

PAGOSA COUNTRY CENTER

105-135 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

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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'





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PROPERTY HIGHLIGHTS

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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

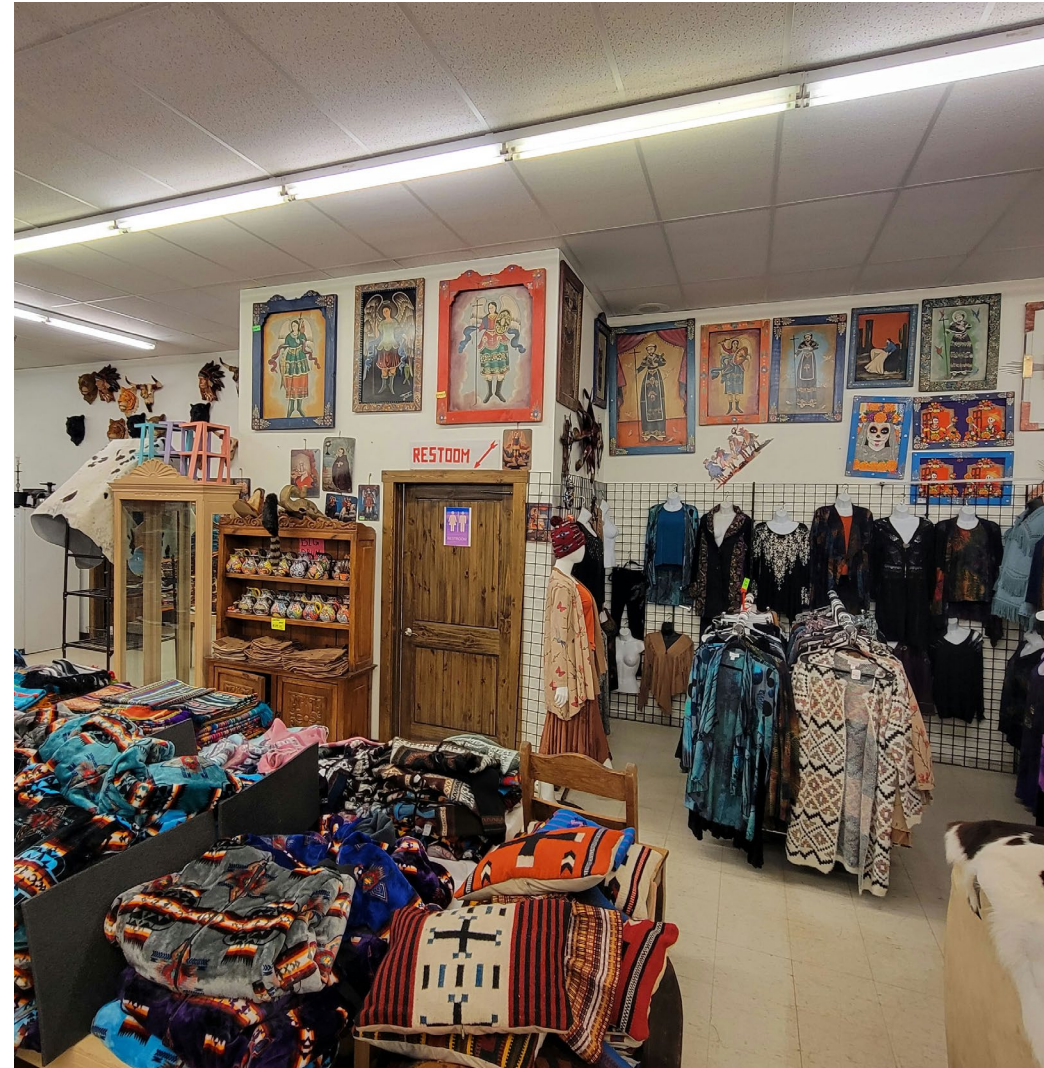
TRAFFIC COUNTS

Year: 2025 | Source: Esri

W Highway 160

17,000 VPD

JOIN THESE RETAILERS



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SITE PLAN

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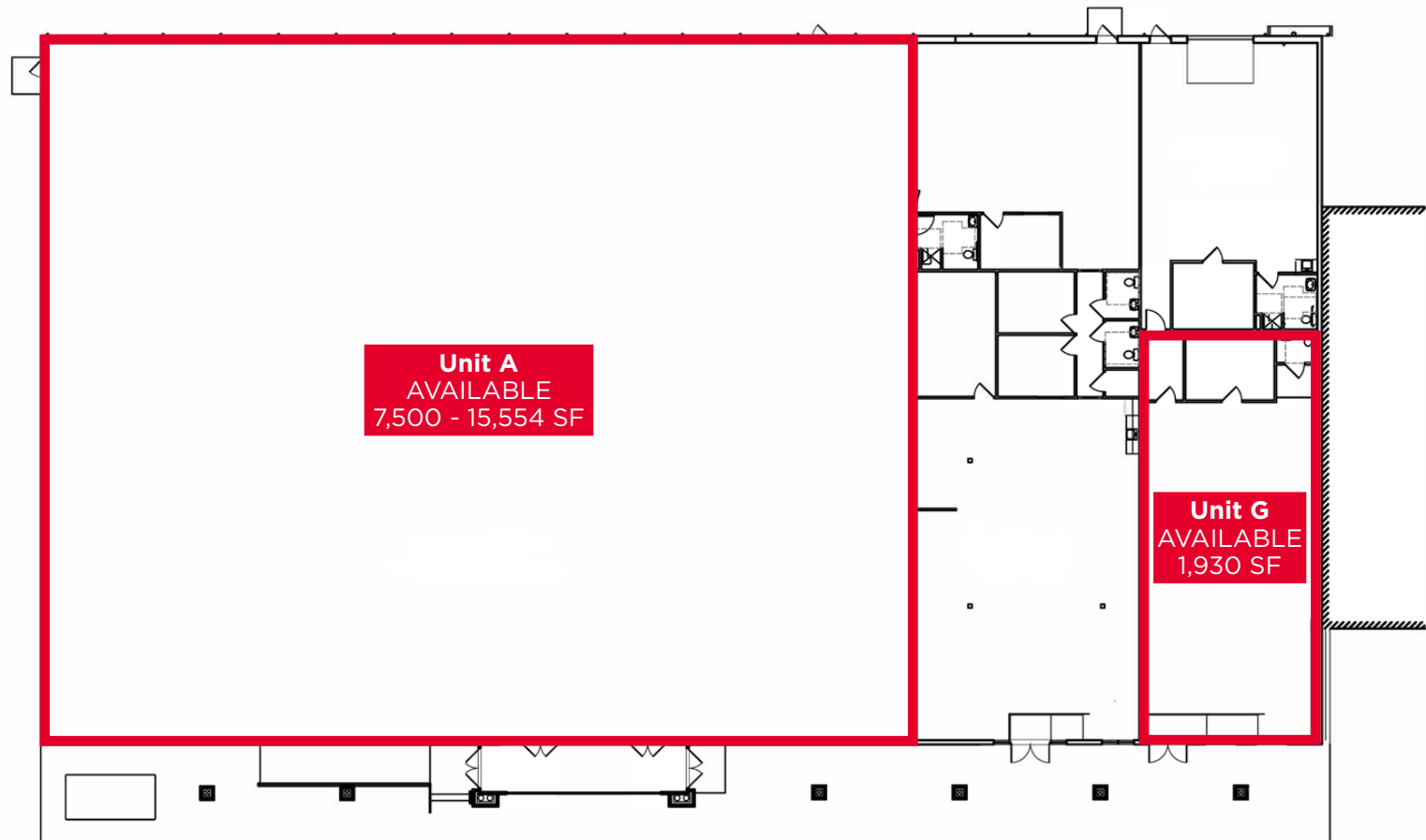
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FLOOR PLAN

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BUILDING A



PHOTOS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

SUITE A: 7,500 - 15,554 SF



SUITE G: 1,930 SF

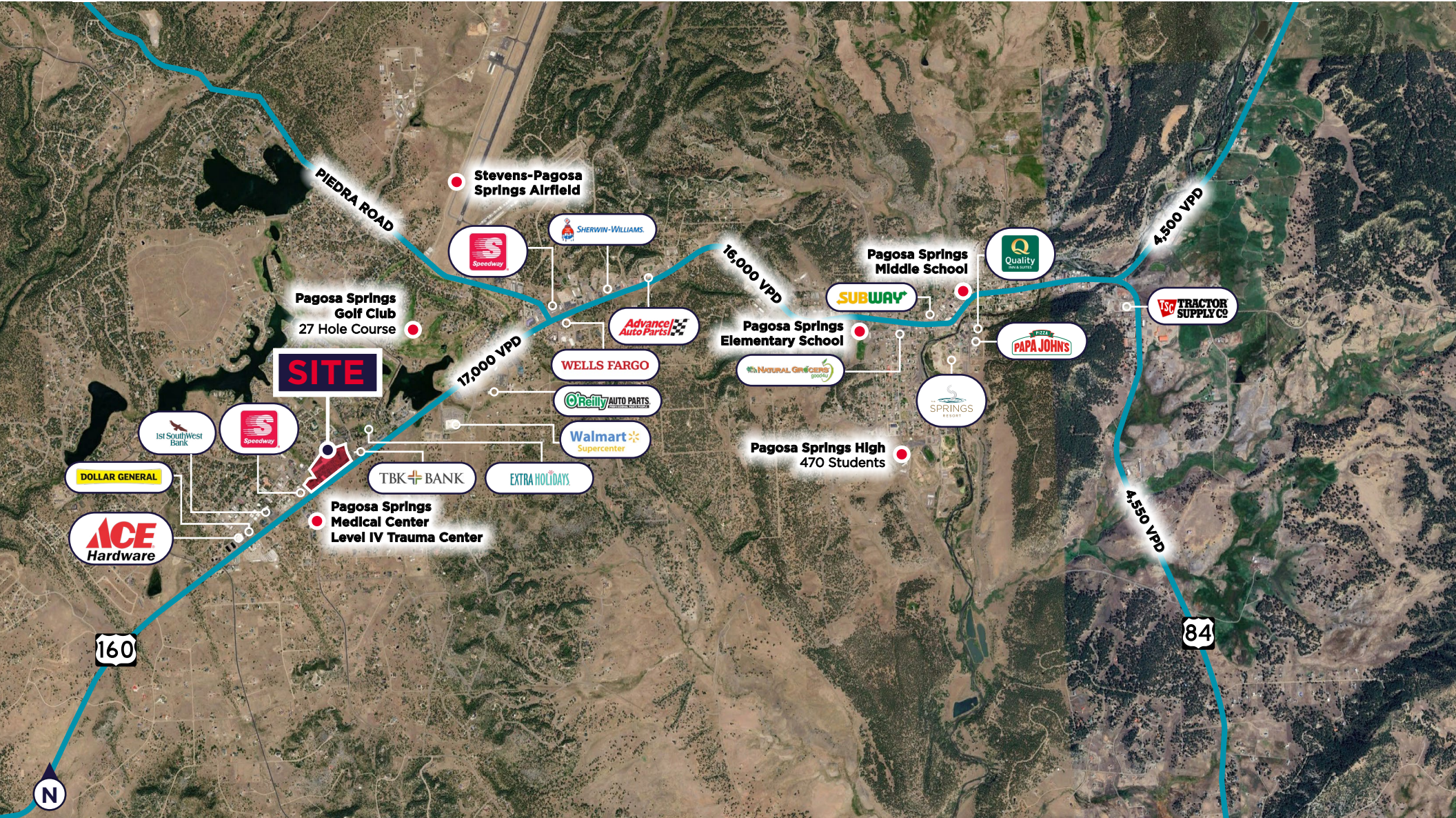


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TRADE AREA

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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%

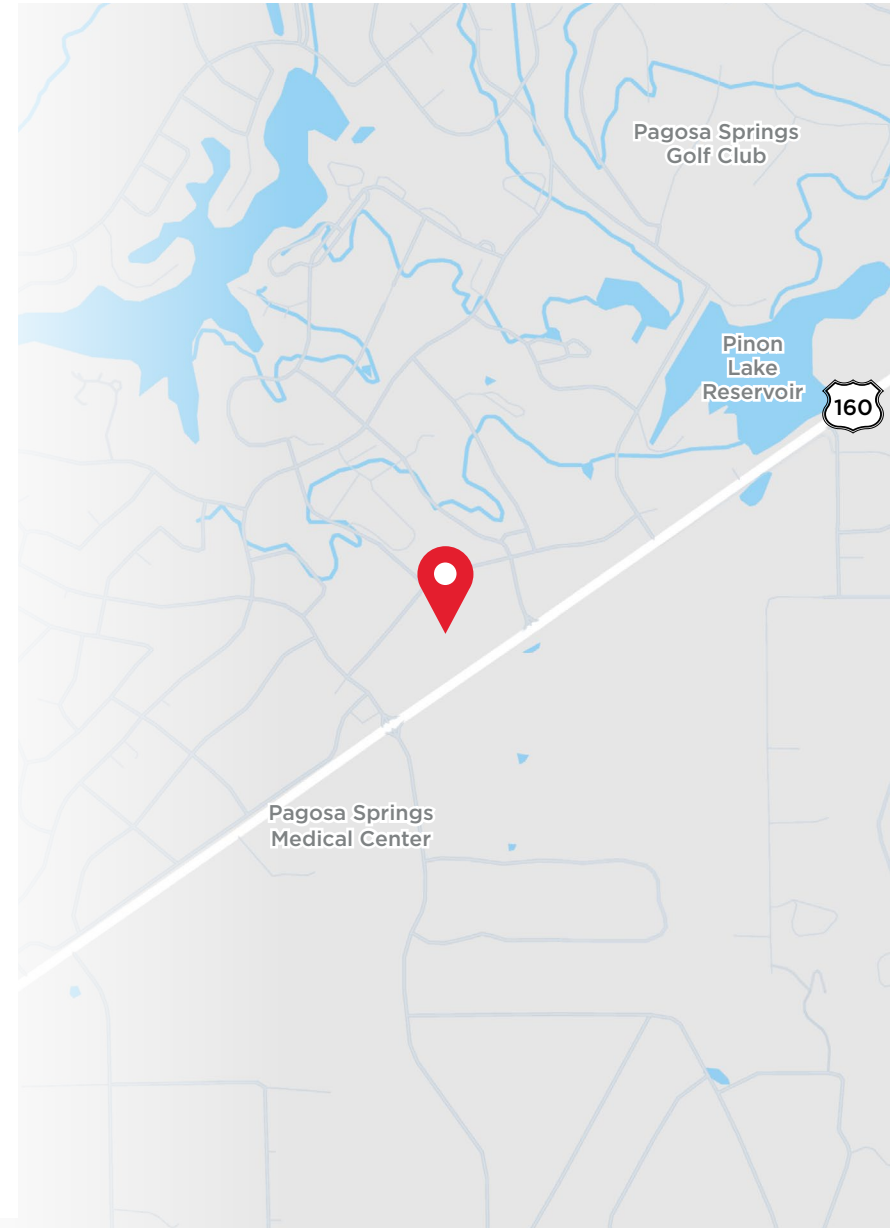
Daytime Population			
2025 Daytime Population	2,974	7,158	10,278
Workers	1,829	3,036	4,616
Residents	1,145	4,122	5,662

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

Households & Growth			
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			
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



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory and **Jack Lazzeri** comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's **Denver office**. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.