

FOR SALE

+ High Traffic with
26,000 VPD on US 550

+ Grand Opening
October 1, 2025

+ 10% Rent Increase
Starting Year 6.



ASKING: \$3,970,000

29 Copper Ct. Durango, CO



STARBUCKS



- FULLY LEASED SINGLE-TENANT BUILDING
- 2,185 SF BUILDING ON 0.92 ACRES
- EXCELLENT CREDIT TENANT WITH NO EARLY TERMINATION RIGHTS
- OFFERED AT INITIAL 5% CAP RATE WITH AN AVERAGE CAP RATE OF 5.5% OVER THE PRIMARY TERM OF TEN (10) YEARS
- NOI (ANNUAL RENT)
\$198,000.00

CONTACT: SID SQUIRRELL
MANAGING MEMBER
O: 970-263-2948
C: 970-260-0121
SID@GJCOMMERCIAL.COM



DURANGO, COLORADO

- NICELY LANDSCAPED THROUGHOUT
- DRIVE THROUGH ACCESS
- OUTDOOR PATIO SEATING WITH COVERED AREA
- AMPLE OFF-STREET PARKING WITH LIGHTING (35 SPACES)
- SIDEWALKS, CURB, AND GUTTER SURROUNDING THE PROPERTY
- 1,500 GALLON GREASE TRAP

THIS FREE-STANDING BUILDING IS LOCATED IN A HEAVILY TRAVELED AREA WITH GREAT VISIBILITY OFF OF HWY 550 & 160, ONE OF THE CITY'S MAIN THOROUGHFARES, IN LA PLATA COUNTY.

THE AREA HAS PROMISING SIGNS OF FAST DEVELOPMENT VARYING FROM RESTAURANTS, HOTELS, AND FAST-FOOD CHAINS. DURANGO IS AN EVER-GROWING CITY AND HAS SEEN AN AVERAGE ANNUAL GROWTH RATE IN POPULATION OF 1.48% WITH AN OVERALL GROWTH RATE OF 13% FROM 2020.

RATED IN US NEWS' "BEST PLACES TO VISIT IN COLORADO". DURANGO IS WELL KNOWN FOR IT'S RICH HISTORY AND MODERN WONDERS SUCH AS WHITEWATER RAFTING THROUGH THE ANIMAS RIVER, MOUNTAIN BIKING, SKIING, AND HIKING THROUGH PART OF THE SAN JUAN NATIONAL FOREST. WITH THEIR BIGGEST ATTRACTION BEING THE MAGICAL TRAIN RIDE THROUGH THE DURANGO & SILVERTON NARROW GAUGE RAILROAD, IT IS WELL WORTH A SIP TO BASK IN THE HISORICAL CHARM THIS LOVELY TOWN HAS TO OFFER.



STARBUCKS CORPORATION

- 10 YEAR TERM (COMMENCEMENT JULY 2025)
- NNN LEASE WITH NO EARLY TERMINATION OPTIONS
- FOUR (4) FIVE (5) YEAR OPTIONS TO EXTEND WITH 10% INCREASES EVERY FIVE (5) YEARS
- WELL ESTABLISHED AND SUCCESSFUL COFFEE SHOP





STARBUCKS

DURANGO





STARBUCKS

SITE PLAN

