

**\$675,000**



Property brought to you by:

**Eric Roark** | 214-725-7893 | [ericroark@wellsgroupdurango.com](mailto:ericroark@wellsgroupdurango.com) | The Wells Group of Durango, Inc. | [durangocoloradorealestatepro.com](http://durangocoloradorealestatepro.com)

## LOCATION:

3101 Cornerstone

Pagosa Springs, CO 81147

## SITE:

3 Units, 8,000 SF of Multi-Use  
Residential/Retail, 34 Parking Spots

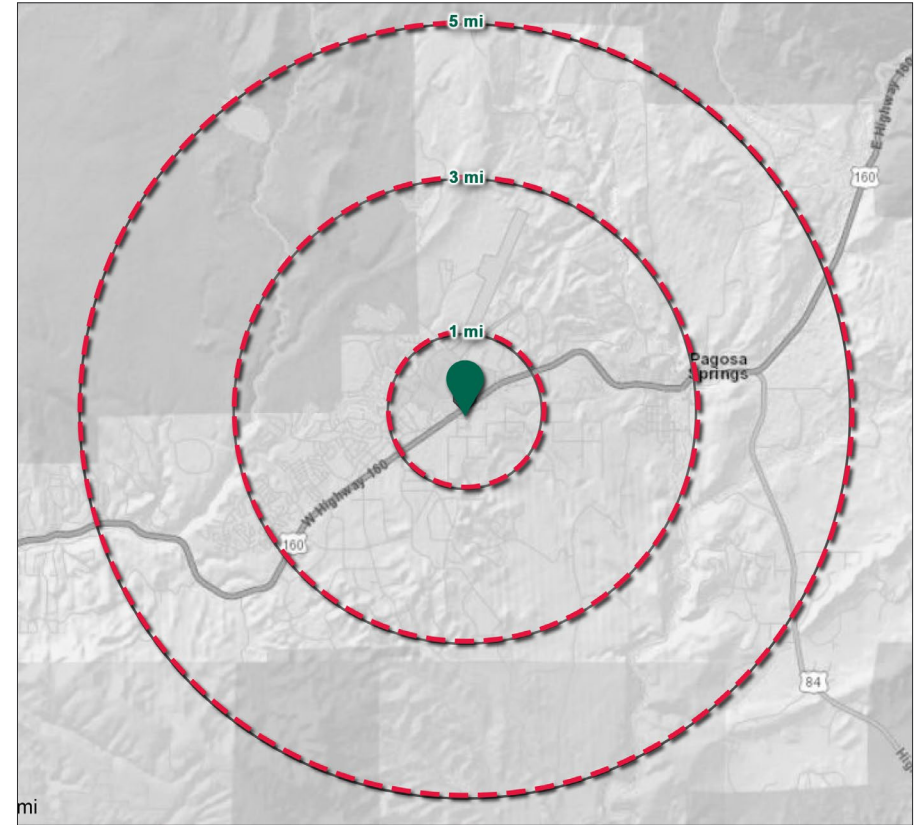
## SALE PRICE:

\$675,000

## DESCRIPTION:

- US-160 Traffic Count 17k/day
- Within walking distance to major retail stores
- Over 70 planned residential units
- Excellent Walk Score, complete with sidewalks, curbs, and gutters
- Endless four season recreational activities, tourism is 375k/year
- 27.7 Miles from World Famous Wolf Creek Ski Resort
- Pagosa Springs, located in southwestern Colorado, is known for its stunning natural beauty, outdoor recreational opportunities, and renowned hot springs.
- Pagosa Springs is in Archuleta County, surrounded by the San Juan National Forest.
- The town is named for its geothermal hot springs, considered some of the largest and hottest in the world.
- The Springs Resort & Spa, located along the San Juan River, offers various soaking pools with varying temperatures.

## 3101 Cornerstone Dr Pagosa Springs, Colorado 81147



## DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2023 Population	1,267	7,321	8,933
2028 Proj. Population	1,299	7,648	9,308
Daytime Population	2,179	8,069	9,531
Average HH Income	\$78,972	\$92,594	\$96,665

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