



Retail Center For Sale in Southwest Colorado

Asking Price:
\$6,500,000

This offering provides the rare opportunity to acquire the dominant, grocery-anchored retail center in Bayfield, CO. The sale includes the highly profitable, turnkey grocery store business. The center features 10 suites plus additional vendor deals in the parking lot, and is strategically located just off Highway 160. With current average rents significantly below market, and the grocery anchor having a 30+ year operating history, this asset provides stable, high-traffic cash flow with a clear path to profit.

Financial Summary 2024

Total Retail Square Footage:	21,000
Total Units:	10
Grocery Ebitda:	\$927K-\$1.081M
Gross Income from Leases:	\$279,250



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