

PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

ANCHORED BY CITY MARKET



Unit A
AVAILABLE
7,500 - 15,554 SF

Unit G
AVAILABLE
1,930 SF

Unit F
AVAILABLE
1,300 SF



FOR LEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com
Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com





PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

PROPERTY DETAILS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

AVAILABLE

Unit A: 7,500 - 15,554 SF

Unit G: 1,930 SF

Unit F: 1,300 SF

BASE RENT

Unit A: \$10.00/SF

Unit G: \$20.00/SF

Unit F: \$20.00/SF

NNN

\$5.65/SF

CITY/COUNTY

Pagosa Springs/Archuleta

CLEAR HEIGHT

12'



PROPERTY HIGHLIGHTS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

ABOUT THE PROPERTY

- 15,554 SF prime box opportunity which can be demised to 7,500, versatile for wide range of users
- City Market anchored shopping center
- Located at the signalized intersection of W US Highway 160 and N Pagosa Boulevard
- Abundant parking
- Excellent traffic along W Highway 160

TRAFFIC COUNTS

Year: 2025 | Source: Esri

W Highway 160

17,000 VPD

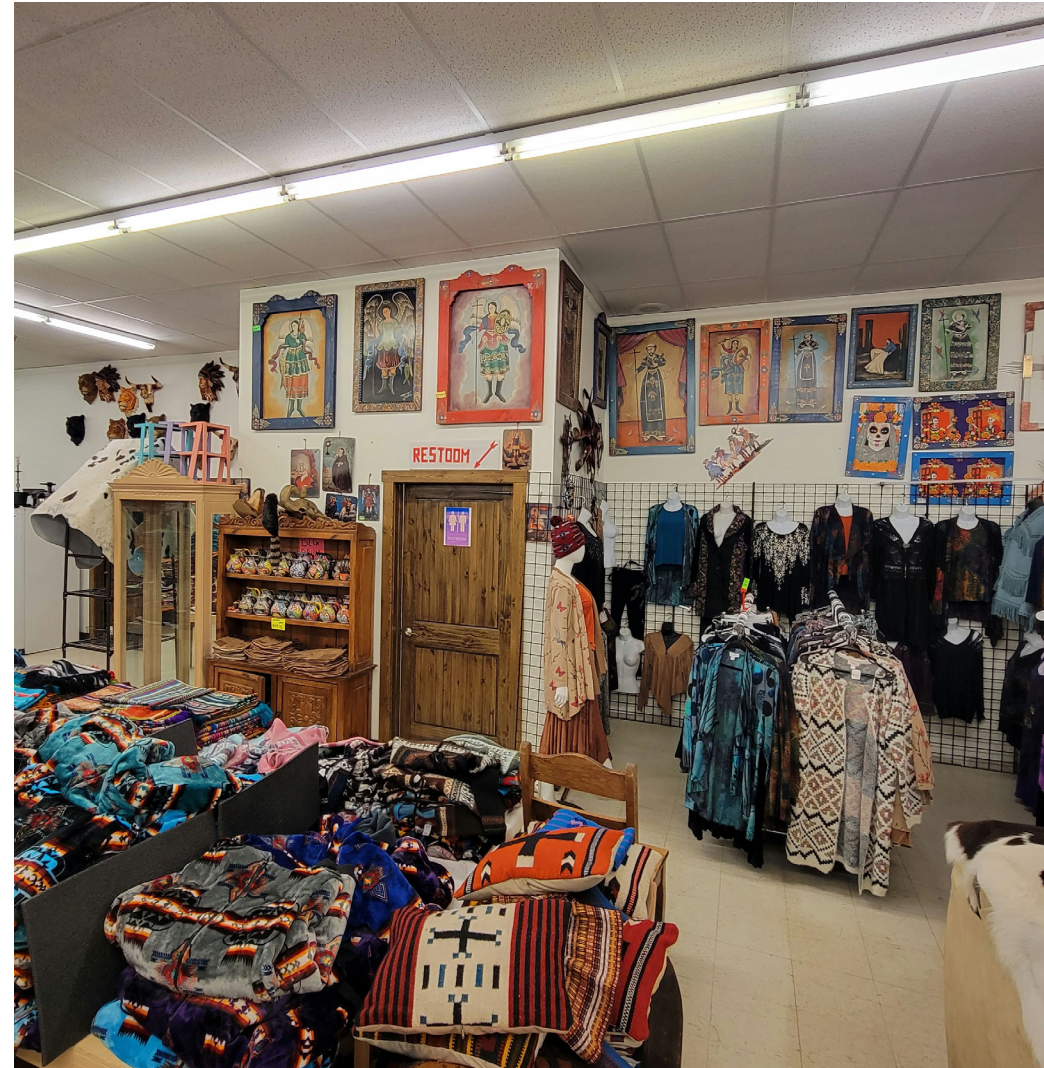
JOIN THESE RETAILERS



verizon[✓]



Edward Jones



PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

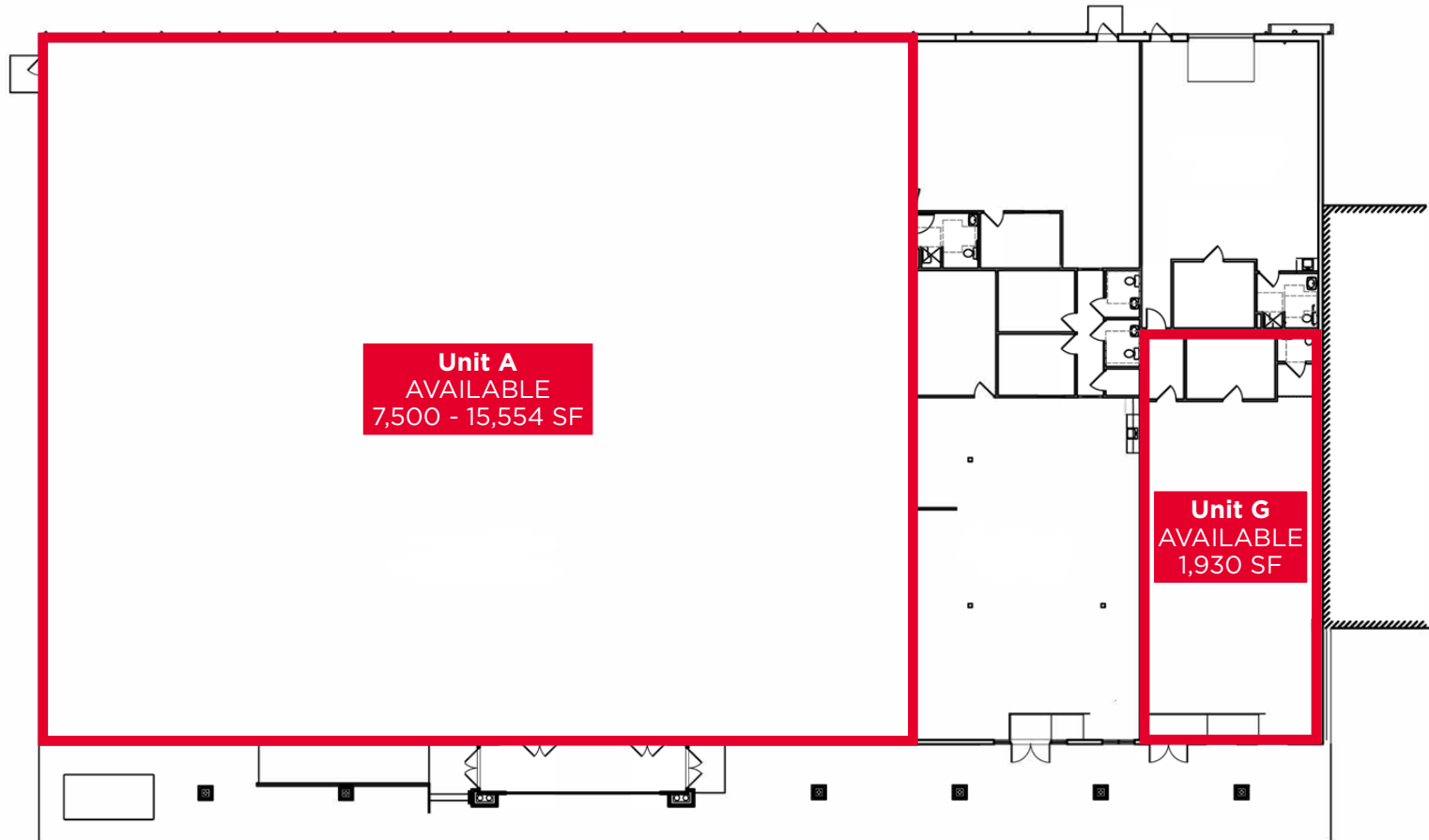
SITE PLAN

CITY MARKET ANCHOR | AVAILABLE FOR LEASE



BUILDING A		
Unit	Tenant	SF
A	AVAILABLE	7,500-15,554
B	Goal Academy	3,827
G	AVAILABLE	1,930
H	Jose	1,125
BUILDING B		
A-B	2 Chicks and a Hippie	3,120
C	Edward D Jones	1,300
D	Troy Plane Insurance	1,560
E	Art & Framing Center	1,560
F	AVAILABLE - Former UPS	1,300
G	Southwest Realty, Inc	1,560
H-I	Mountain Spirits Inc	4,420
BUILDING C		
A	Chow Down VI Inc	4,000
C	Rosie's Pizzeria	3,000
E	Griselda Cervantes	1,305
F	ReSport	2,640
H	CONM Financial	1,320
I	Sunetha Property Mgmt	1,000

BUILDING A



PHOTOS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

SUITE A: 7,500 - 15,554 SF



SUITE G: 1,930 SF

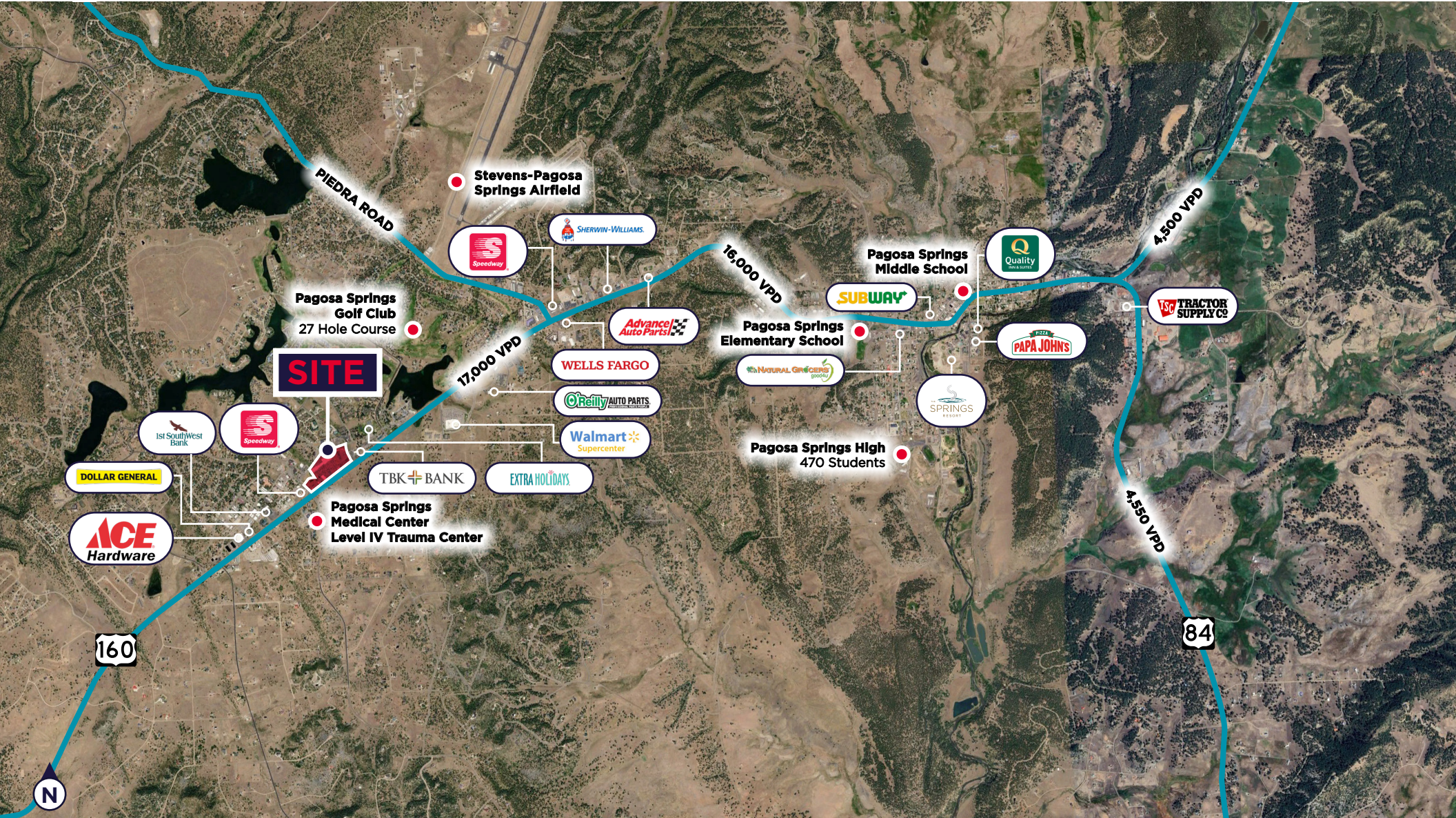


PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

TRADE AREA

CITY MARKET ANCHOR | AVAILABLE FOR LEASE





PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

DEMOGRAPHIC HIGHLIGHTS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

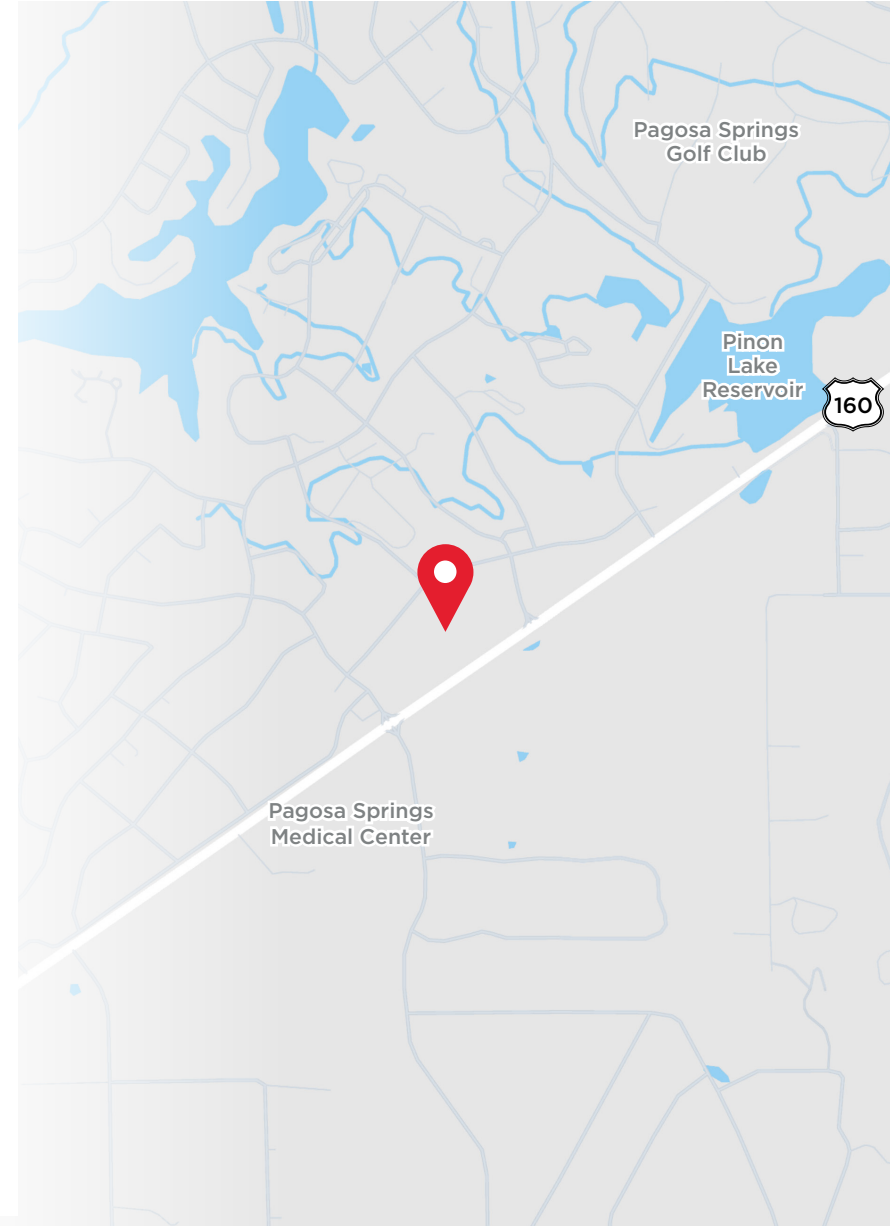
Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	1,991	6,878	9,818
2030 Projected Population	2,118	7,336	10,402
Proj. Annual Growth 2025 to 2030	1.24%	1.30%	1.16%

Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	2,974	7,158	10,278
Workers	1,829	3,036	4,616
Residents	1,145	4,122	5,662

Income	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$86,451	\$98,050	\$102,433
2025 Est. Median Household Income	\$70,941	\$78,920	\$77,787

Households & Growth	1 Mile	3 Miles	5 Miles
2025 Estimated Households	922	2,964	4,267
2030 Estimated Households	982	3,181	4,564
Proj. Annual Growth 2025 to 2030	1.27%	1.42%	1.35%

Race & Ethnicity	1 Mile	3 Miles	5 Miles
2025 Est. White	80%	79%	79%
2025 Est. Black or African American	0%	0%	0%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	17%	18%	18%
2025 Est. Hispanic (Any Race)	18%	18%	18%



Source: ESRI

PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

Jack Lazzeri

Senior Associate

+1 303 981 6521

jack.lazzeri@cushwake.com

Patrick McGlinchey

Managing Director

+1 210 303 3149

patrick.mcglinchey@cushwake.com

Justin Gregory

Managing Director

+1 303 803 7170

justin.gregory@cushwake.com

Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.