

# Walmart Anchored Pad for LEASE

Ground Lease or Build-To-Suit

U.S. Hwy.160 & Aspen Village Dr., Pagosa Springs, CO



## RETAIL PROPERTY OVERVIEW:

- Pagosa Springs is fastest growing City in SW Colorado
- Walmart anchored pad site on Hwy 160
- Lighted intersection, far corner.
- Pagosa is County seat Archuleta County. Famous tourist vacation summer/winter destination-world's deepest hot springs and Wolf Creek Ski Lodge

Access: Ingress/Egress on both Aspen Dr., & Cornerstone

Lot Sizes: 1 to 3 acre pads

Traffic Counts: Hwy 160 – 23,500 VPD, Aspen Village Drive 6,050 VPD (updated 2020)

## AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
3 M	7,651	\$75,300
5 M	9,202	\$76,665

15,000+ Population factoring in tourism



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## ASPEN VILLAGE, PAGOSA SPRINGS CO.:

- *Join Walmart and others !!*
- *Several single tenant pad development sites with Hwy 160 Frontage*

## AREA RETAILERS Include:

- Walmart
- Kroger (City Market)
- Starbucks
- McDonalds
- Sonic
- Speedway (2)
- Wells Fargo & Local Banks
- Wyndam Vacation Resorts
- Verizon, Subway, Papa Murphys
- Advance Auto, O'Reilly Auto
- Numerous Hotels...and more!



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DEVELOP • DESIGN • BUILD

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Proposed Circle K Site (Under Lease): 2.57 ac.  
Pad Sites Available: ~4.0 ac.