



THE PEAK OF LUXURY RETAIL

Aspen, Colorado

534 EAST COOPER AVENUE

228 SOUTH MILL STREET



THOR
EQUITIES

RALPH LAUREN

t h e o r y

PRADA

rag & bone
NEW YORK

Dior

ZADIG &
VOLTAIRE

PANERAI

LV

 *Loro Piana*


MONCLER

JAMES PERSE

L'OCCITANE
EN PROVENCE

INTERMIX

GUCCI

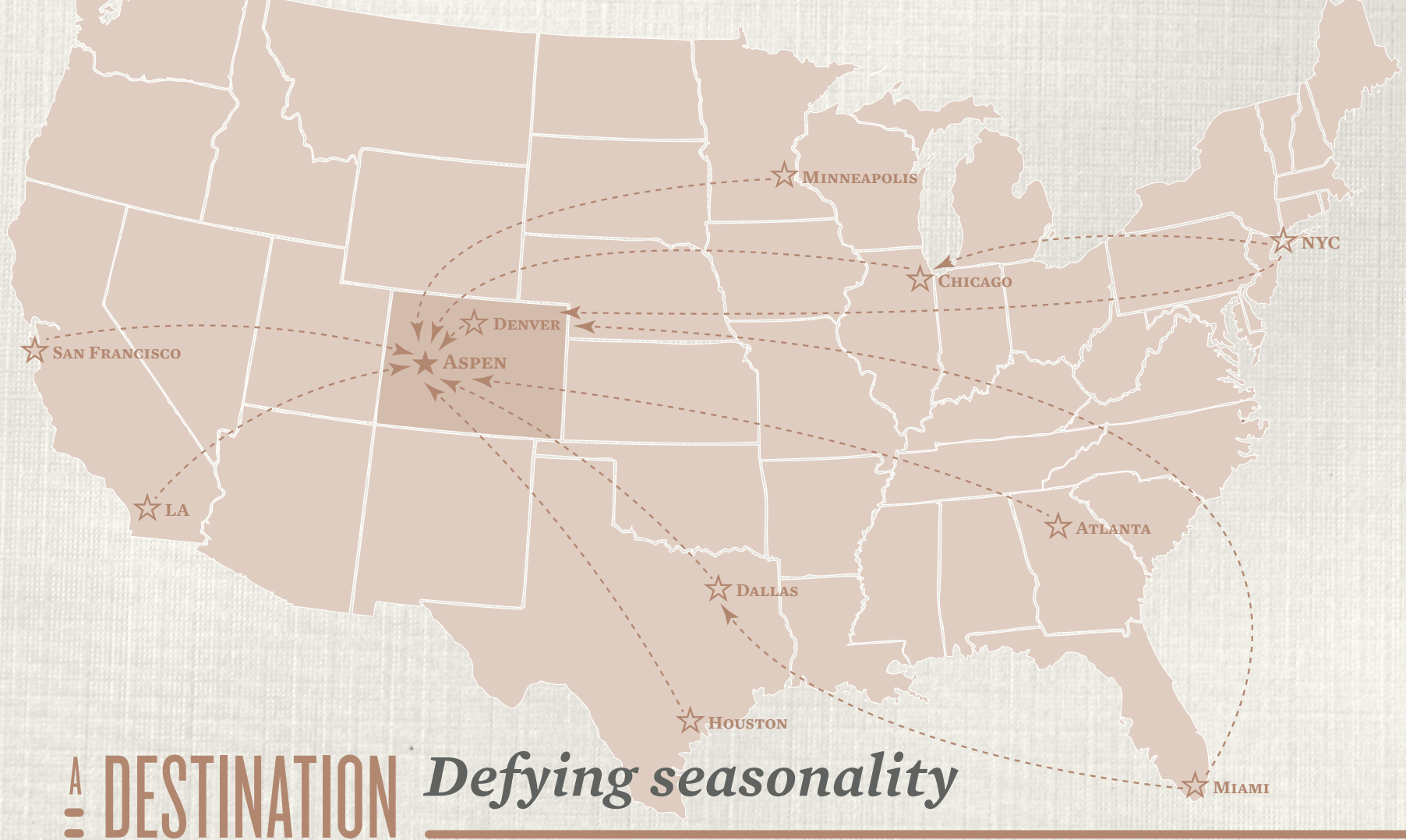
FRETTE

BRUNELLO
CUCINELLI

ASPEN *Fashion, Culture & Wealth Converge*

- < Aspen is a year-round destination for celebrities, culture savvy tourists
- < 50 billionaires on Forbes' recent wealth list who own property or have stakes in the Aspen area
- < Aspen is home to world renowned outdoor experiences, luxury resorts and world class shopping
- < Retail sales in Aspen totaled approx \$624 million in 2014
- < 42% of Aspen visitors have an annual household income of over \$200k





A DESTINATION *Defying seasonality*

- < Year-round tourism-related economic impact of over \$578.6 million
- < 88% of visitors stay overnight
- < 57% of visitors use air travel for at least part of their trip
 - < 35% fly into Aspen
 - < 66% stay in Aspen
 - < 19% fly into Denver
- < The top states leading tourism: Colorado, followed by Texas, California, Florida, New York, and Illinois
- < A strong international presence, with visitors from: Germany, the UK, Canada, Mexico, Australia, Japan, Brazil, France, Italy, and the Netherlands

S Monarch St

Franck Thirion Cafe
Campo De Fiori
Jimmy's Rest & Bar
Aspen Times



Courage.b

S Mill St

FENDI
Zadig & Voltaire
Yves Salomon
BUCCELLATI
Wesc
Dior
GUCCI
Ermenegildo Zegna
MONCLER
Intermix
PANERAI
Van Cleef & Arpels

S Galena St

theory
Helmut Lang
D&G
Marmot
Elk Lodge
David Burke Kitchen
Sugar Sweet Clothing
Twinkle Kids

S Hunter St

E Hopkins Ave

Pure Barre

S Spring St

Prospector Condos
The Cigar Bar
The Wild Fig

Crazy Shirts
rag & bone
kate spade
Cos Bar
Information Kiosk

BURBERRY
PRADA
BRUNELLO
CUCINELLI
Loro Piana
Wind River Gallery
Little Annie's
520 Grill
Chequors
534
E. Cooper

E Hyman Ave

Little Ollie's
Zane's Tavern
La Palapa
JAMES PERSE
Manrico Cashmere
Henry Beguin
Chateau Aspen
Art Museum

E Cooper Ave

02 Aspen
McHugh Gallery
BUJewel
Toys
Poppcock's
Nina McLamore
FedEx

E Durant Ave

Wagner Park

S Mill St

Rocky Mountain Chocolate
The North Face
De La Montagne
Rubey Park Transportation Center

RALPH LAUREN
Piranesi Jewels
The Little Bird
Meridian Jewelers
BARTON
PERREIRA
Morganthal Frederics
Little Boogie's Kids
L'OCCITANE
Roots Canada

Aspen Sports
Mountain Chalet

E Dean St



Hyatt Grand Aspen Ice Rink

GRAND
HYATT

North of Nell Condominiums



Gorsuch Ltd.
Dennis Basso

RESIDENCES | AT THE LITTLE NELL



THE MOST *Discerning Retail Clientele*

- < Aspen retail revenue totaled over \$623 million in 2014
 - < Over \$29 million in luxury goods
 - < Over \$100 million in clothing and sports equipment
- < 50 billionaires call Aspen home:
 - < Combined net worth totaling over \$242 billion
 - < Combined value of their local personal property tops \$741 million
 - < Known as “The Aspen 50,” the roster includes: Charles & David Koch, Jeff Bezos, Michael Dell and John Paulson
- < Aspen residential real estate commands the highest value-per-square-foot in America
- < The median price for single-family homes in Aspen is among the highest in the country at \$4.6 million, surpassing the Hamptons, Beverly Hills and Palm Beach





Proposed Redevelopment



534 East Cooper Avenue

17,200 SF OF DIVISIBLE RETAIL SPACE



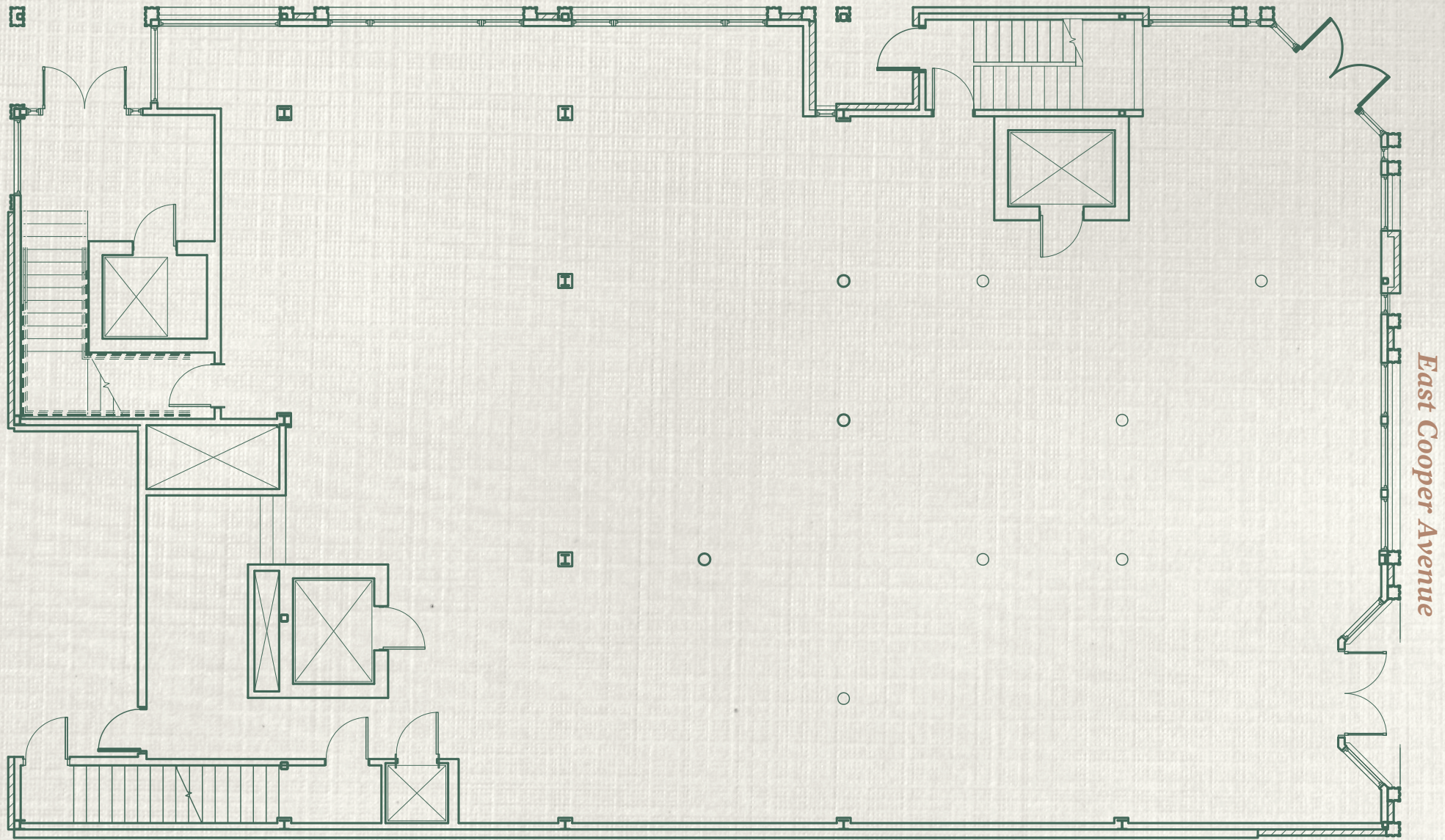
NEW HEIGHTS *of Luxury*

534 East Cooper Avenue represents an unprecedented corner retail opportunity in the heart of Aspen. Once home to Boogie's Diner, a neighborhood icon for over 15 years, 534 E. Cooper's divisible space boasts over 17,200 square feet on three floors and 166 feet of wraparound frontage. The property is undergoing major renovations, doubling its street presence and updating its finishes for 2016.



Boogie's Diner, *Pre-Renovation*

South Hunter Street



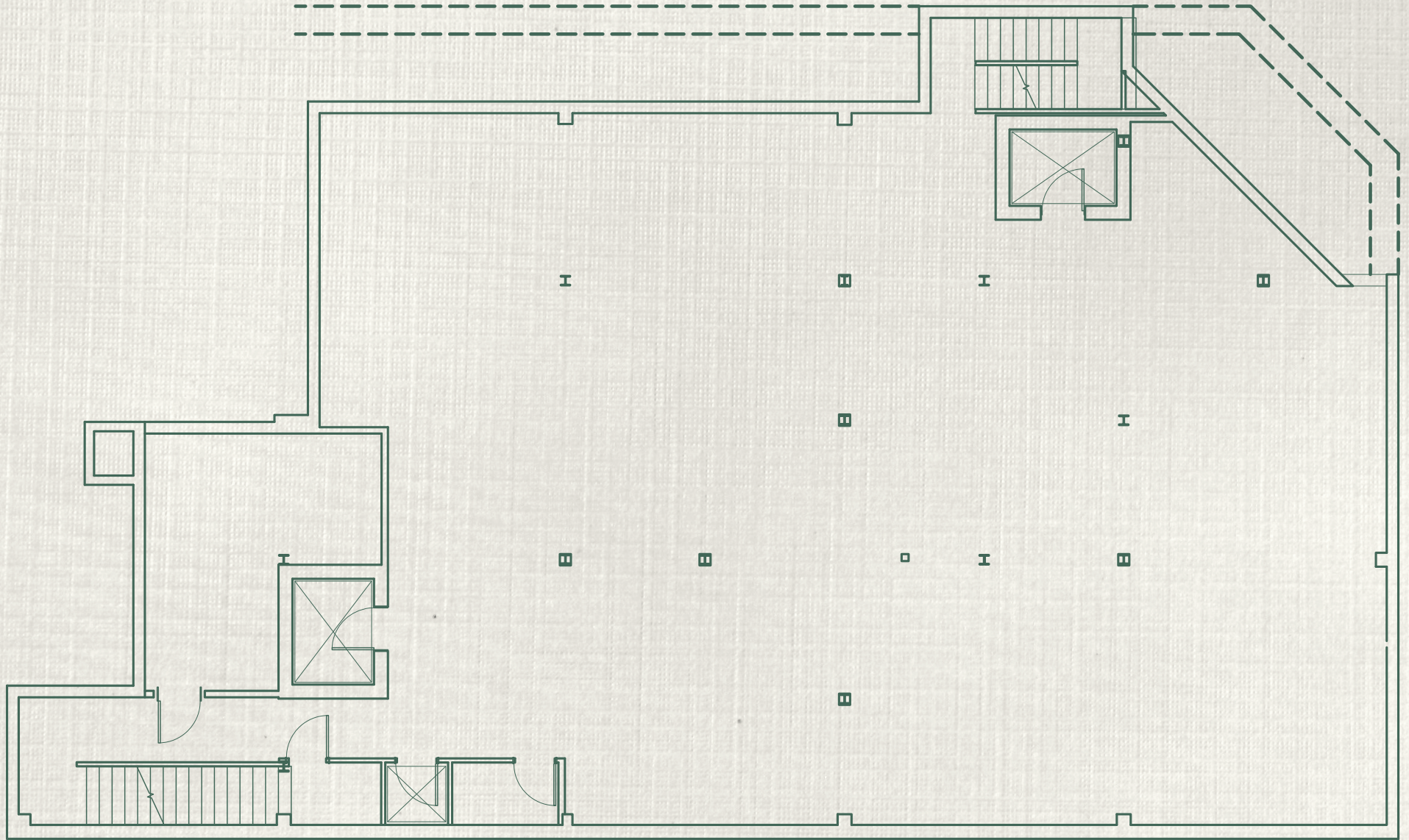
East Cooper Avenue

534 E. COOPER : GROUND 6,300 sf
166 ft of Frontage Divisions Considered

South Hunter Street



534 E. COOPER : 2ND *6,300 sf*
Divisions Considered



534 E. COOPER : LOWER LEVEL 4,600 sf
Divisions Considered

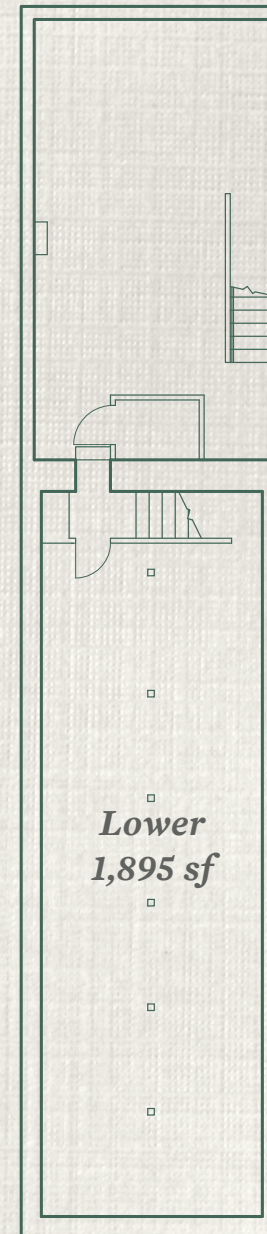
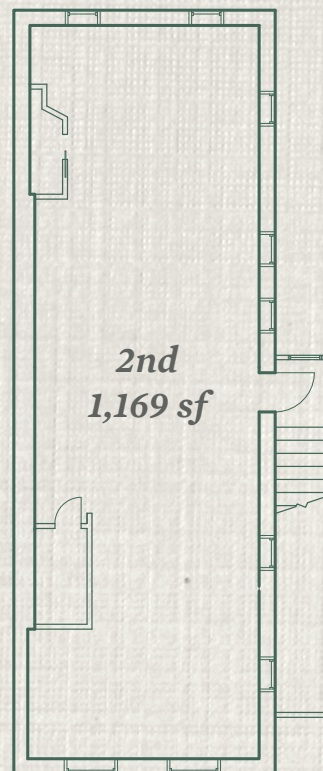
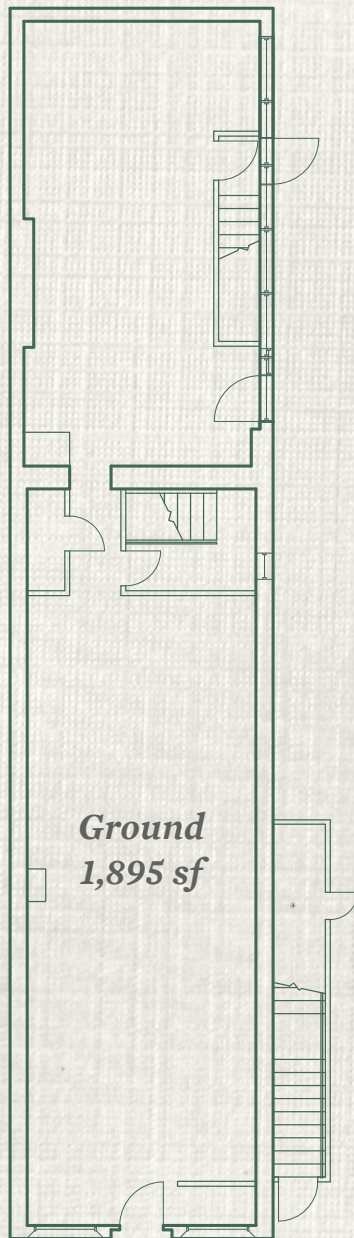


228 South Mill Street

4,959 SF OF RETAIL SPACE

STAND ALONE *Retail Opportunity*

228 S. Mill Street is an expansive retail property boasting approximately 4,959 SF across the lower, ground and second floors. This classically timeless space is located in the heart of a city that thrives on activity. Perfectly poised along the street with Zadig & Voltaire, Frette, Office Paneri and Van Cleef and Arpels, 228 S. Mill Street is a perfect opportunity for a standalone retailer to make a presence in a market bustling year round with luxury retail shoppers.



South Mill Street

228 S. MILL **4,959 sf**
Over Three Floors



ST REGIS

GRAND | HYATT



The St. Regis Aspen Resort



The Little Nell



\$519.80

2014 Avg Daily
Lodging Rate

5 NIGHTS

Avg Length of
Visitor Stay



THE MOST *Desirable Town in America*

< On Average visitors stay in Aspen 5 consecutive nights

< Visitor age:

25-34	14%	45-54	22%
35-44	22%	55-65	21%

< Median household income compared

Aspen Visitor	\$148,000	LA – Brentwood	\$148,585
NYC - Soho Resident	\$101,004	LA – Beverly Hills	\$86,141
NYC - UES Resident	\$118,700	FL – South Beach	\$111,065



All Season Experiences



Fashion Events

PARADISE *For All Seasons*

Annual Events

< The Food & Wine Classic

< Winter X Games

< Aspen Fashion Week

< Wanderlust Festival

< Jazz Aspen Snowmass

< Aspen Ideas Festival



Food Festivals



Classic Winter Sports

Attractions

- < Luxury Shopping
- < Gourmet Dining
- < Whitewater Rafting

- < Horseback Riding
- < Skiing & Snowboarding
- < Art Galleries

- < Camping
- < Natural Flora & Fauna
- < Maroon Bells

- < Trout Fishing
- < 300 Days of Sunshine Yearly
- < Theatre Aspen



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Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to error, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.