

DURANGO TOWN CENTER

1125, 1145 & 1185 S Camino Del Rio, Durango, CO



DEMOGRAPHICS



POPULATION

1 Mile:	649
3 Mile:	5,038
5 Mile:	22,918



EMPLOYEES

1 Mile:	3,047
3 Mile:	11,328
5 Mile:	19,809



AVG. HH INCOME

1 Mile:	\$74,383
3 Mile:	\$96,821
5 Mile:	\$119,071



HOUSEHOLDS

1 Mile:	295
3 Mile:	2,449
5 Mile:	9,687



TRAFFIC COUNTS

On Hwy 550 at Site: 34,000 vpd

PROPERTY OVERVIEW:

- Walmart anchored shop space available for lease
- 960 SF - 3,660 SF available
- Dominant shopping center in trade area with an estimated 2 million visitors per year
- Center includes 3 shop buildings at a highly visible and signalized intersection

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Regional draw with no other

Walmart locations within 45 miles



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DOWNTOWN DURANGO

CityMarket

CityMarket

FORT LEWIS COLLEGE
3,700 Students

DURANGO MALL
TJ-MAXX
ROSS
DRESS FOR LESS
BEST BUY

vantiv
400 EMPLOYEES

verizon
at&t

DISCOUNT TIRE

goodwill

Walmart
Save money. Live better.

ESCALANTE MIDDLE SCHOOL
481 Students

192 Multi-Family Units Under Construction

New Road Extension

THE HOME DEPOT

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