

# Pagosa Country Center

165 Country Center Drive | Pagosa Springs, CO 81147



## Available

Unit A: 7,500 - 15,554 SF

Unit G: 1,930 SF

## Base Rent

Unit A: \$10.00/SF

Unit G: \$20.00/SF

## NNN

\$5.65/SF

## City/County

Pagosa Springs/Archuleta

## Clear Height

12'

## 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

W Highway 160

Year: 2025 | Source: Esri

17,000 VPD

## JOIN THESE RETAILERS



## CONTACT

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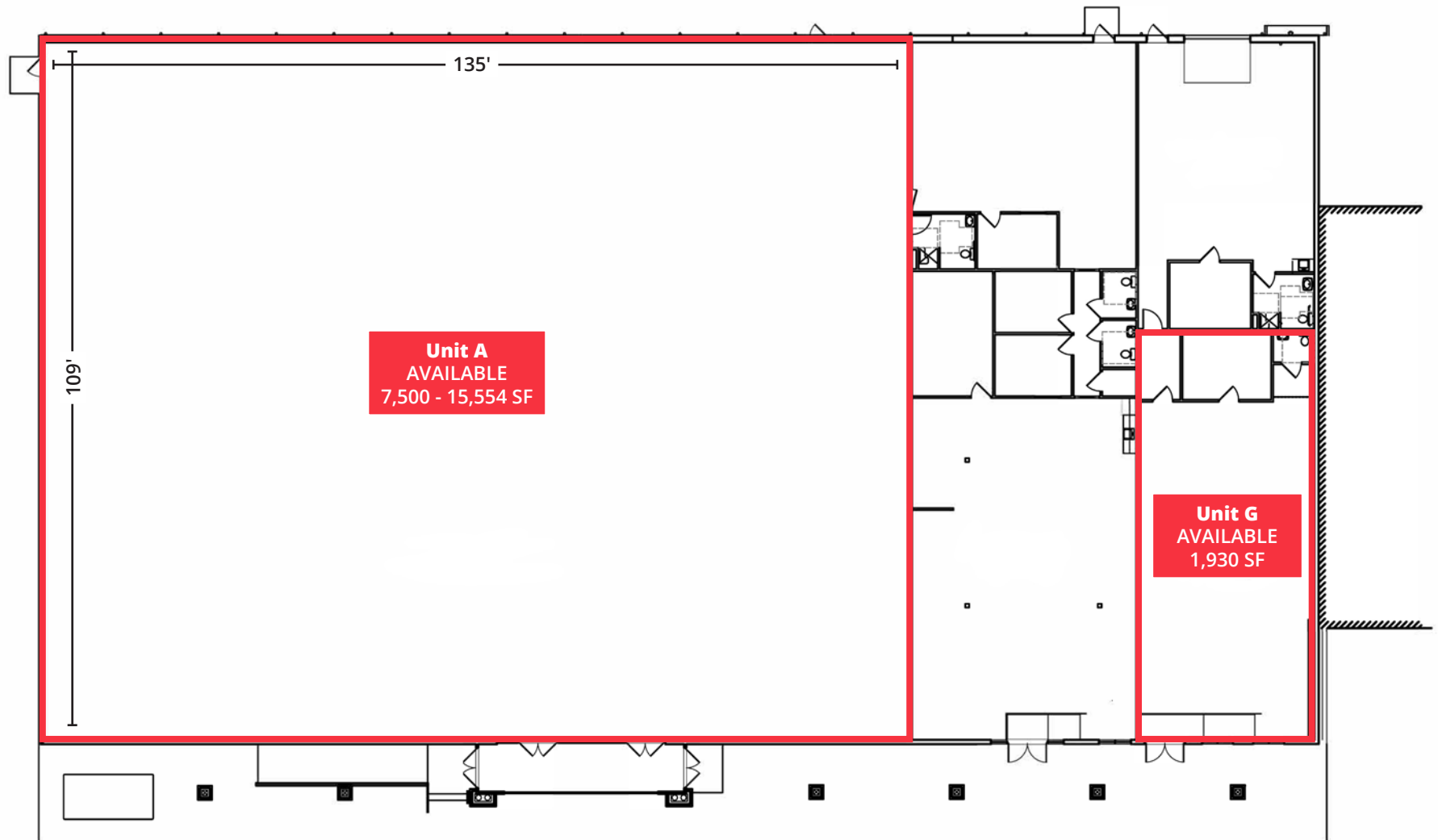
BUILDING A		
Unit	Tenant	SF
A	AVAILABLE	7,500 - 15,554
B	Goal Academy	3,827
G	AVAILABLE	1,930
H	Jose	1,125
BUILDING B		
A-B	2 Chicks and a Hippie	3,120
C	Edward D Jones	1,300
D	Troy Plane Insurance	1,560
E	Art & Framing Center	1,560
F	UPS	1,300
G	Southwest Realty, Inc	1,560
H-I	Mountain Spirits Inc	4,420
BUILDING C		
A	Chow Down VI Inc	4,000
C	Rosie's Pizzeria	3,000
E	Griselda Cervantes	1,305
F	ReSport	2,640
H	CONM Financial	1,320
I	Sunetha Property Mgmt	1,000

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## BUILDING A





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**Suite A: 7,500 - 15,554 SF**



**Suite G: 1,930 SF**









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## DEMOGRAPHIC HIGHLIGHTS

### 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

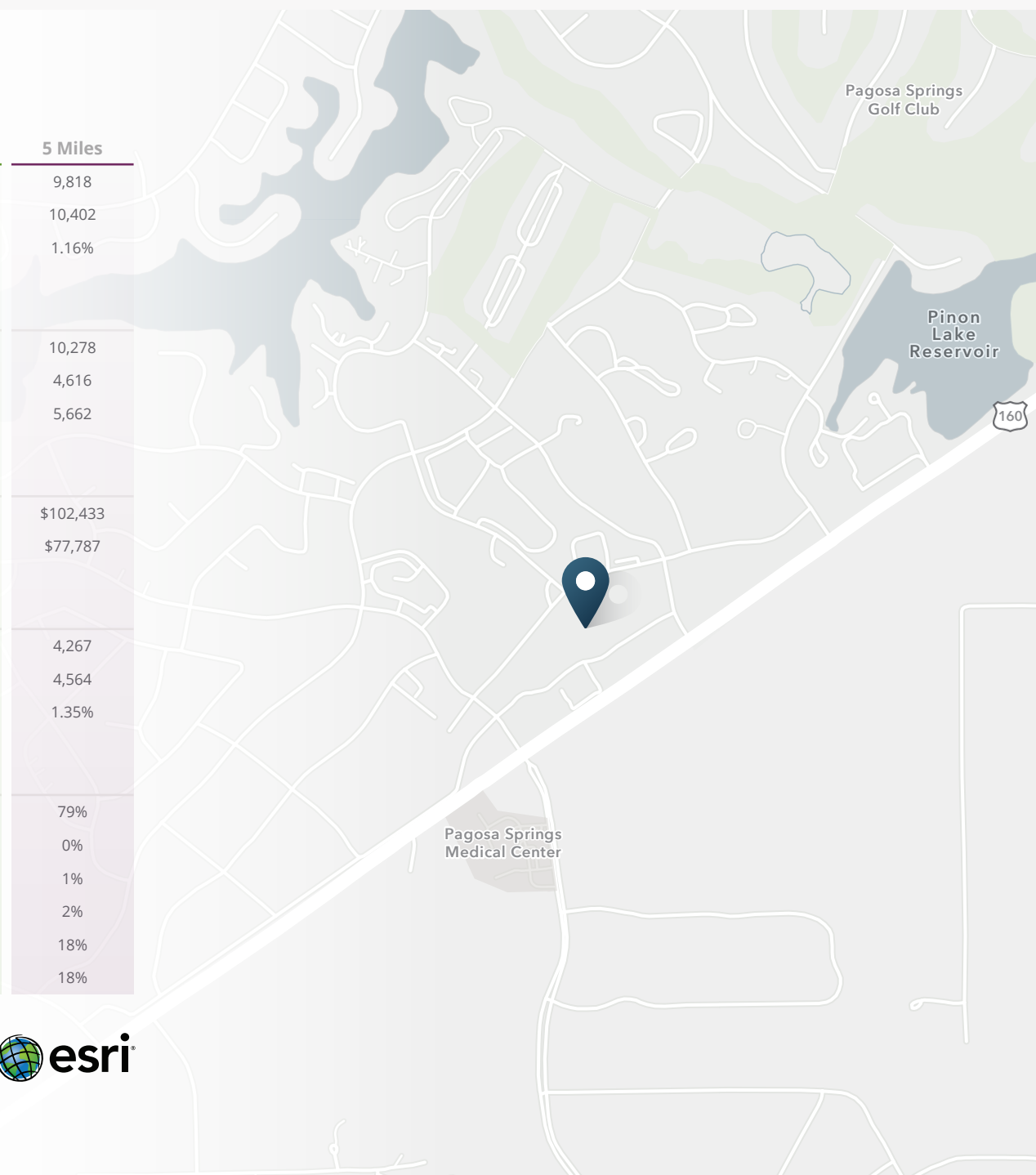
2025 Est. Average Household Income	\$86,451	\$98,050	\$102,433
2025 Est. Median Household Income	\$70,941	\$78,920	\$77,787

### 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%





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