

FOR LEASE

Glenwood Springs Mall

Glenwood Springs, Colorado

PROPERTY HIGHLIGHTS

230,000 SF regional mall with Ross, Tractor Supply, Big O Tires and O'Reilly Auto Parts as tenants

Inline and big box retail spaces still available

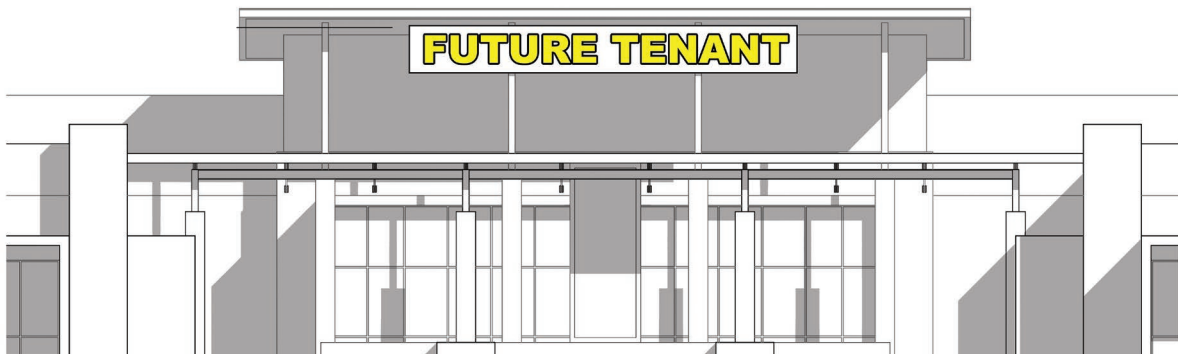
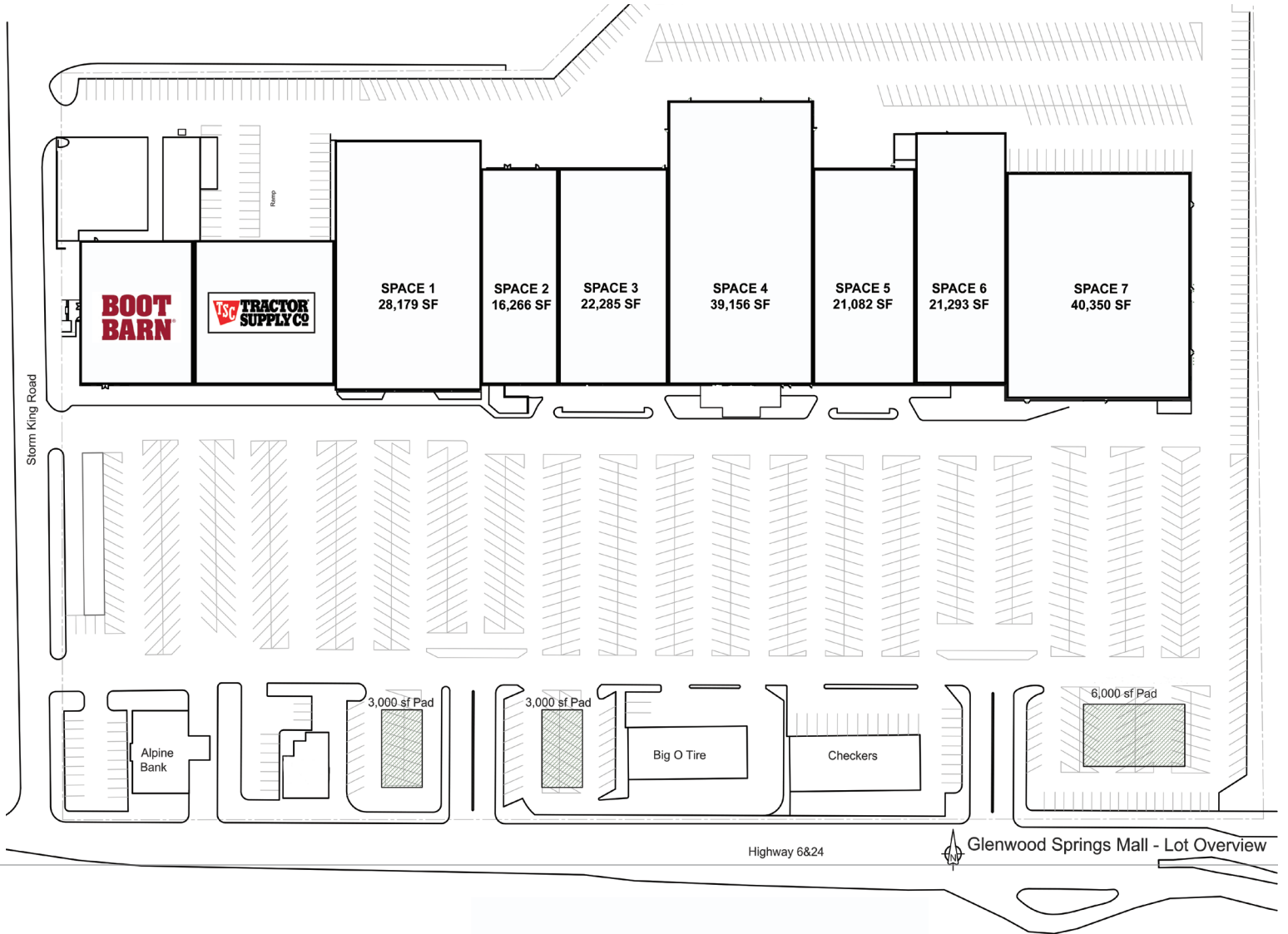
Excellent visibility and access from I-70 at one of two exits for the area

Glenwood Springs is a regional hub that draws from several nearby counties

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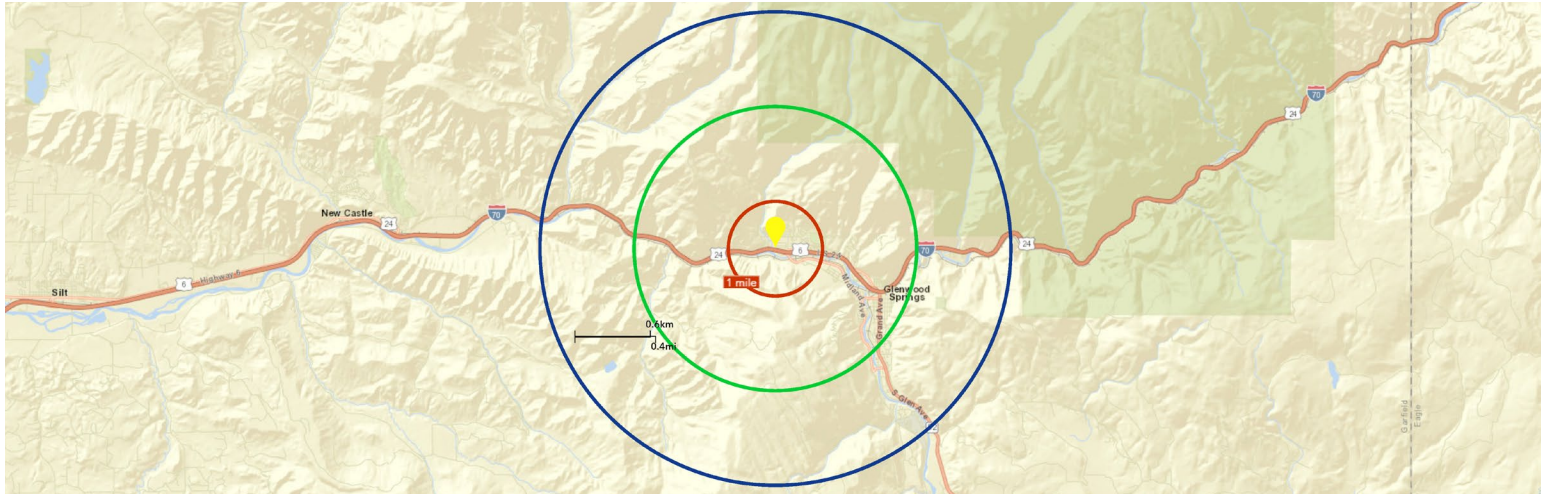
SITE PLAN



TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	5 MILE	10 MILES	45 MILES
ESTIMATED POPULATION	12,622	23,542	129,645
PROJ. POPULATION IN 2026	13,351	24,746	136,301
AVG. HOUSEHOLD INCOME	\$98,344	\$105,253	\$109,245
DAYTIME POPULATION (EMPLOYEES)	11,410	14,007	75,799

SOURCE: ESRI 2021

TRAFFIC COUNTS

LOCATION	CARS/DAY
I-70 west of Grand Ave	25,000
I-70 east of Garfield, CO exit	27,000

SOURCE: CDOT 2018



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

GLENWOOD SPRINGS MALL

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All information to be independently verified.