

DURANGO TOWN CENTER

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

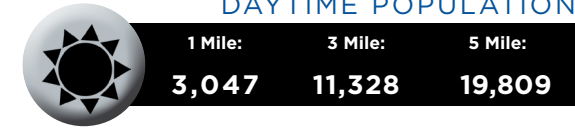


DEMOGRAPHICS

POPULATION



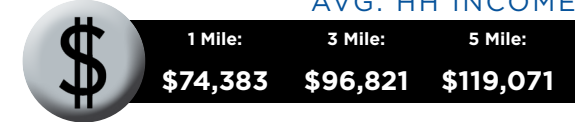
DAYTIME POPULATION



HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



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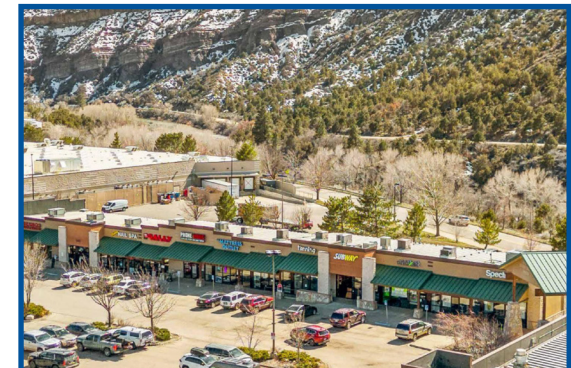
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PROPERTY OVERVIEW:

- Walmart anchored shop space available for lease
- 1,700 SF - 2,700 SF available
- Dominant shopping center in trade area with an estimated 2 million visitors per year
- Center includes 3 shop space buildings at highly visible and signaled intersection



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*Regional draw with no other
Walmart locations within 45 miles*



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DOWNTOWN
DURANGO



FORT LEWIS
COLLEGE
3,700 Students



vantiv
400 EMPLOYEES



ESCALANTE
MIDDLE SCHOOL
481 Students

New Road
Extension

192 Multi-Family Units
Under Construction



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