



RARE RETAIL LEASING OPPORTUNITY AT PCMR BASE AREA RETAIL | PARK CITY

1385 LOWELL AVENUE | PARK CITY, UTAH 84060

204-1087 SF | \$40 - \$55 PSF NNN + \$12 PSF CAM

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**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

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PROPERTY PHOTOS

FOR LEASE 1385 LOWELL AVENUE | PARK CITY, UTAH 84060



PROPERTY PHOTOS

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SITE PLAN

FOR LEASE 1385 LOWELL AVENUE | PARK CITY, UTAH 84060



- | | |
|---|---|
| ■ BLUE BIRD CAFÉ (Second level, includes deck area) | ■ ROCKY MOUNTAIN CHOCOLATE FACTORY (Second level entrance facing Lowell Ave) |
| ■ THE LOCKERS AT THE LODGE (Located on 1 st level, ice rink level) | ■ R & R SPORTS ("Aloha - <u>Fire Lane</u> " located on Second level entrance towards fire lane) |
| ■ COLE SPORT TUNING (Located on 1 st level, ice rink level) | ■ COMPAS MANAGEMENT (Second level entrance towards fire lane) |
| ■ COLE SPORTS | ■ SKI VAULT (Second level entrance towards fire lane) |
| ■ MARRIOTT (Located on 1 st level, ice rink level) | ■ BERKSHIRE HATHAWAY HOME SERVICES (Second level entrance towards fire lane) |

UNIT 110

AVAILABILITY:

- UNIT 110: ±950 SF | \$55 PSF NNN

SITE PLAN

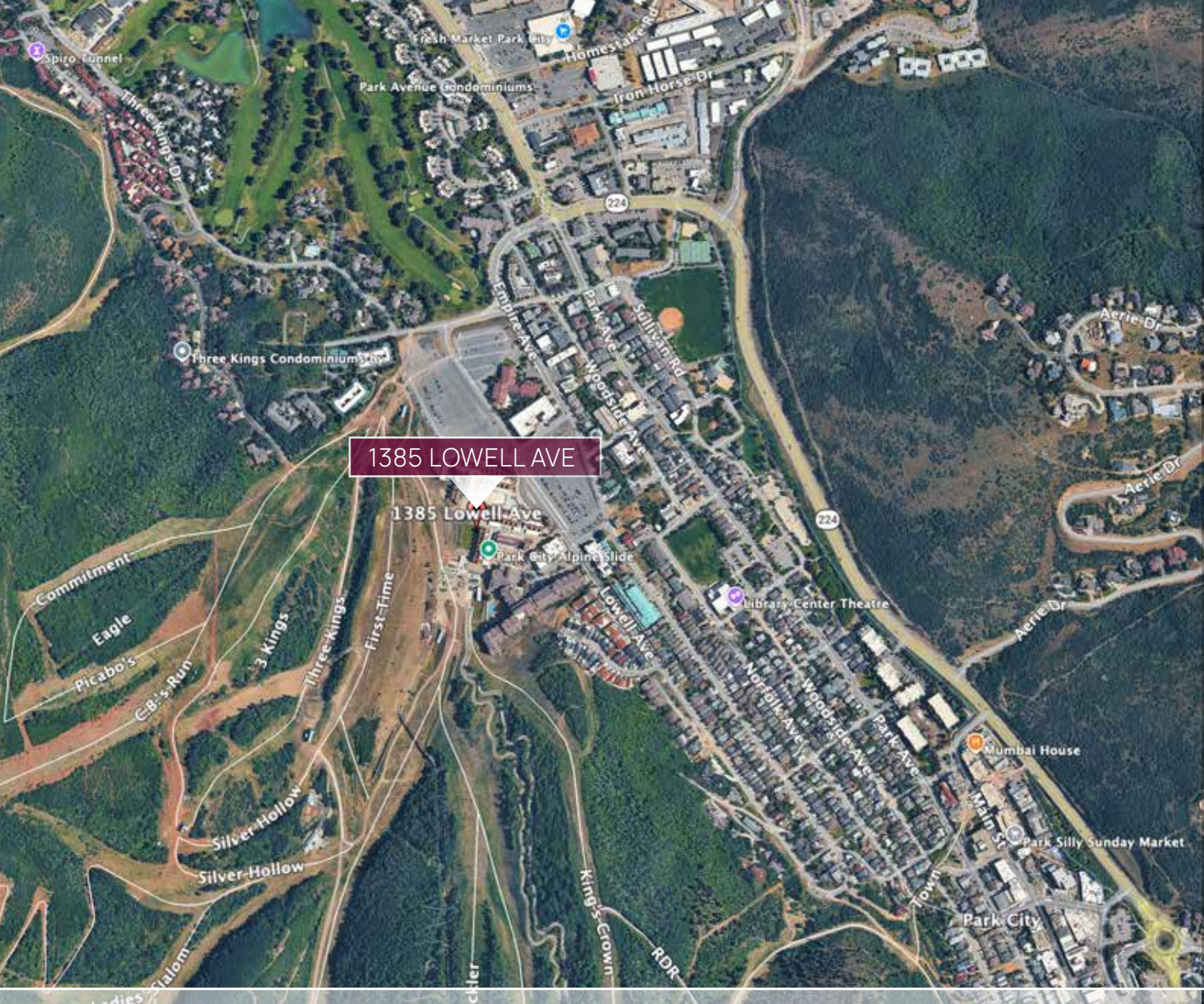
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AVAILABILITY:

- UNIT C5-5: $\pm 1,087$ SF
\$40 PSF NNN

- FOOD FOR THOUGHT (Located on 1st level, ice rink level)
- SSI VENTURE DBA BREEZE/MAX (Located on 1st level, ice rink level)
- EPIC WORLD (JACKSON LOCKERS)
- JACKSON'S BASE CAMP (Located on 1st level, ice rink level)
- EPIC MTN DBA JACKSON HIDEAWAY (Located on 1st level, ice rink level)
- MACKABEN, INC "WILDINGS" (Located on 1st level, ice rink level)
- PIG PEN SALOON (Located on 1st level, ice rink level)



FOR LEASE

1385 LOWELL AVENUE
PARK CITY, UTAH 84060

- Located at the base of Park City Mountain Resort with direct access to year-round foot traffic
- Premier destination setting with strong tourism and affluent local customer base
- Ideal for retail, boutique, or experiential concepts
- Surrounded by established resort amenities, lodging, and dining
- Excellent visibility and walkability within the base village area
- Immediate proximity to ski lifts, ticketing, and skier services
- Year-round traffic driven by skiing, mountain biking, hiking, and events
- Rare small-format retail availability in a supply-constrained market

\$40-\$55 PSF NNN + \$12 PSF CAM

Contact us today to schedule a tour or request additional information!

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