

AVAILABLE  
**Safeway Surplus Land**

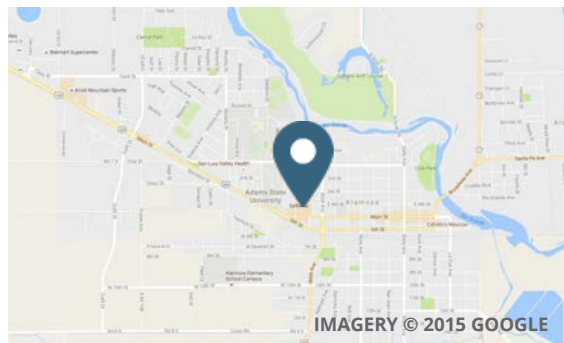
1301 Main St | Alamosa, CO



### Overview

**AVAILABLE** +/- 1.68 acres

**PRICE** Contact Broker for Pricing



### Description

- Safeway surplus land available adjacent to Safeway store
- Property fronts Hwy 285 and Hwy 160 (also Main Street of Alamosa)

### Demographics

	5 MILE	7 MILE	10 MILE
Current Population	13,992	14,676	15,807
Total Households	5,200	5,449	5,882
Average HH Income	\$48,809	\$49,189	\$49,738
Daytime Population	9,627	9,778	9,942

Year: 2016 | Source: Esri

### Contact

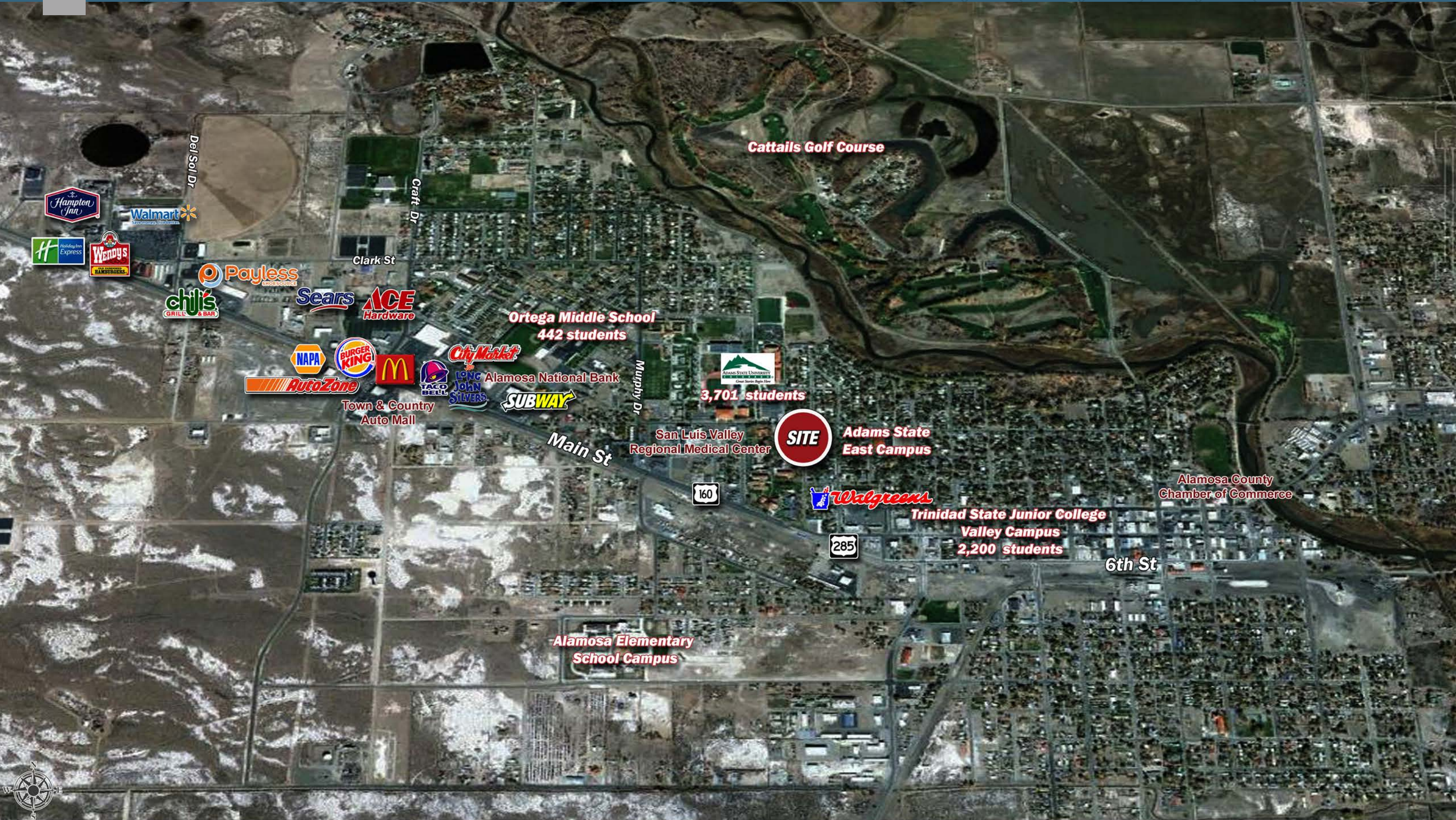
**TONY PIERANGELI**  
303.390.5257 | tony.pierangeli@srsre.com

**JOE BECK**  
303.295.4835 | joe.beck@srsre.com

### Traffic Counts

Main St	16,600 VPD
Cochetopa Ave	22,600 VPD
US Hwy 285	14,100 VPD

Year: 2006 | Source: El Paso County



## Executive Summary

1301 Main St | Alamosa, CO



	5 miles	7 miles	10 miles
<b>Population</b>			
2000 Population	12,437	13,044	14,104
2010 Population	12,802	13,451	14,557
2016 Population	13,992	14,676	15,807
2021 Population	14,484	15,190	16,335
2000-2010 Annual Rate	0.29%	0.31%	0.32%
2010-2016 Annual Rate	1.43%	1.40%	1.33%
2016-2021 Annual Rate	0.69%	0.69%	0.66%
2016 Male Population	50.2%	50.2%	50.3%
2016 Female Population	49.8%	49.8%	49.7%
2016 Median Age	31.9	32.4	33.0
<b>Households</b>			
2000 Households	4,581	4,782	5,148
2010 Households	4,947	5,185	5,611
2016 Total Households	5,200	5,449	5,882
2021 Total Households	5,365	5,620	6,057
2000-2010 Annual Rate	0.77%	0.81%	0.86%
2010-2016 Annual Rate	0.80%	0.80%	0.76%
2016-2021 Annual Rate	0.63%	0.62%	0.59%
2016 Average Household Size	2.47	2.48	2.49
<b>Housing Units</b>			
2016 Total Housing Units	5,684	5,966	6,457
2016 Owner Occupied Housing Units	2,793	2,992	3,334
2016 Renter Occupied Housing Units	2,407	2,457	2,547
2016 Vacant Housing Units	484	517	575
<b>Race and Ethnicity</b>			
2016 White Alone	71.0%	71.7%	72.6%
2016 Black Alone	1.5%	1.5%	1.4%
2016 American Indian/Alaska Native Alone	3.4%	3.4%	3.3%
2016 Asian Alone	1.2%	1.2%	1.1%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	50.2%	49.2%	47.8%
<b>Income</b>			
2016 Median Household Income	\$36,006	\$36,459	\$37,054
2016 Average	\$48,809	\$49,189	\$49,738
Per Capita Income	\$19,341	\$19,459	\$19,627
<b>2016 Population 25+ by Educational Attainment</b>			
Total	8,512	8,991	9,774
High School Graduate	18.8%	19.0%	19.4%
GED/Alternative Credential	7.1%	7.0%	6.7%
Some College, No Degree	26.7%	26.7%	26.6%
Associate Degree	6.2%	6.2%	6.3%
Bachelor's Degree	13.8%	13.9%	14.0%
Graduate/Professional Degree	11.1%	11.2%	11.2%
<b>Data for all businesses in area</b>			
Total Businesses:	919	941	971
Total Employees:	9,627	9,778	9,942
Total Residential Population:	13,992	14,676	15,807
Employee/Residential Population Ratio:	0.69:1	0.67:1	0.63:1