

PAGOSA COUNTRY CENTER

165 Country Center Drive, Pagosa Springs, CO 81147

JUNIOR BOX OPPORTUNITY



Unit A
AVAILABLE
7,500 - 15,554 SF

Unit G
AVAILABLE
1,930 SF



FOR LEASE

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PROPERTY DETAILS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

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'



PROPERTY HIGHLIGHTS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

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

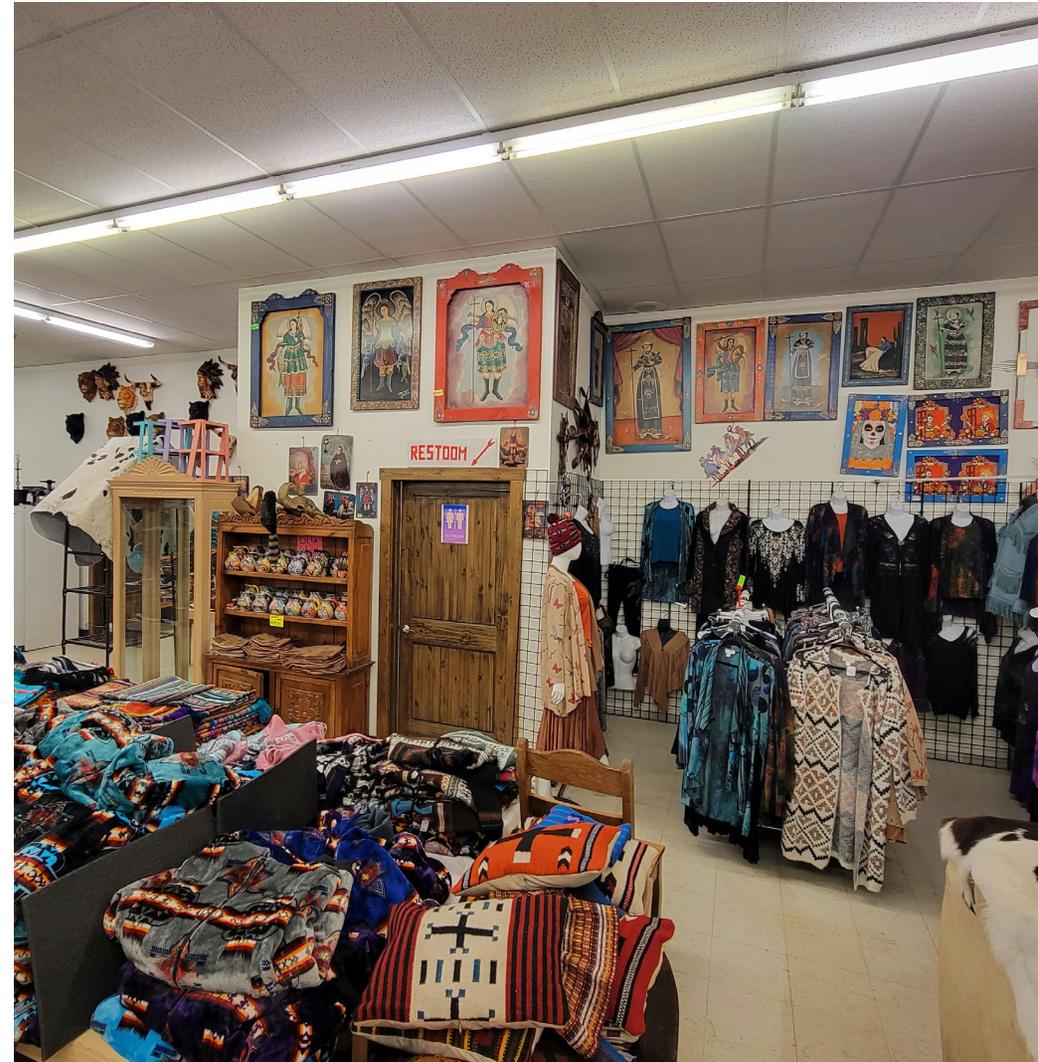
TRAFFIC COUNTS

Year: 2025 | Source: Esri

W Highway 160

17,000 VPD

JOIN THESE RETAILERS



PAGOSA COUNTRY CENTER

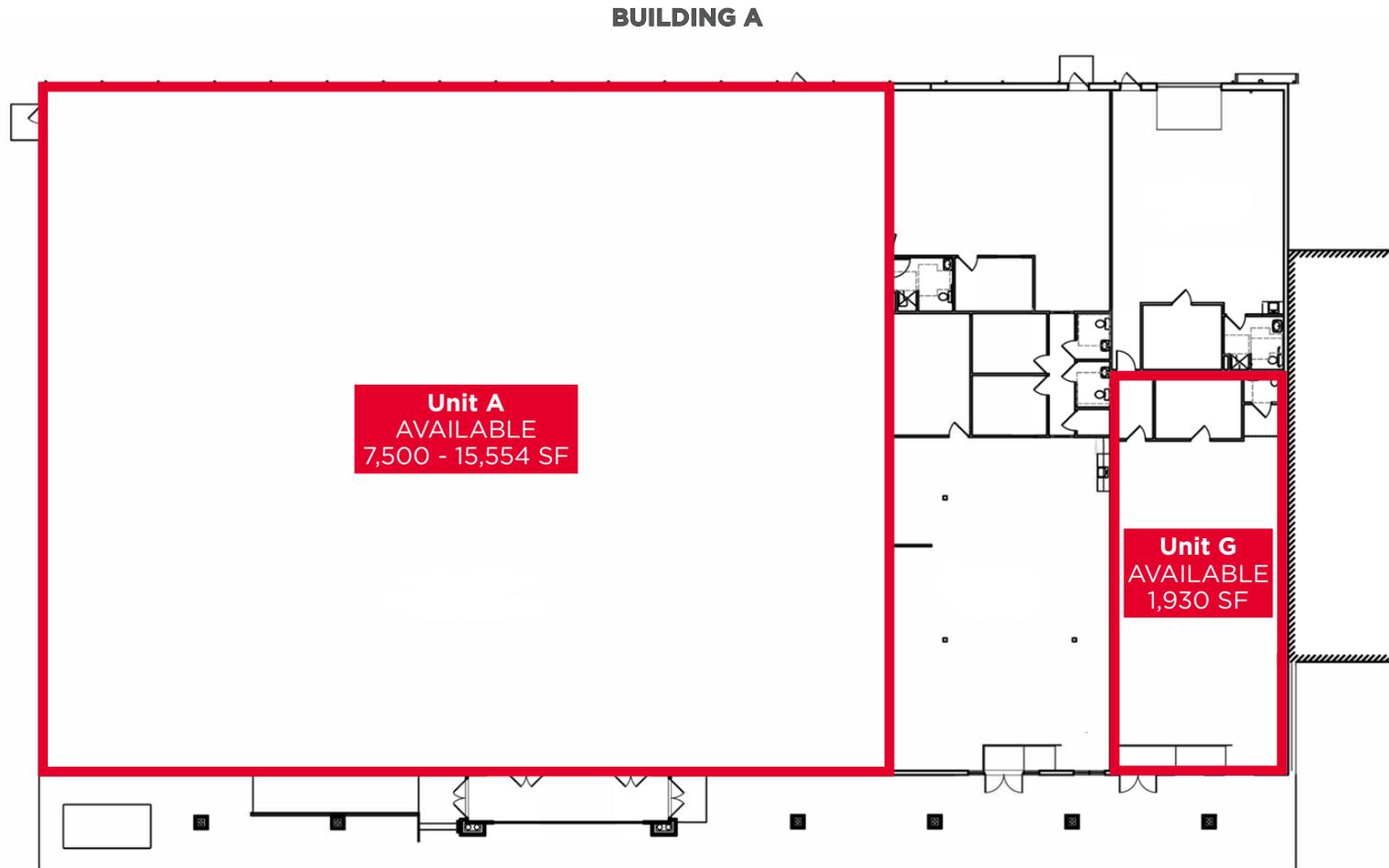
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SITE PLAN

CITY MARKET ANCHOR | AVAILABLE FOR LEASE



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



PHOTOS

CITY MARKET ANCHOR | AVAILABLE FOR LEASE

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SUITE G: 1,930 SF

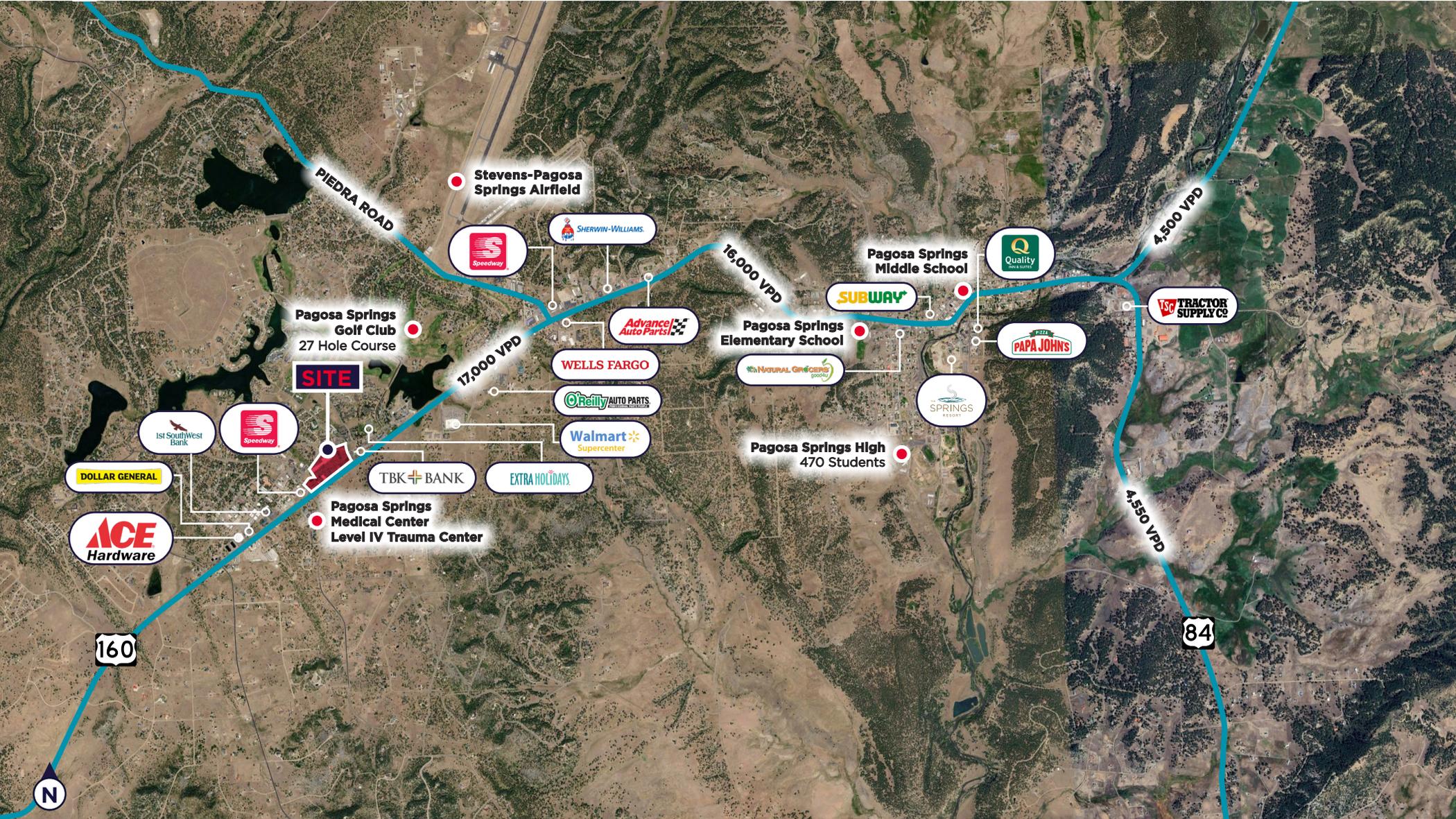


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TRADE AREA

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DEMOGRAPHIC HIGHLIGHTS

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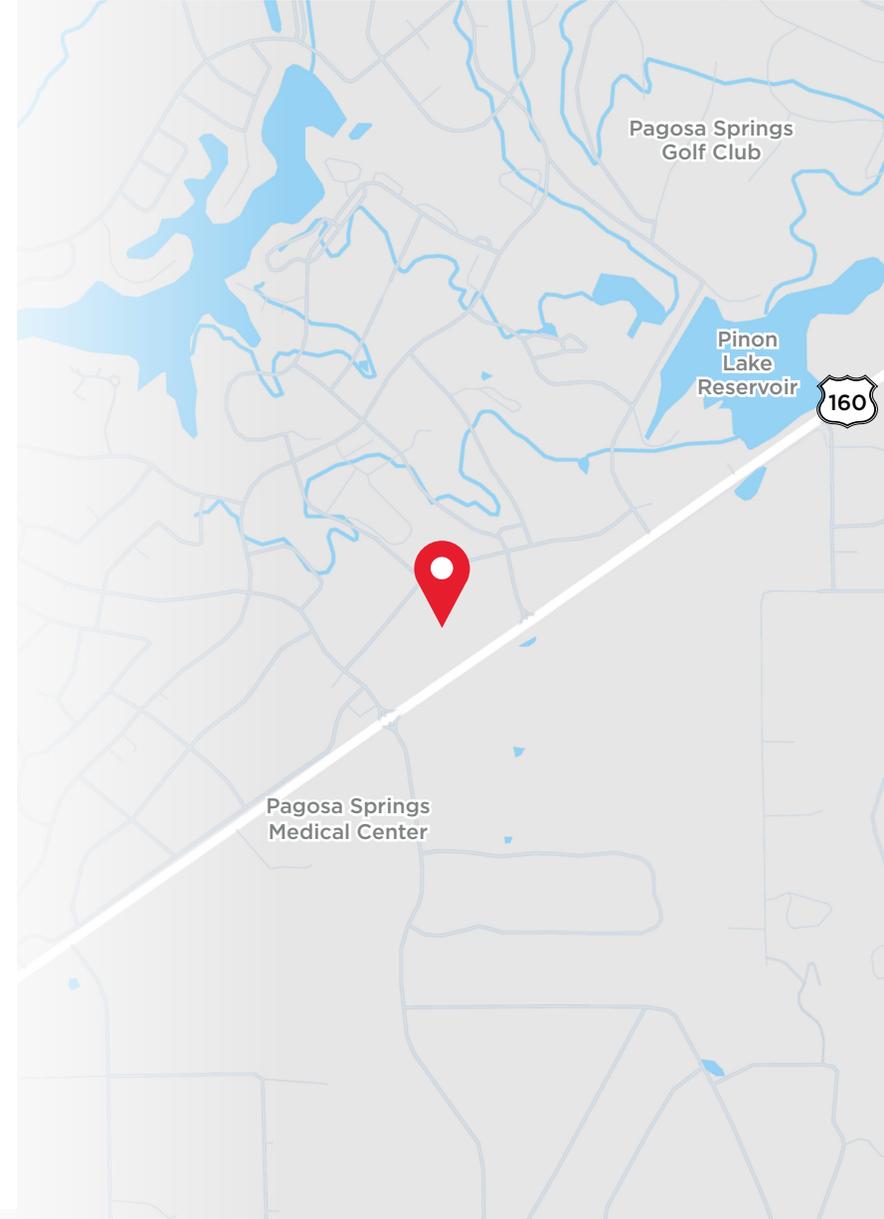
Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	1,991	6,878	9,818
2030 Projected Population	2,118	7,336	10,402
Proj. Annual Growth 2025 to 2030	1.24%	1.30%	1.16%

Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	2,974	7,158	10,278
Workers	1,829	3,036	4,616
Residents	1,145	4,122	5,662

Income	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$86,451	\$98,050	\$102,433
2025 Est. Median Household Income	\$70,941	\$78,920	\$77,787

Households & Growth	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
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%



Source: ESRI

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.