

# EDWARDS CORNER

56 Edwards Village Boulevard, Edwards, Colorado, 81632



## PROPERTY HIGHLIGHTS

- Edwards Corner offers a variety of retail and office suites in the heart of the Vail Valley, and is the proud home to nearly fifty local businesses.
- Conveniently located at the intersection of US-6 and Edwards Village Boulevard with traffic counts of 11,100 VPD.
- Short drive to Beaver Creek and Vail ski resorts, (approx. 10 and 15 minutes, respectively).
- Edwards benefits from stable, year-round demand driven by its concentration of permanent residences, public schools, and essential services.

## FEATURED SPACES

**Suite 228**  
2,188 SF

**Suite 208**  
1,967 SF

**Executive Suites**  
132-476 SF

## CONTACT US

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## JOIN THESE TENANTS



# EDWARDS CORNER

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## First Floor



Suite 104	Drunken Goat	1,821 SF	Suite 114	Barber Shop	617 SF
Suite 105	Cut Butcher Shop	883 SF	Suite 115	Soultek Systems	617 SF
Suite 106	Chippen Nails	1,666 SF	Suite 117	Eye Pieces of Vail	1,012 SF
Suite 107A	Colorado Mountain Cleaners	777 SF	Suite 120	Hovey & Harrison	2,616 SF
Suite 107B	Fresh Tracks Pet Shop	777 SF	Suite 123	Kimberly's Fine Jewelry	764 SF
Suite 109	Maker and Stitch	1,463 SF	Suite 124	UPS Store	1,568 SF
Suite 110	Sundae	1,225 SF	Suite 125	Ohh La La Hair	952 SF
Suite 112	il Mago	2,232 SF	Suite 127	<b>AVAILABLE</b>	<b>2,123 SF</b>
Suite 113	Keller Williams Realty	1,997 SF	Suite 128	Wild Heart Boutique	923 SF

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Second Floor



Suite 201	Bay Equity	527 SF	Suite 220	Uplift with Polly	1,545 SF
Suite 203	Proven IT	554 SF	Suite 221	Eve's Print Shop	863 SF
Suite 207	Edward Jones	890	Suite 222	Rocky Mtn Audiology	548 SF
Suite 208	AVAILABLE	1,967 SF	Suite 223	Mountain Blind Man	1,076 SF
Suite 209	Edward Jones	900 SF	Suite 224	Quench Skincare	577 SF
Suite 210	TAB Associates	1,601 SF	Suite 225	Always Mountain Time	1,430 SF
Suite 214	Keller Williams	1,118 SF	Suite 226	LKW Design & Associates	1,920 SF
Suite 216	Porterfield & Associates	1,155 SF	Suite 228	AVAILABLE	2,188 SF

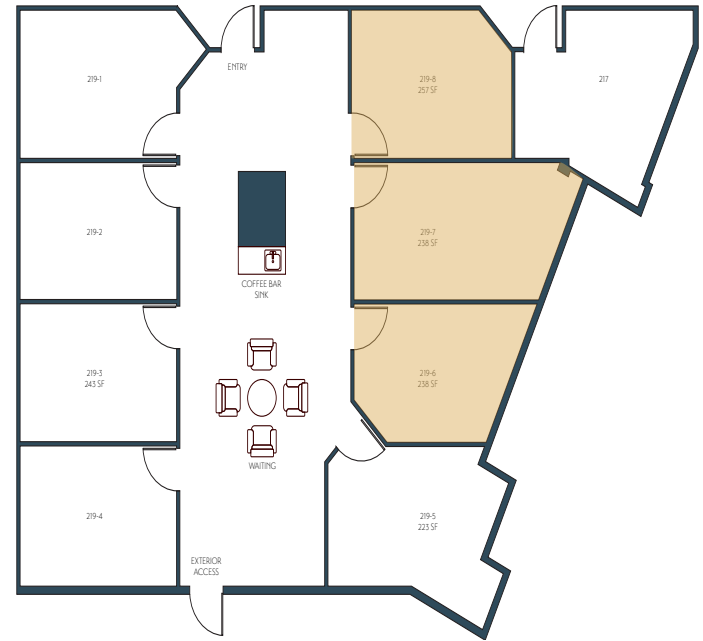
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### EAGLE RIVER SUITES

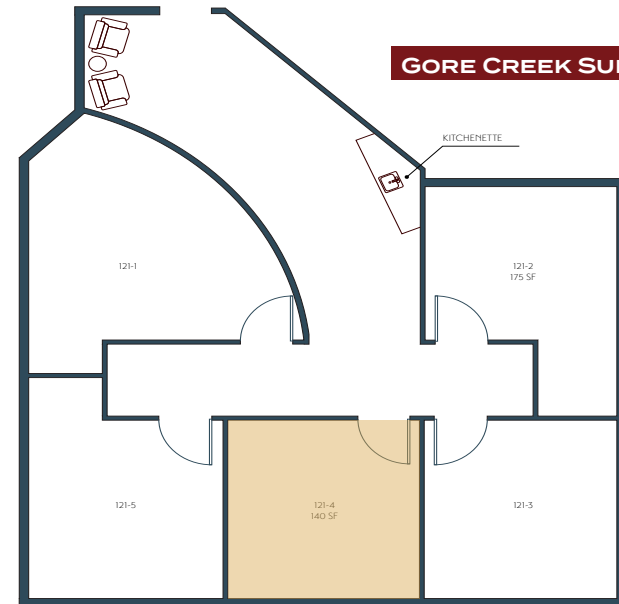


AVAILABLE

### ROARING FORK RIVER SUITES



### GORE CREEK SUITES



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### AMENITIES

- Heated Underground Parking
- Wi-Fi and utilities included
- Conference room with AV hookup
- Kitchenette with coffee service
- Private bathrooms and shower
- Bike racks
- On-site maintenance
- Comfortable lounge areas

### LOCATION PERKS

- Centrally located in Edwards
- Heated sidewalks
- Restaurants
- Shopping
- Post office
- Exterior courtyard available for events
- On HWY 6 and 3-minute drive to I-70
- Walking distance to public transportation

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## 2025 DEMOGRAPHICS

	2-Mile	5-Mile	10-Mile
 Population	7,629	15,755	22,856
 Average HH Income	\$118,243	\$118,642	\$125,297
 Education (Bachelors)	47%	41%	43%
 Traffic Counts (Two Way)	36,000 average cars per day on I-70 15,065 average cars per day on US-6 11,100 average cars per day on Edwards Village Blvd.		

## SUB-MARKET DATA

City/County: Edwards, Eagle

Zoning: CG (Commercial General)



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## SURROUNDING



# EDWARDS CORNER

## SURROUNDING ACTIVITIES

56 Edwards Village Boulevard, Edwards, CO 81632

*Gart*  
GART PROPERTIES





## GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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