

FOR LEASE

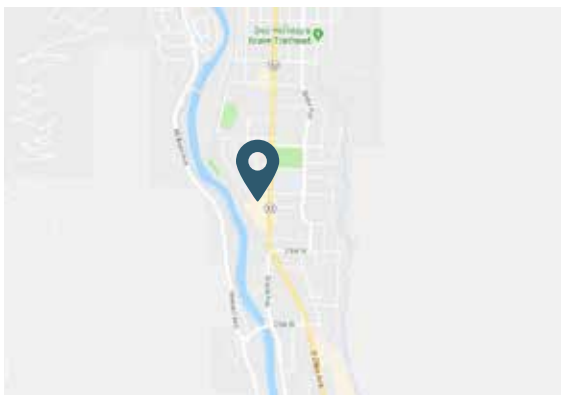
Former Safeway

2001 Grand Ave | Glenwood Springs, CO



Overview

| | |
|----------------|-------------------------------|
| AVAILABLE | 50,680 SF on 5.07 acres |
| PRICE | Contact Broker for Pricing |
| PROPERTY TAXES | \$1.38 |
| CAM | \$.22 |



Description

- Rare box vacancy on Grand Ave.
- Regional trade area that services the entire Roaring Fork Valley, including Pitkin (Aspen/Snowmass) county.

Nearby Retailers



Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Current Population | 5,222 | 10,984 | 13,214 |
| Total Households | 2,064 | 4,273 | 5,037 |
| Average HH Income | \$70,710 | \$77,824 | \$78,823 |
| Daytime Population | 8,468 | 16,181 | 18,384 |

Year: 2018 | Source: Esri

Traffic Counts

| | |
|--------------------------|------------|
| S Glen Ave: s/o 23rd St | 27,300 VPD |
| S Grand Ave: n/o 19th St | 27,500 VPD |

Year: 2019 | Source: Esri

Contact

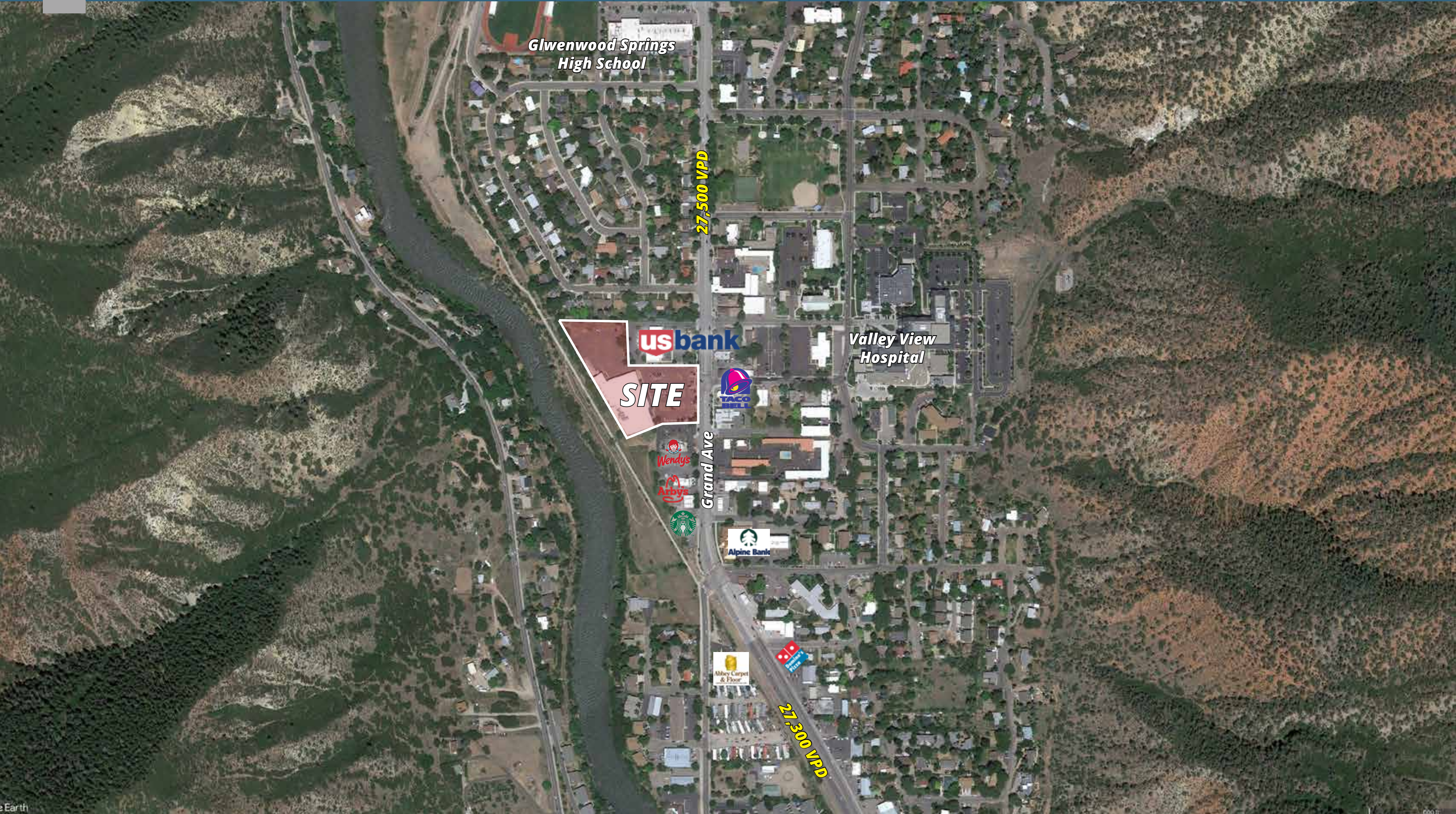
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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Glwenwood Springs High School

27,500 VPD

usbank

Valley View Hospital

SITE

TACO BELL

Grand Ave

Wendys

Arby's

Starbucks

Alpine Bank

Albee Carpet & Floor

27,300 VPD

Executive Summary

2001 Grand Ave | Glenwood Springs, CO



| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Population | | | |
| 2000 Population | 3,991 | 8,175 | 10,042 |
| 2010 Population | 4,769 | 10,127 | 12,246 |
| 2018 Population | 5,222 | 10,984 | 13,214 |
| 2023 Population | 5,539 | 11,611 | 13,937 |
| 2000-2010 Annual Rate | 1.80% | 2.16% | 2.00% |
| 2010-2018 Annual Rate | 1.11% | 0.99% | 0.93% |
| 2018-2023 Annual Rate | 1.19% | 1.12% | 1.07% |
| 2018 Male Population | 52.0% | 51.3% | 51.1% |
| 2018 Female Population | 48.0% | 48.7% | 48.8% |
| 2018 Median Age | 36.6 | 36.2 | 36.7 |
| Households | | | |
| 2000 Households | 1,739 | 3,435 | 4,053 |
| 2010 Households | 1,913 | 3,996 | 4,729 |
| 2018 Total Households | 2,064 | 4,273 | 5,037 |
| 2023 Total Households | 2,182 | 4,500 | 5,292 |
| 2000-2010 Annual Rate | 0.96% | 1.52% | 1.55% |
| 2010-2018 Annual Rate | 0.93% | 0.82% | 0.77% |
| 2018-2023 Annual Rate | 1.12% | 1.04% | 0.99% |
| 2018 Average Household Size | 2.46 | 2.53 | 2.59 |
| Housing Units | | | |
| 2018 Total Housing Units | 2,246 | 4,628 | 5,459 |
| 2018 Owner Occupied Housing Units | 993 | 2,215 | 2,767 |
| 2018 Renter Occupied Housing Units | 1,071 | 2,058 | 2,270 |
| 2018 Vacant Housing Units | 182 | 355 | 422 |
| Race and Ethnicity | | | |
| 2018 White Alone | 81.5% | 80.6% | 80.8% |
| 2018 Black Alone | 2.1% | 1.6% | 1.4% |
| 2018 American Indian/Alaska Native Alone | 1.3% | 1.0% | 0.9% |
| 2018 Asian Alone | 0.9% | 1.1% | 1.0% |
| 2018 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2018 Hispanic Origin (Any Race) | 29.9% | 31.0% | 30.5% |
| Income | | | |
| 2018 Median Household Income | \$55,904 | \$59,957 | \$60,941 |
| 2018 Average Household Income | \$70,710 | \$77,824 | \$78,823 |
| Per Capita Income | \$28,228 | \$30,285 | \$30,237 |
| 2018 Population 25+ by Educational Attainment | | | |
| Total | 3,589 | 7,492 | 9,016 |
| High School Graduate | 22.6% | 20.0% | 20.3% |
| GED/Alternative Credential | 6.7% | 5.7% | 5.2% |
| Some College, No Degree | 17.1% | 18.7% | 18.7% |
| Associate Degree | 7.6% | 8.7% | 8.5% |
| Bachelor's Degree | 18.3% | 20.7% | 21.8% |
| Graduate/Professional Degree | 13.5% | 14.6% | 15.1% |
| Daytime Population | | | |
| 2018 Total Daytime Population | 8,468 | 16,181 | 18,384 |
| Workers | 6,162 | 11,611 | 12,873 |
| Residents | 2,306 | 4,570 | 5,511 |