

**FURNITURE ROW
DENVER MATTRESS**

6,420 SF Available
For Lease

REI CO-OP



6,420 SF Space For Lease

Premier location between the new REI Co-op and new Furniture Row/Denver Mattress

Roaring Fork Marketplace Shopping Center
3216 South Glen Avenue, Glenwood Springs, Colorado

PROPERTY INFORMATION

- Wal-Mart & REI Co-op anchored shopping center
- 6,420 SF Space Available
- Large and affluent trade area
(Aspen, Vail, Roaring Fork and Vail Valleys)
- 149,924 Population in 50 mile trade area
- Tourist destination with 1.5M annual visitors
- Busy Highway 82 location
 - 27,000 cars per day (CDOT)
 - 2.5 miles from Interstate 70
- Other tenants include:
 - WalMart
 - REI Co-Op
 - Sherwin Williams
 - McDonalds
 - Furniture Row/Denver Mattress



**PEGASUS
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CORP.**

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*The information contained herein,
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is from sources deemed
reliable by Pegasus Realty Corp.*

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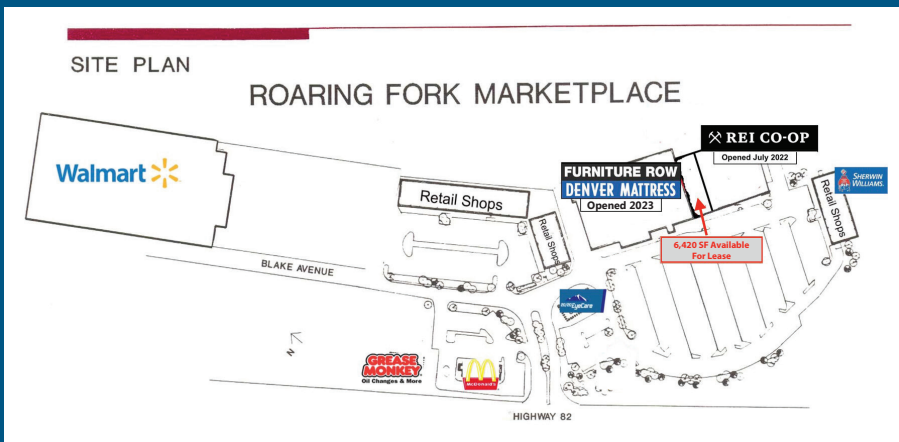
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DEMOGRAPHICS

	5 mile	10 mile	50 mile
2024 Population	15,453	23,286	149,557
2024 Households	5,931	8,772	57,261
2024 Household Income	\$103,710	\$107,434	\$100,579

SOURCE: ESRI, Inc.

SITE PLAN



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