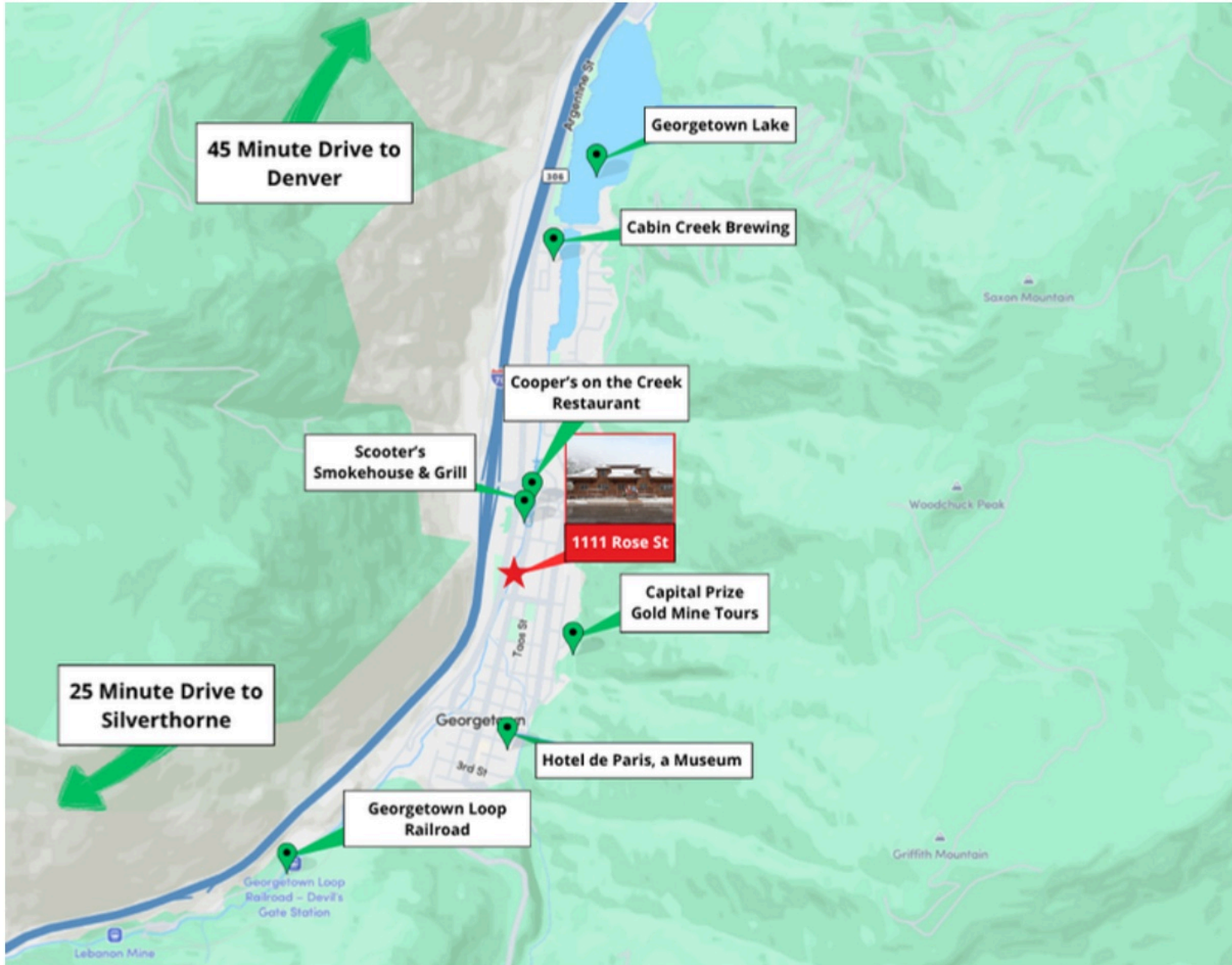
## **I-70 Corridor Infrastructure Improvements**

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 Clear Creek County. 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.

## **Adaptive Reuse & Mixed-Use Redevelopment**

Growing investor interest in converting historic commercial buildings, lodges, and underutilized properties into mixed-use, hospitality, residential, and workforce housing projects

# NEIGHBORHOOD ATTRACTIONS



# CONFIDENTIALITY & DISCLAIMER

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments, and investments.

Keller Williams Integrity & Glass Properties Group recommends that you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided here related to the property is deemed reliable but not guaranteed.

By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements, or information provided by Michelle Glass, Keller Williams Integrity or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information in the public domain or otherwise available to the public.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

1111  
Rose

## BROKERAGE TEAM



**MICHELLE  
GLASS**

Senior Real Estate Broker  
720.780.7257  
MichelleDirect@kw.com



**DEBRA JO  
ABEYTA**

Team Leader | Real Estate Broker  
303.669.5822  
debbra@thedebrajoaabeytateam.com



**TANERRA  
SHIELDS**

Director of Operations  
720.575.2870  
TanerraShields@kw.com





# 1111 Rose

Michelle Glass | Senior Real Estate Broker  
720.780.7257 | [MichelleDirect@kw.com](mailto:MichelleDirect@kw.com)

Tanerra Shields | Director of Operations  
720.575.2870 | [TanerraShields@kw.com](mailto:TanerraShields@kw.com)



Debra Jo Abeyta | Team Leader  
303.669.5822 | [debra@thedebrajoabeytateam.com](mailto:debra@thedebrajoabeytateam.com)

