



Arrow Winter Park MU2

78746 US Highway 40, Winter Park, CO 80482



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Arrow Winter Park MU2

\$30.00 - \$32.00 /SF/YR

Position your business at the center of it all at Arrow in Winter Park—one of the town’s most exciting new commercial destinations. Designed as a vibrant gathering place, Arrow will feature over 20,000 square feet of curated retail, dining, and entertainment anchored by an outdoor stage hosting live music and year-round events.

Now under construction, this premier mixed-use development offers a rare opportunity to secure space ahead of completion, with delivery timelines that allow ample lead time for tenant improvements before the upcoming ski season. Capture peak seasonal traffic and establish your presence in a high-energy, high-visibility environment built for both locals and visitors.

A wide range of retail and commercial uses are welcome. This is a chance to align your brand with one...

- Centrally located in the Town of Winter Park, Colorado
- Directly adjacent parking and bus routes, parking garage and many other downtown attractions



Rental Rate:	\$30.00 - \$32.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	16,000 SF
Year Built:	2024
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	40 (Fairly friendly)
Taxes:	\$0.25 USD/SF/MO
Operating Expenses:	\$0.28 USD/SF/MO
Rental Rate Mo:	\$2.67 /SF/MO

1st Floor Ste C-107

1

Space Available	1,400 SF
Rental Rate	\$32.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This suite is designed and intended to be a restaurant-user. It has direct chase access to the roof for the hood and HVAC. In addition, the space is designed for a small outdoor patio adjacent to the front door and overhead door.

1st Floor Ste C-109

2

Space Available	1,560 SF
Rental Rate	\$30.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Excellent in-line space designed for shop use. Would be ideal for a small retailer. Massage, salon, private gym

1st Floor Ste C-111

3

Space Available	1,561 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste C-113

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Space Available	1,324 SF
Rental Rate	\$30.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste C-115

5

Space Available	1,488 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

FOR LEASE: This commercial inline leasing opportunity at Arrow in downtown Winter Park is situated in a highly sought-after business corridor, making it an especially appealing location for shops, boutiques, office space, or other uses. This is a first generation inline space that is planned to be available in Q3 2024, meaning they are brand new and have not been previously occupied. Additionally, the possibility exists for the tenant buildout could be completed by the developer, which could greatly benefit a new tenant.

1st Floor Ste C-117

6

Space Available	1,608 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

FOR LEASE: This commercial inline leasing opportunity at Arrow in downtown Winter Park is situated in a highly sought-after business corridor, making it an especially appealing location for shops, boutiques, office space, or other uses. This is a first generation inline space that is planned to be available in Summer 2026, meaning they are brand new and have not been previously occupied. Additionally, the possibility exists for the tenant buildout could be completed by the developer, which could greatly benefit a new tenant

1st Floor Ste C-119

7

Space Available	1,618 SF
Rental Rate	\$30.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor Ste C-123

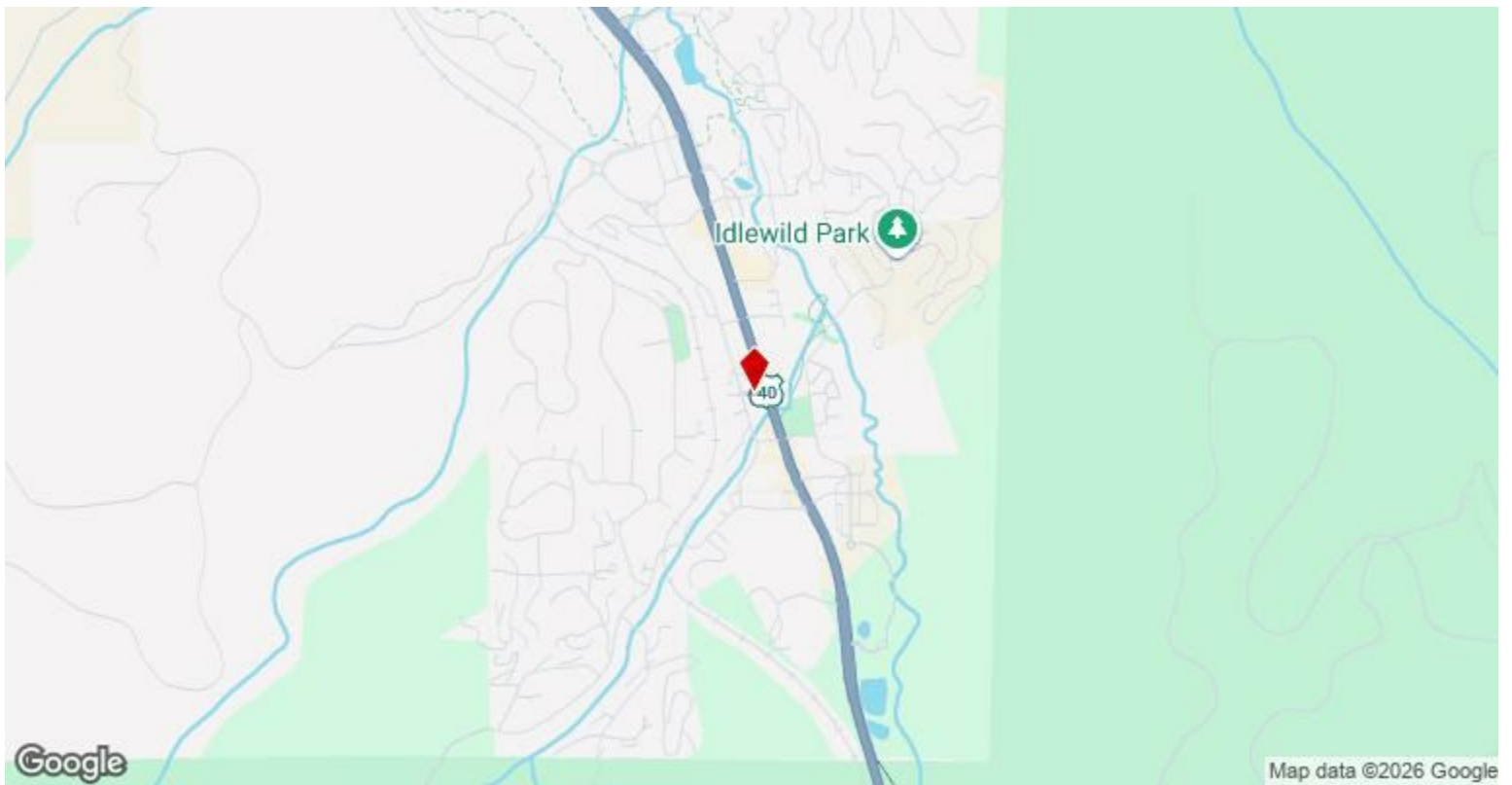
8

Space Available	2,518 SF
Rental Rate	\$32.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

FOR LEASE: First generation restaurant space with two large outdoor patios adjacent the Vasquez Creek on the south end of the building. The development could not be better located in the center of town. Tenant improvement allowance is negotiable. Delivery is white box condition. Please contact listing office for a tour.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mexicali Taco	-	



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A wide range of retail and commercial uses are welcome. This is a chance to align your brand with one of Winter Park’s most dynamic new hubs.

Contact the listing agent today for availability, delivery timelines, and leasing details.

Disclaimer: Tenant to independently verify all measurements, dimensions, and specifications. All information provided is deemed reliable but not guaranteed by landlord or listing agent.

Property Photos



ARROW-EXT_SM-52



ARROW-EXT_SM-50

Property Photos



ARROW-EXT_SM-48



ARROW-EXT_SM-46

Property Photos



ARROW-EXT_SM-40



ARROW-EXT_SM-39

Property Photos



Property Photos



Property Photos



ARROW-EXT_SM-24



ARROW-EXT_SM-23

Property Photos



Property Photos



ARROW-EXT_SM-19



ARROW-EXT_SM-16