

Freestanding Retail Building

420 BENT AVENUE NORTH | LAS ANIMAS, CO

**BLUE
WEST**
CAPITAL

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Positioned along Bent Ave (6,500 VPD), the primary road through Las Animas
- 2,000 SF retail building positioned on a 0.32 AC parcel with parking
- 2019 built-to-suit construction for former dispensary tenant
- Located across Bent Ave from a strong-performing Dollar General
 - Visits: 162.4k (13.48x visitor frequency)
 - Estimated sales of \$2.6M
 - Ranked 25th out of 78 Dollar Generals in Colorado and 1st of 8 within 50 miles

All visitation stats are from Placer.ai

PROPERTY DETAILS

BUILDING SIZE	2,000 SF
LAND SIZE	0.32 AC
YEAR BUILT	2019
PROPERTY TAXES	\$5,212
COUNTY	Bent
PARCEL	R1009871
TYPE	Retail/Industrial/Office
ZONING	Commercial*

* Zoning to be confirmed by local zoning regulations

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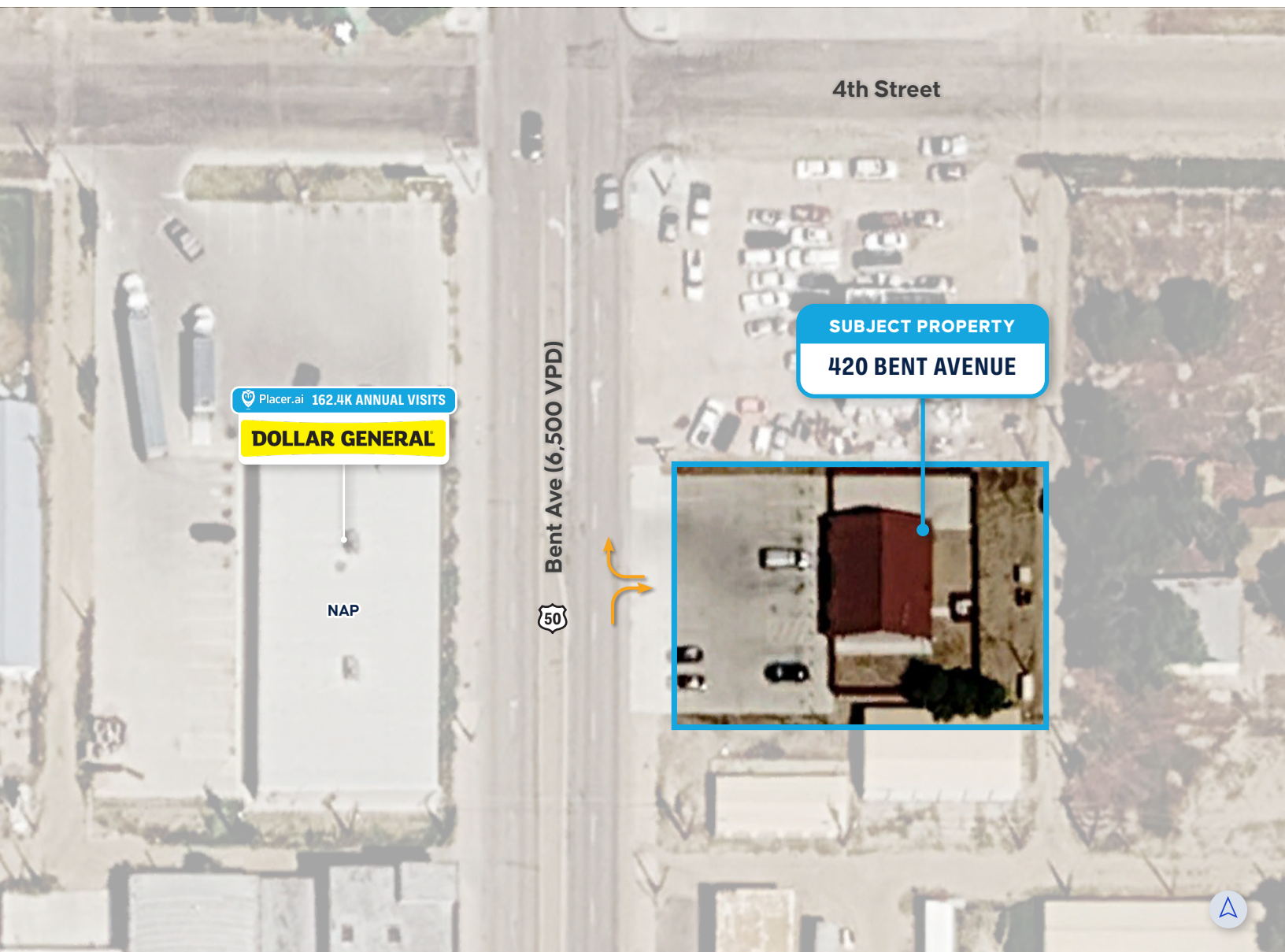
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ADJACENT TO HIGH-PERFORMING DOLLAR GENERAL

DOLLAR GENERAL®

#1 / 8
WITHIN
50-MILES

162.4K
ANNUAL
VISITS

DEMOGRAPHICS 2025	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	4,115	4,556	4,778
AVG HOUSEHOLD INCOME	\$55,342	\$55,962	\$56,270

Parcel outline to be confirmed by updated ALTA survey

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