

# ALPINE LAKES HIGH CAMP

OFFERING MEMORANDUM

*A rare opportunity to purchase an all-season, off-grid mountain lodge, cabin getaway business, and real estate*

17375 HIGH MOUNTAIN, MEADOW DR | LEAVENWORTH, WA



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*Exclusively  
Listed by*

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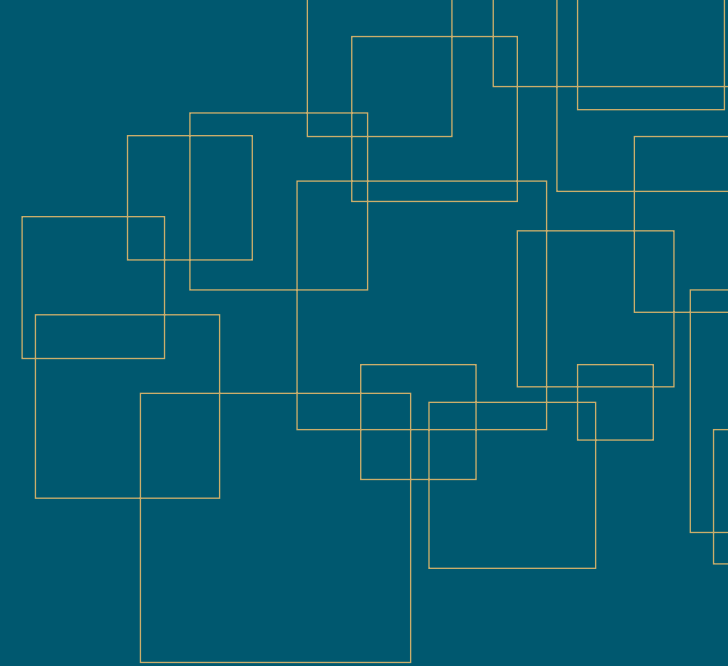
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# EXECUTIVE SUMMARY

*Section 01*

# ALPINE LAKES HIGH CAMP, *LEAVENWORTH, WASHINGTON*

Kidder Mathews is pleased to present a rare opportunity to purchase Washington state's premier backcountry lodge and cabins, Alpine Lakes High Camp. Privately owned and operated as a guest lodge and outdoor playground since 1978, this property is an all-season, off-grid mountain retreat with a rich history of visionary, gritty owners who have created a place with soul embedded in an incredible natural landscape. This retreat provides exclusive access to the peaks, lakes, and ridges of the Alpine Lakes Wilderness and Chiuwakum Range, making it a year-round destination for adventure enthusiasts.

ADDRESS	17375 High Mountain, Meadow Dr Leavenworth, WA
GROSS LAND SIZE	±21 Acres
PARCELS	261612310075, 261627000075

# EXECUTIVE SUMMARY

10+  
NEARBY LAKES

1.5 MI  
LAKE JULIUS

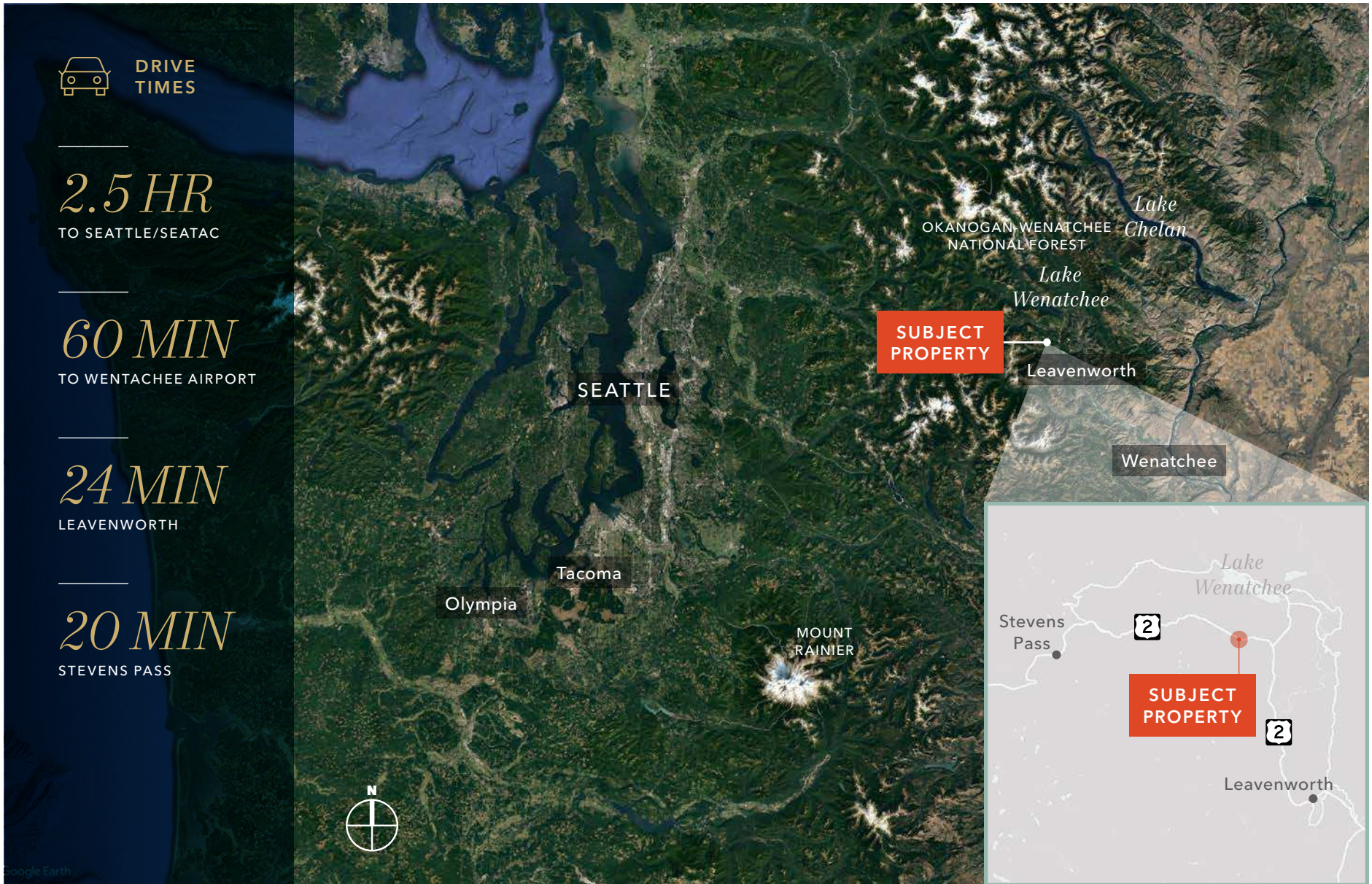
5 MI  
LARCH LAKE



**LEGEND**

- Owned Land
- Leased Land

PROPERTY OVERVIEW

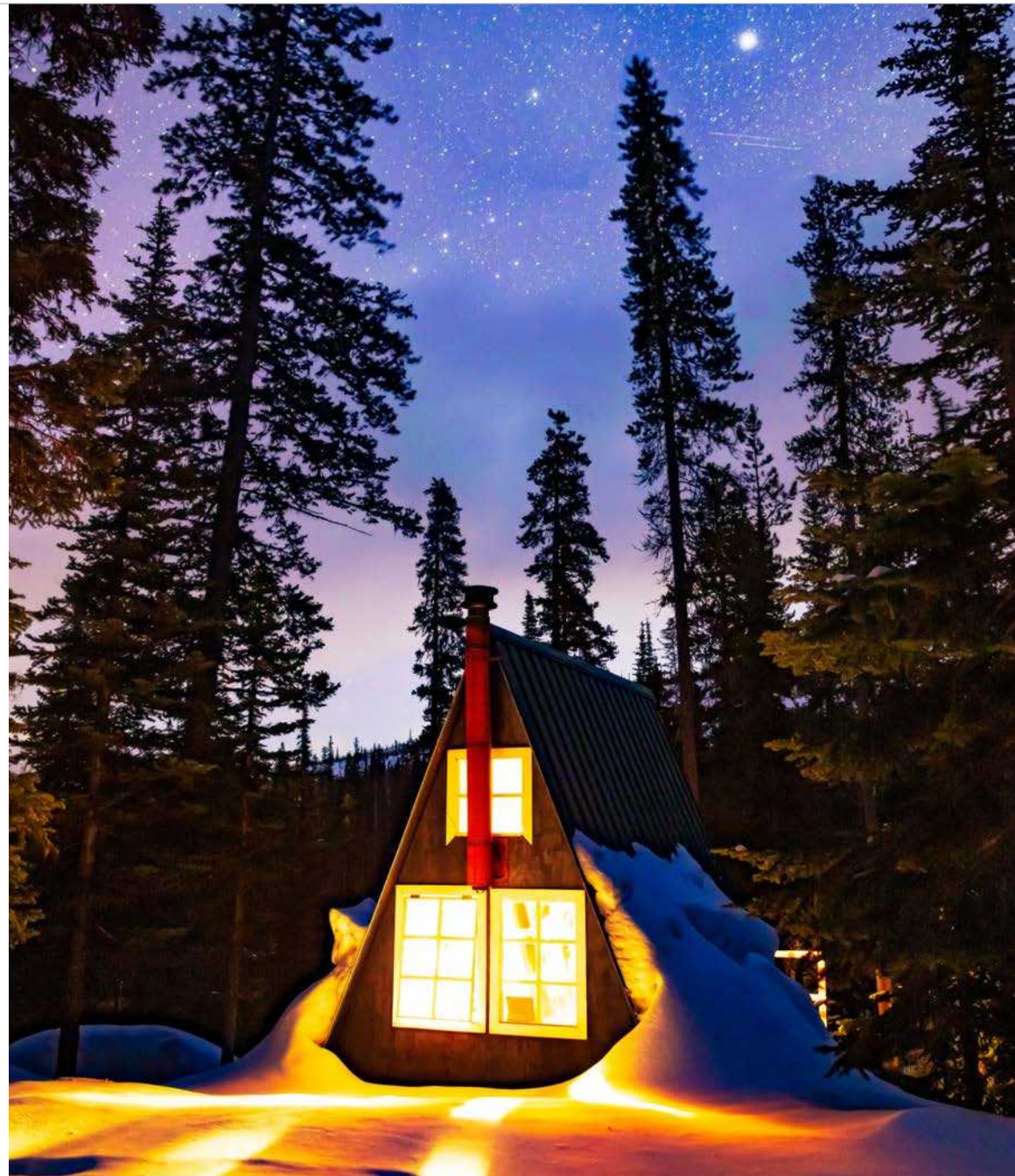


# *ONE-OF-A-KIND* WILDERNESS RETREAT

## A COMMUNITY IN THE BACKCOUNTRY

Alpine Lakes High Camp, spanning over 20 acres and operating off the grid, is a year-round outpost for mountain enthusiasts, while also boasting a 4,600-acre exclusive land lease. It is located in some of Washington's finest backcountry and at the edge of one of the nation's most rugged, picturesque alpine wilderness areas. At an elevation of 5,000 feet and fifteen miles east of Stevens Pass, this retreat comprises nine backcountry cabins, a group lodge, a spring-fed water system, a wood-fired sauna, shower-house, and cold plunge.

Renowned as Washington state's premier backcountry winter lodge and cabins, Alpine Lakes High Camp offers the unique experience of skiing or boarding right outside your cabin door. With a storied history as a backcountry ski/snowshoe and hiking destination for generations of guests, its location provides access to this quiet northeast corner of the Alpine Lakes Wilderness away from the crowds. Explore the upper peaks on a full-day ski tour, embark on a family snowshoe adventure, hike to the nearby 10+ alpine lakes, or simply relax in the lodge with an après whiskey or puzzle – there's something for everyone.



## EXECUTIVE SUMMARY

### A LEGACY OF OUTDOOR RECREATION

High Camp has been loved and shaped by countless members of the Cascade community for almost 50 years. Its legendary status among mountain culture has as much to do with its location as with the people who brought it to life and made it thrive.

The eastern Cascade Range backcountry offers the full four-season recreational spectrum from winter backcountry powder skiing, to spring ski tours and mountaineering, to summer hiking and fishing in the lakes, to fall Larch viewing and mushroom foraging. All of that is literally out the cabin doors of Alpine Lakes High Camp.

The Chiwaukum Range is a seldom-visited alpine pocket between the popular Stevens Pass Ski Area, the Bavarian village of Leavenworth, and the permit-only backcountry trails and peaks of the Enchantments. The Alpine Lakes High Camp property offers private access to dozens of miles of trails and cross-country travel leading to over ten alpine lakes where you're unlikely to see anyone other than High Camp guests.

Alpine Lakes High Camp's distinctive backcountry location means even the journey to the cabins itself becomes an adventure—from classic Land Rovers to passenger snowcats, the business has dialed in the operational process, ensuring that guests enjoy their journey up the eight-mile private road to their wilderness retreat.







## AN EXCLUSIVE VENUE EXPERIENCE

High Camp's intimate, secluded footprint, with nine cabins, a world-class sauna, shower house, and communal lodge, all located in close proximity, makes it an ideal location for weddings, retreats, family reunions, corporate gatherings, and on-location commercial photo shoots. Few group venues are located in such a pristine, high-elevation setting, eight miles from the nearest paved road, yet with rustic amenities to ensure a memorable, comfortable mountain experience.



HOSTED  
ADVERTISING  
PHOTO  
SHOOTS



## BUSINESS & REAL ESATE INVESTMENT HIGHLIGHTS

21 acres + 4,600-acre land lease

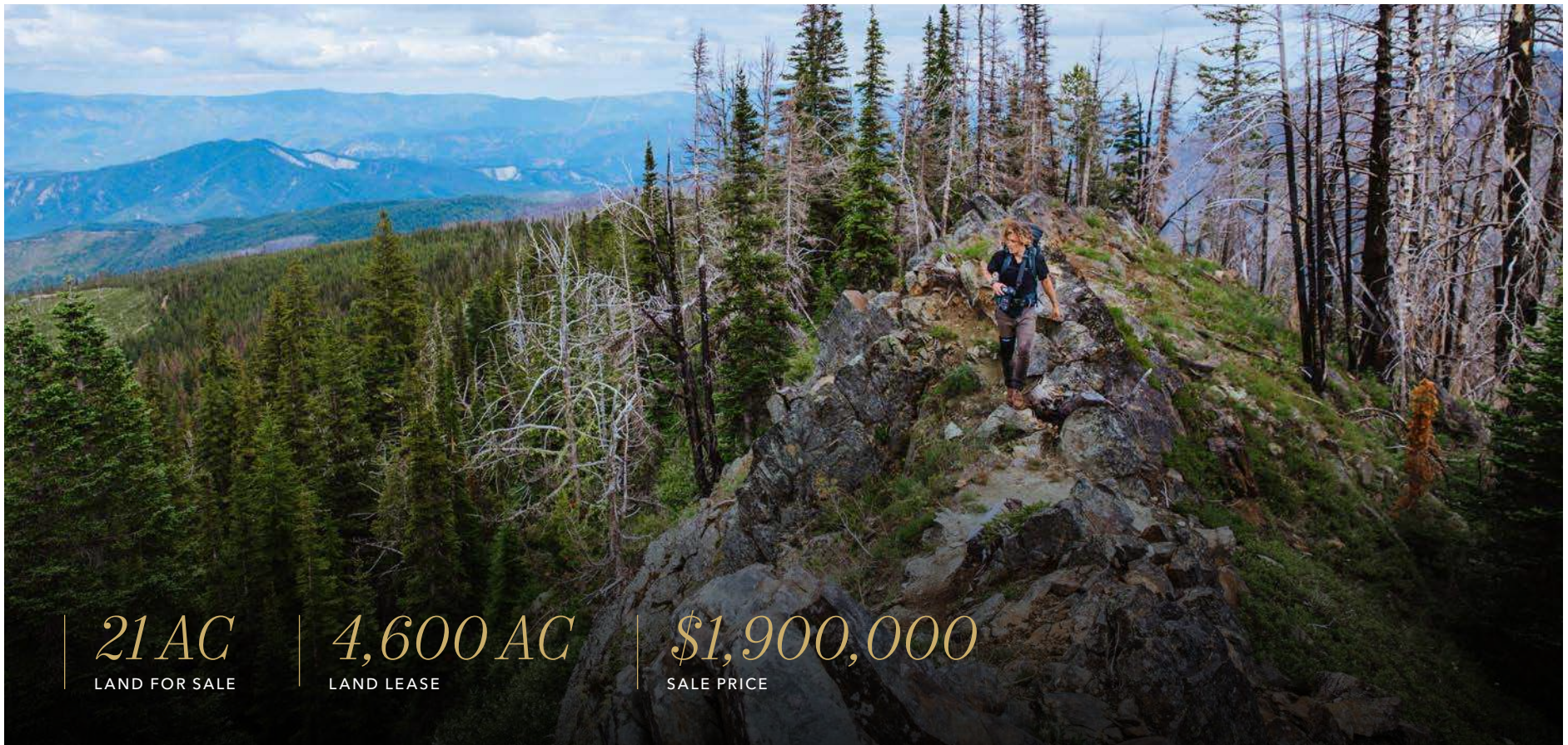
9 cabins, communal lodge, and sauna/shower building (50 person capacity)

1,590 SF operations shop/office and parking

Unparalleled outdoor access in Washington state

Unlimited upside potential

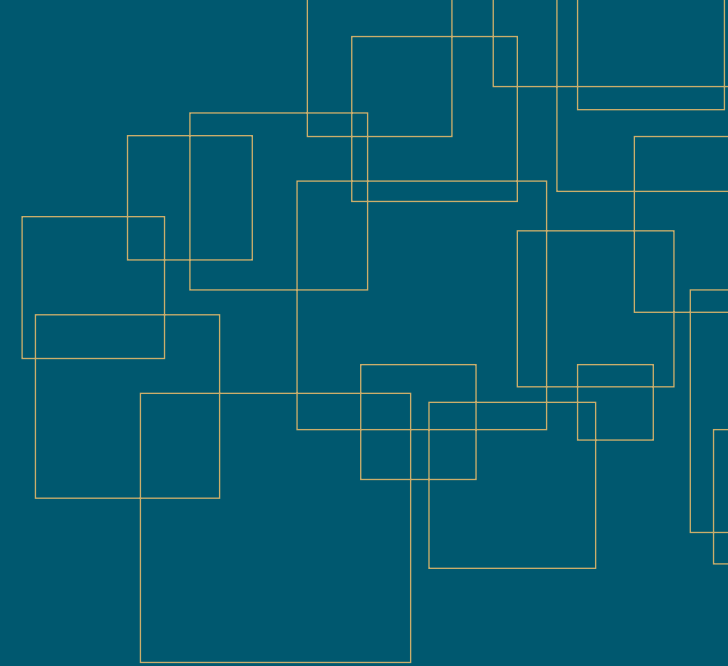
Sale price: \$1,900,000



*21 AC*  
LAND FOR SALE

*4,600 AC*  
LAND LEASE

*\$1,900,000*  
SALE PRICE



# PROPERTY OVERVIEW

*Section 02*

# LAND OVERVIEW

## BACK COUNTRY 20-ACRE PROPERTY

Nine off-grid rental cabins with a capacity for sleeping 50 people, a communal lodge, off-grid shower room, wood-fired sauna and cold plunge, plus multiple ancillary outbuildings.

Adjacent to the Alpine Lakes Wilderness, Chiwaukum Range (10+ alpine lakes accessible from cabins)

Scheduled to become an in-holding property in next 2-7 years.

Trails immediately out the cabin door for all activities including backcountry skiing, snowshoeing, cross country skiing, hiking, biking, fishing, etc.

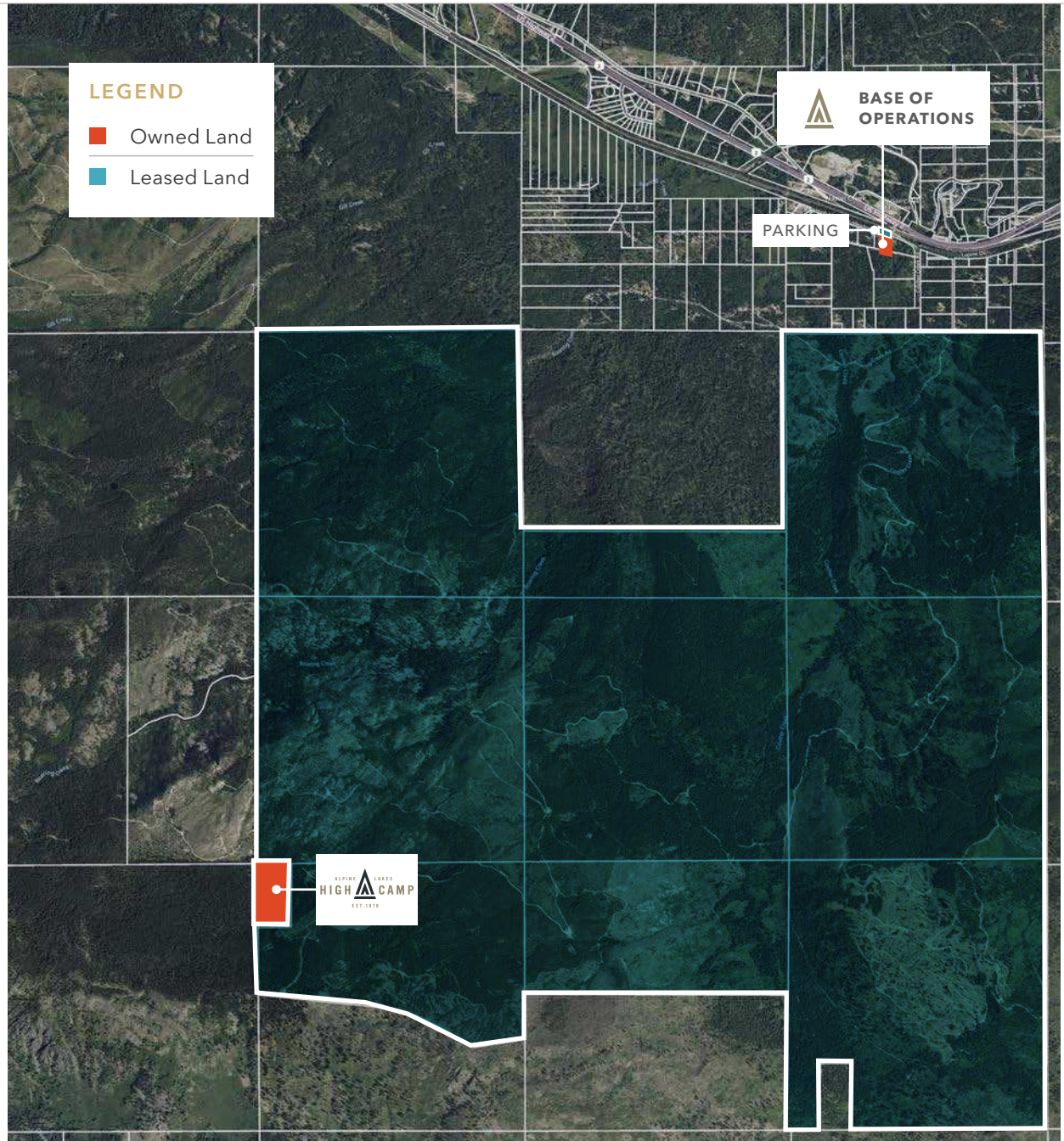
West property line abuts national forest, natural spring and four creeks flowing through property

## FRONT COUNTRY 1-ACRE REAL PROPERTY ON HIGHWAY 2

1,590 SF base of operations, office & shop


Leased guest parking lot property

Exclusive 4,600-acre recreational lease on Chinook Logging land stretching from office/shop property to backcountry cabins property



## CABIN DETAILS


**GENTIAN**  
1-2 people  
1 full bed




**BLUEBELL**  
2-3 people  
1 full bed +  
1 twin bed



**HUCKLEBERRY**  
2-4 people  
2 full beds



**LARKSPUR**  
2-4 people  
2 full beds



**PAINTBRUSH**  
2-4 people  
2 full beds  
Newly remodeled



**COLUMBINE**  
2-4 people  
2 full beds



**TRILLIUM**  
4-8 people  
4 full beds

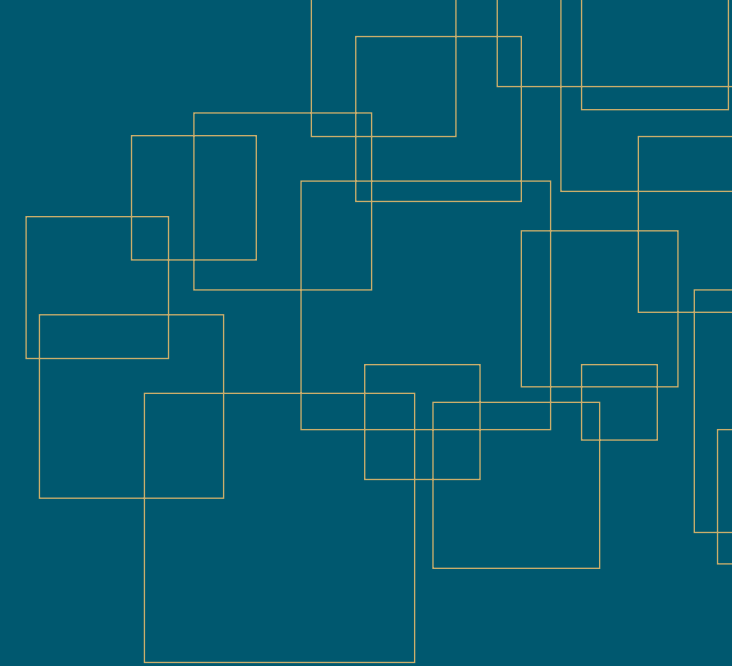


**LUPINE**  
4-8 people  
2 full beds +  
4 twin beds



**FOXFIRE**  
6-10 people  
4 full beds +  
2 twin beds





# OPERATIONS OVERVIEW

*Section 03*

## HIGH CAMP OPERATIONS

### OFF-GRID NIGHTLY RENTAL CABINS, RECREATION-FOCUSED GUESTS

45-year business history

50-person total capacity (nine cabins range from 2-person to 10-person)

Cabins include: wood stoves, propane lights, pots/pans/  
dishes/utensils, two burner cooktop, mattresses, pillows,  
firewood, 5 gallon water jugs

### COMMUNAL LODGE WITH KITCHEN, WOOD STOVE, AND DINING ROOM

Running water is gravity fed from a natural spring and cistern  
system

Small solar setup with backup generator

### SHUTTLES TRANSPORT GUESTS ~9 MILES INTO THE BACKCOUNTRY TO THE CABINS

Fleet of Land Rover Discovery IIs

Piston Bully 600 Polar snowcat for guest transport and road  
management in winter

\*Additional asset list and financials offered upon request.







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**HIGH CAMP**  
EST. 1978

 **Kidder  
Mathews**