

MARKET SQUARE  
— PROPERTIES, LLC —

Unit for Lease



Market Square Properties, LLC  
(603)-431-0400  
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Retail Space

2228 E. Main St., Cortez, Colorado, 81321

## Leasing Summary:

This incredible leasing opportunity is located at the heart of the commercial center of Cortez, Colorado. Cortez is a bustling town with an abundance of growth potential. It is full of vibrantly diverse communities and host to a rising economy. The area of Cortez draws on a much greater regional landscape, as well as a great deal of tourism traffic between Mesa Verde National Park and the Four Corners Area on a daily basis. The building is located directly off of Highway 160 which is the main road through the center of town and the most trafficked route in the area.

## Highlights:

- 2,230 SF
- \$15/SF
- Highway Frontage
- Centrally Located
- 21,200 Average Daily Traffic





T-Mobile is one of the nation's leading wireless communications providers, serving more than 140 million customers across the United States through its award-winning 5G network. The company offers wireless voice, data, broadband internet, business communications, and connected device solutions to both consumers and enterprises. As a nationally recognized investment-grade retailer with a strong omnichannel presence, T-Mobile continues to expand its footprint through strategically located retail stores that provide customer support, device sales, and service activation.



Clearnetworx is a rapidly growing, locally owned fiber-optic and fixed wireless internet service provider headquartered in Montrose, Colorado. Founded in 2012, the company delivers residential and commercial broadband, voice, and business connectivity solutions throughout Colorado and New Mexico. Clearnetworx has experienced significant expansion through new fiber deployments and strategic network acquisitions, providing gigabit-speed internet backed by locally based customer support. Its continued investment in fiber infrastructure positions the company as an emerging regional telecommunications provider serving underserved and high-growth communities.

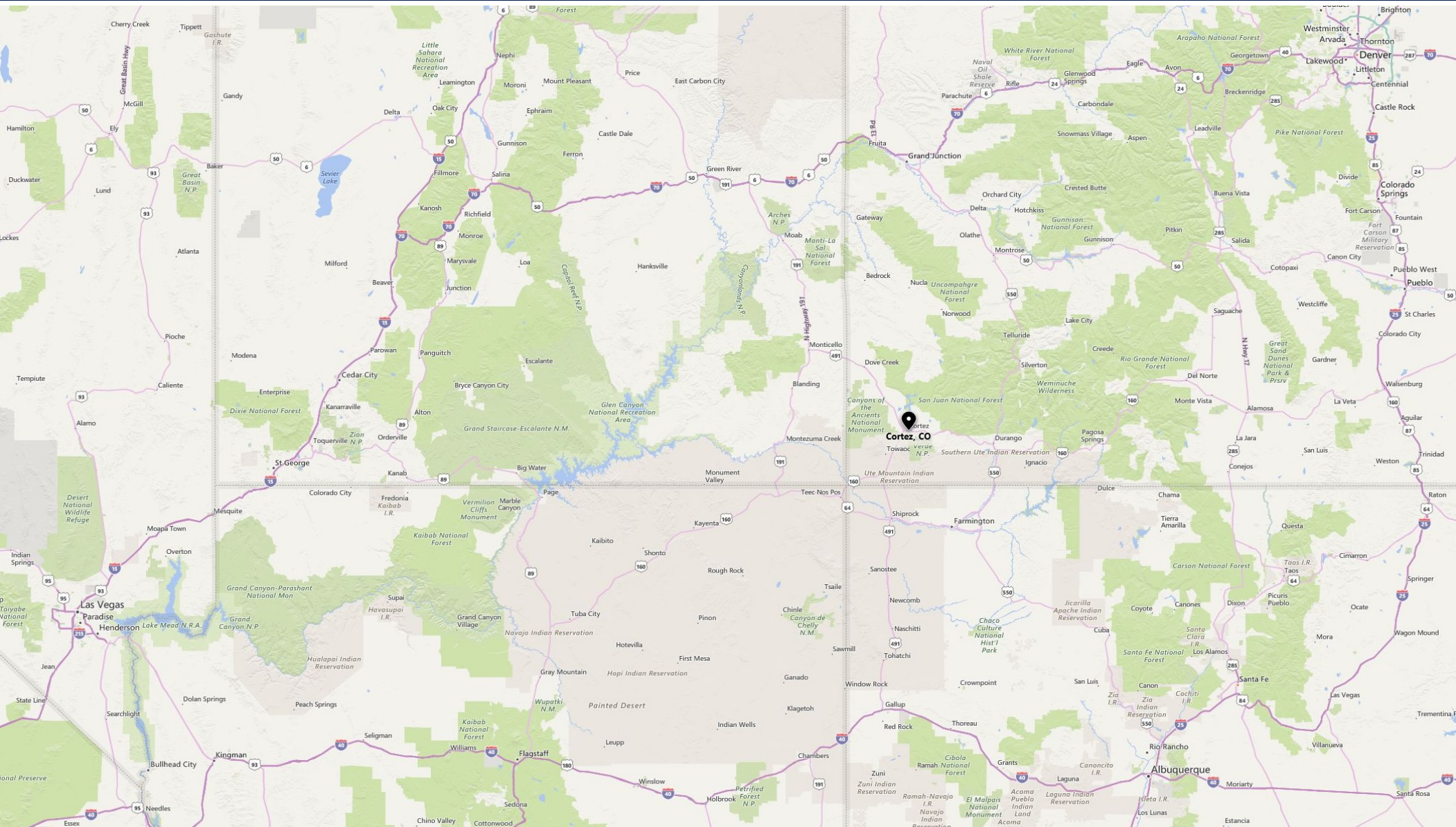


Little Caesars is one of the world's largest pizza chains and the third-largest pizza brand in the United States by systemwide sales. Founded in 1959, the company operates thousands of locations across all 50 states and numerous international markets. Known for its value-oriented menu, HOT-N-READY® offerings, and innovative Pizza Portal® pickup technology, Little Caesars maintains strong consumer brand recognition and a proven franchise model, making it a highly recognizable national quick-service restaurant tenant.



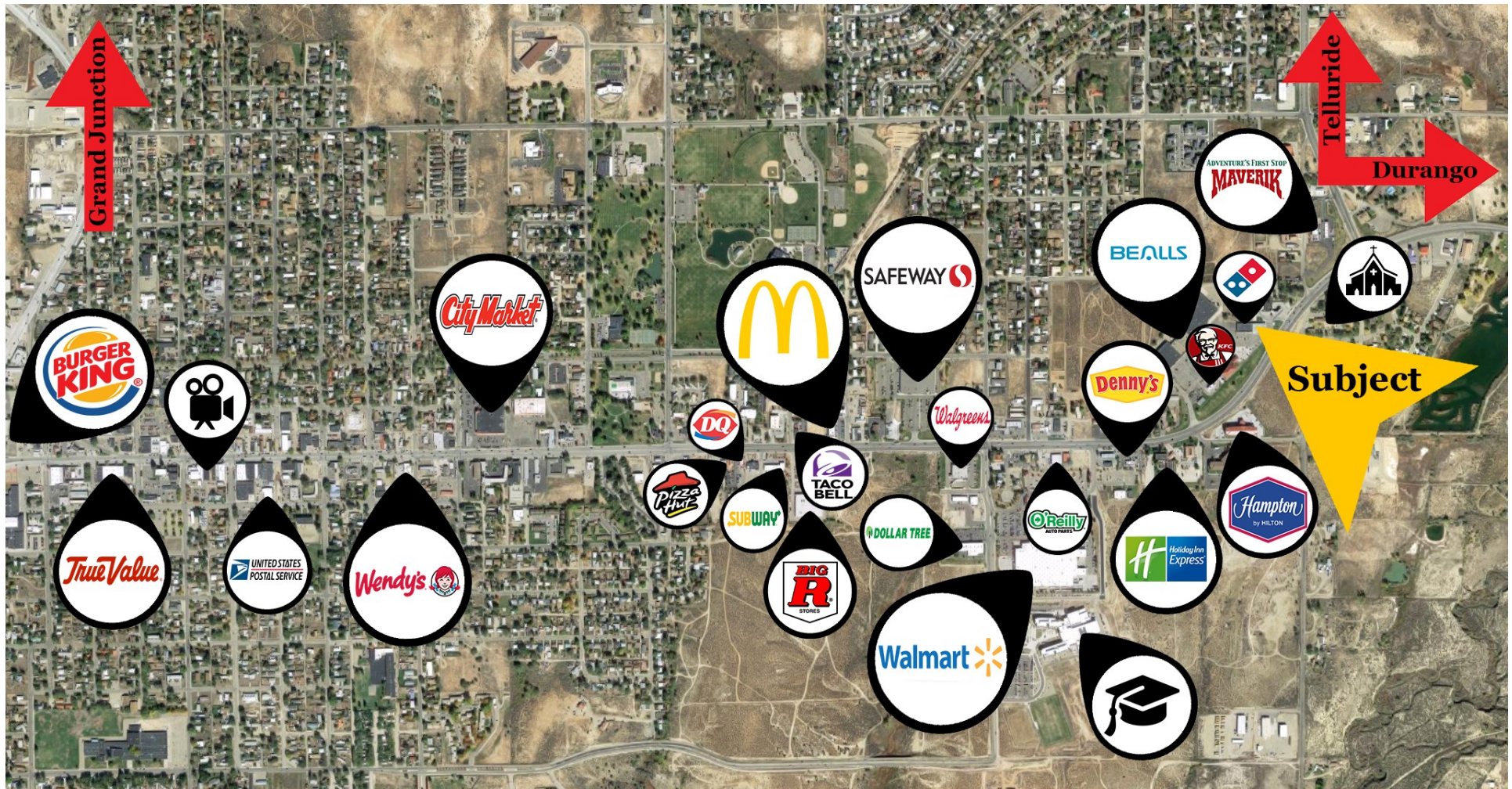
# Regional Map

2228 E. Main St., Cortez, Colorado, 81321



# Local Map

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**Retailers in close proximity include:** Walmart Supercenter, O'Reilly Auto Parts, Dairy Queen, Safeway, McDonald's, Pizza Hut, Super Splash Car Wash, Big O Tires, Holiday Inn Express, Hampton Inn, Denny's, First Southwest Bank, Taco Bell, Verizon Wireless, Hibbett Sports, City Market, KFC, Domino's, Wendy's, True Value, Maverik, Sally Beauty, AT&T, Dollar Tree, Cold Stone Creamery, Subway, Shell Station, AutoZone and Walgreens.



# Aerial Photograph

2228 E. Main St., Cortez, Colorado, 81321



# Distant Photographs

2228 E. Main St., Cortez, Colorado, 81321

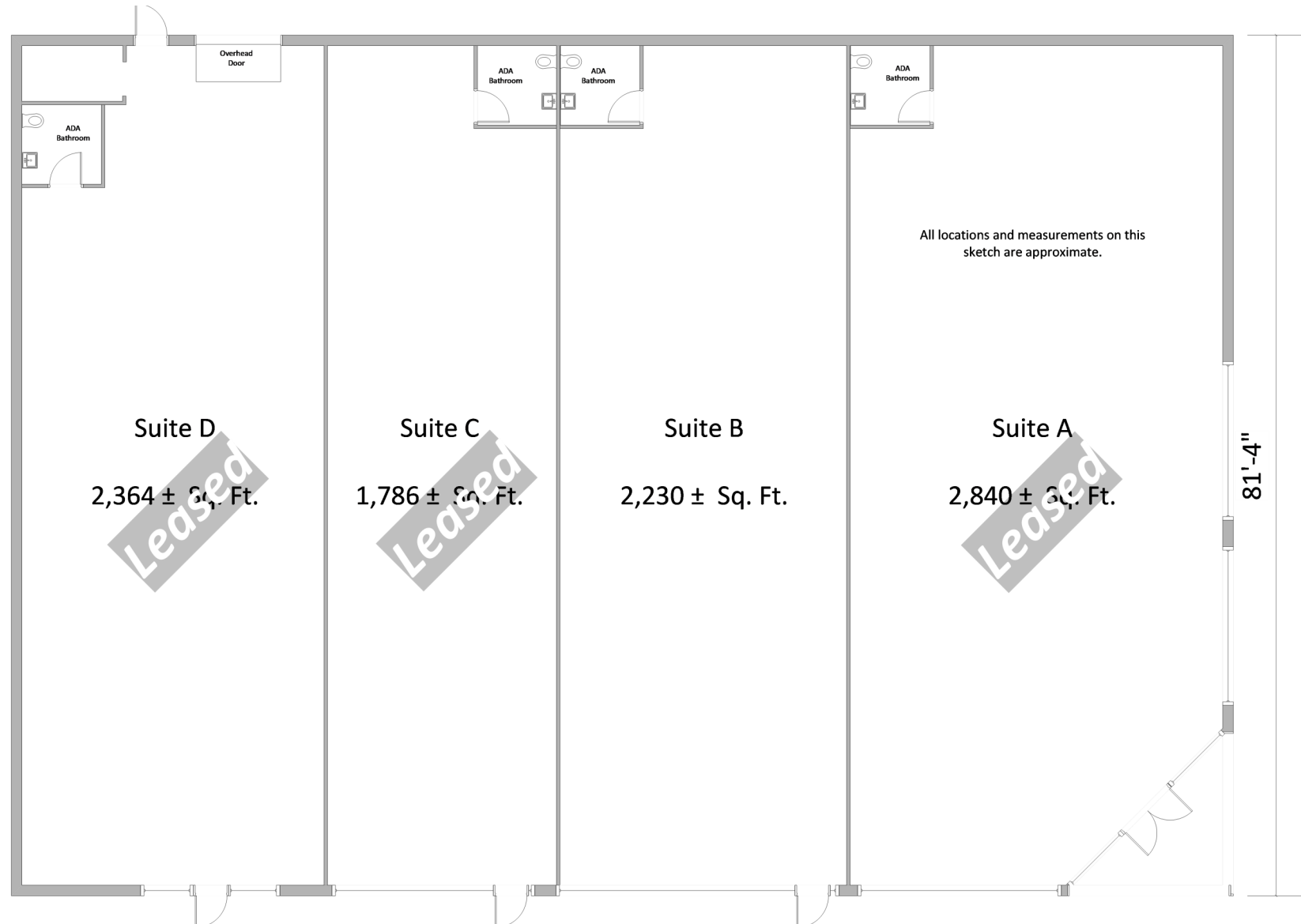


# Semi-Distant

2228 E. Main St., Cortez, Colorado, 81321



2228 E. Main St., Cortez, Colorado, 81321



# Ext. Photographs

2228 E. Main St., Cortez, Colorado, 81321



# Photographs Suite B

2228 E. Main St., Cortez, Colorado, 81321



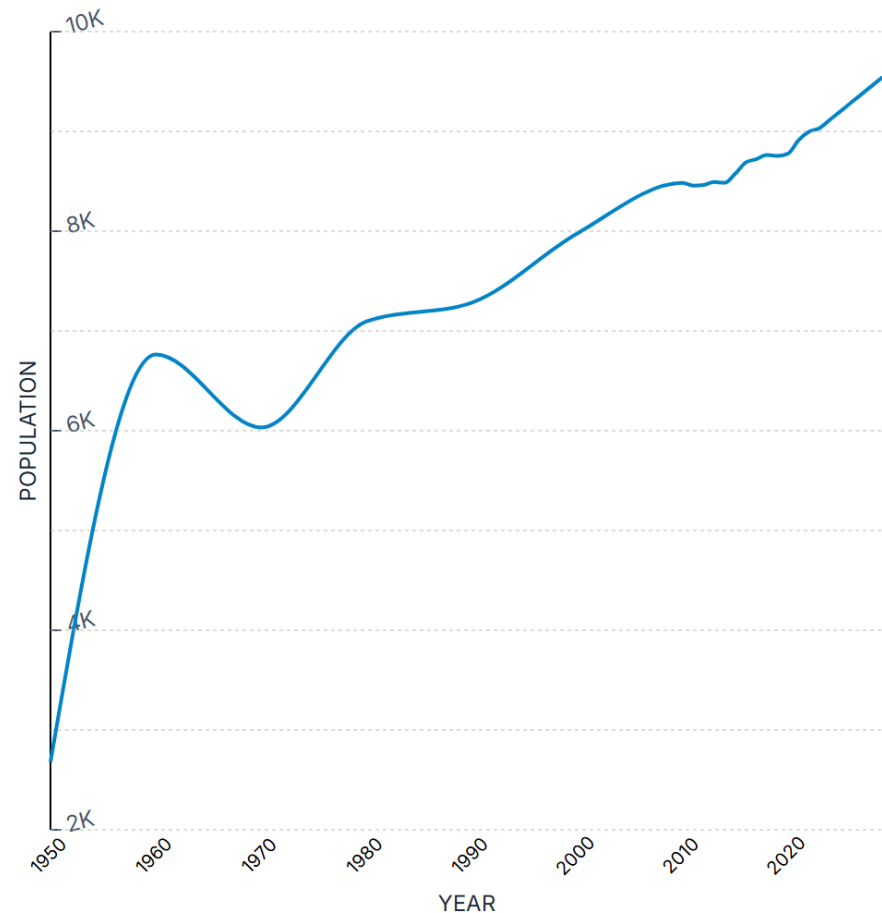


## Population

Cortez has a 2025 population of 9,203. Cortez is currently growing at a rate of 0.93% annually and its population has increased by 4.85% since the most recent census, which recorded a population of 8,777 in 2020.

### Cortez Population

Data after 2023 is projected based on recent change



## DEMOGRAPHICS



### POPULATION

|                      | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population     | 11,808  | 14,767  | 20,651   |
| Average Age          | 42      | 43      | 45       |
| Average Age (Male)   | 41      | 42      | 44       |
| Average Age (Female) | 44      | 44      | 46       |



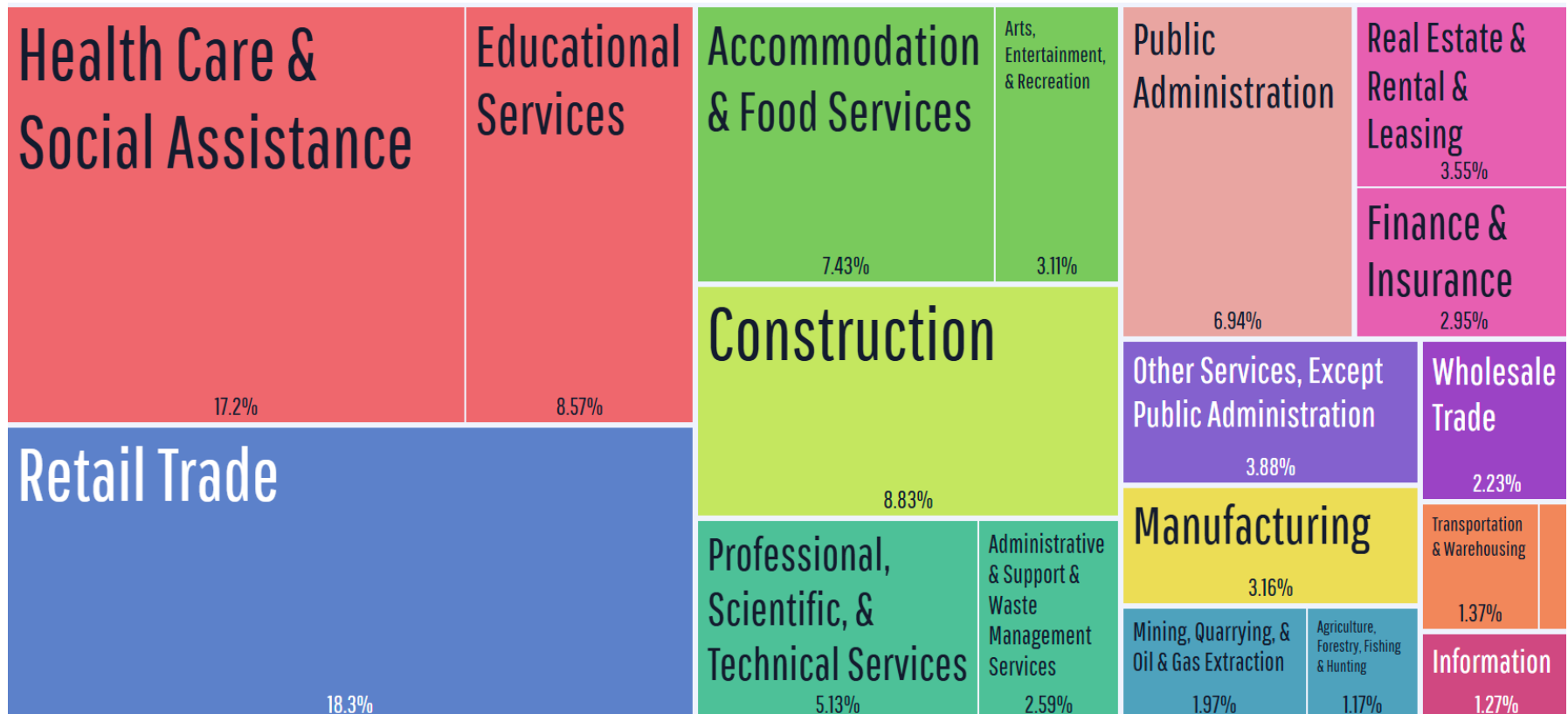
### HOUSEHOLDS & INCOME

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,012     | 6,202     | 8,657     |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$81,191  | \$84,225  | \$89,672  |
| Average House Value | \$297,038 | \$309,152 | \$340,882 |





## Employment by Industry



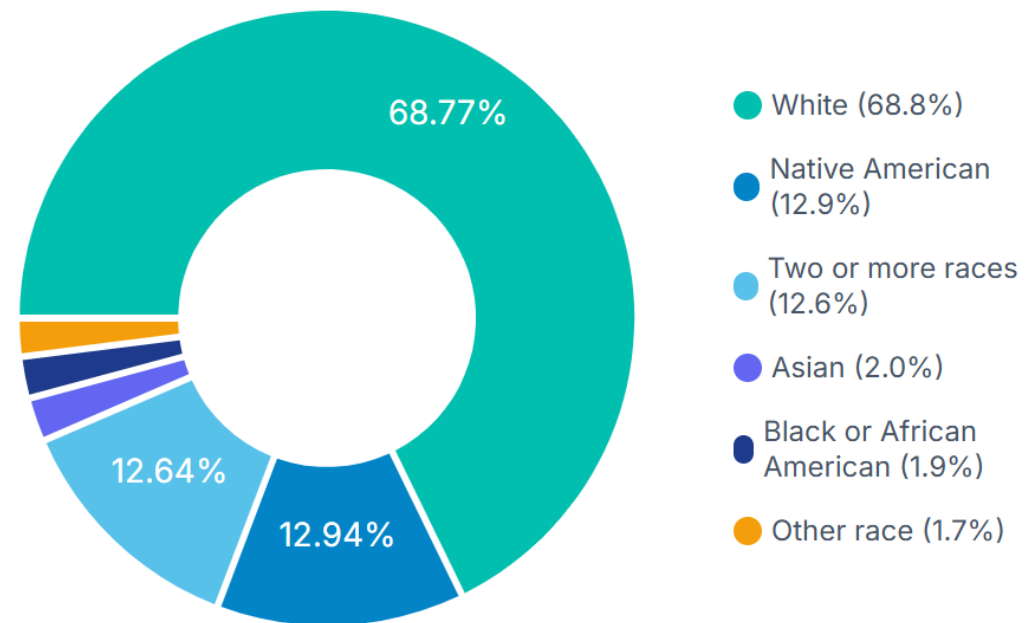


## Ethnic/Racial Breakdown

### Population by Race

All Hispanic Non-Hispanic

The racial composition of Cortez includes 68.77% White, 12.94% Native American, and smaller percentages for Asian, Black or African American, other race and multiracial populations.



## Mesa Verde National Park



### Tourism:

**TOURISM** accounts for 15% of Montezuma County's employment. These jobs are located at Canyons of the Ancients National Monument, Mesa Verde National Park, and the San Juan National Forest. All together, they contribute to the overall employment and economy within the county. The closely located Mesa Verde National Park drew 583,500 visitors in 2016 with \$73.3 million in economic benefits to the local communities, including Cortez.

### The City:

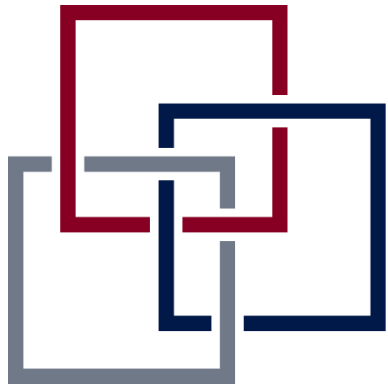
**CORTEZ** is located in the Southwestern corner of Colorado, very close to the four corners (where Colorado, Utah, Arizona, and New Mexico meet). The city rests between the entrance to the world-famous Mesa Verde National Park and the Canyons of the Ancients National Monument making it the go-to place in the area.

Cortez features 116 acres of parks and trails, as well as a professional 18-hole golf course. Additionally, the area had gained national recognition for its incredible mountain biking trails. In particular, a set of trails called Phil's World.

Highways 160, 491, and 145 run through the city. These highways connect it to Utah, New Mexico, and the rest of Colorado. Furthermore, the city boasts its own regional airport with daily flights to major airports such as Denver International.



# Contact Us



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## **Contact Us**

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