

FOR SALE

21760 W HIGHWAY 160, DURANGO CO 81303

TURNKEY DRY CLEANING FACILITY – REAL ESTATE + BUSINESS



TRANSWORLD®
Commercial Real Estate



\$1,700,000
INQUIRE FOR DETAILS

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JASON STARTARI
Commercial Real Estate Broker
office: 720-729-0551
Jason@transworldcre.com

ELISE MARINER
Transworld Business Advisor
office: (970) 279-8850
EMariner@tworld.com

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PROPERTY SUMMARY

Turnkey Dry Cleaning Facility – Real Estate + Business Opportunity
21760 W Highway 160 | Durango, CO 81303



Building Highlights

Price:	\$1,700,000
Building Size:	6,220 SF
Lot Size:	0.41 Acres
Year Built:	1994
Renovated:	2011
Stories:	2
Class:	B
Zoning:	Commercial
Parking Space:	18
Parking Ratio:	2.89/1000
Frontage:	127' on US HWY 160
Traffic Count:	20,237 VPD (2023)

Property Overview

Turnkey Dry Cleaning Facility – Real Estate + Business Opportunity

Excellent owner-user or investment opportunity to acquire a fully operational, turnkey dry cleaning facility located on US Hwy 160, a major commercial corridor just outside Durango, CO. This 6,220 SF free-standing building sits in a high-visibility, high-traffic location with easy access and ample parking.

The sale includes the real estate, all FF&E (furniture, fixtures & equipment), and an established, long-standing dry cleaning business with a loyal customer base. The facility is well-maintained and designed for efficient production, with designated areas for reception, operations, and storage. Office space on the second floor can be utilized for expanded operations or leased for additional income.

Location Overview

Minutes from downtown Durango and residential neighborhoods

PROPERTY PHOTOS

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PROPERTY PHOTOS

21760 W Highway 160

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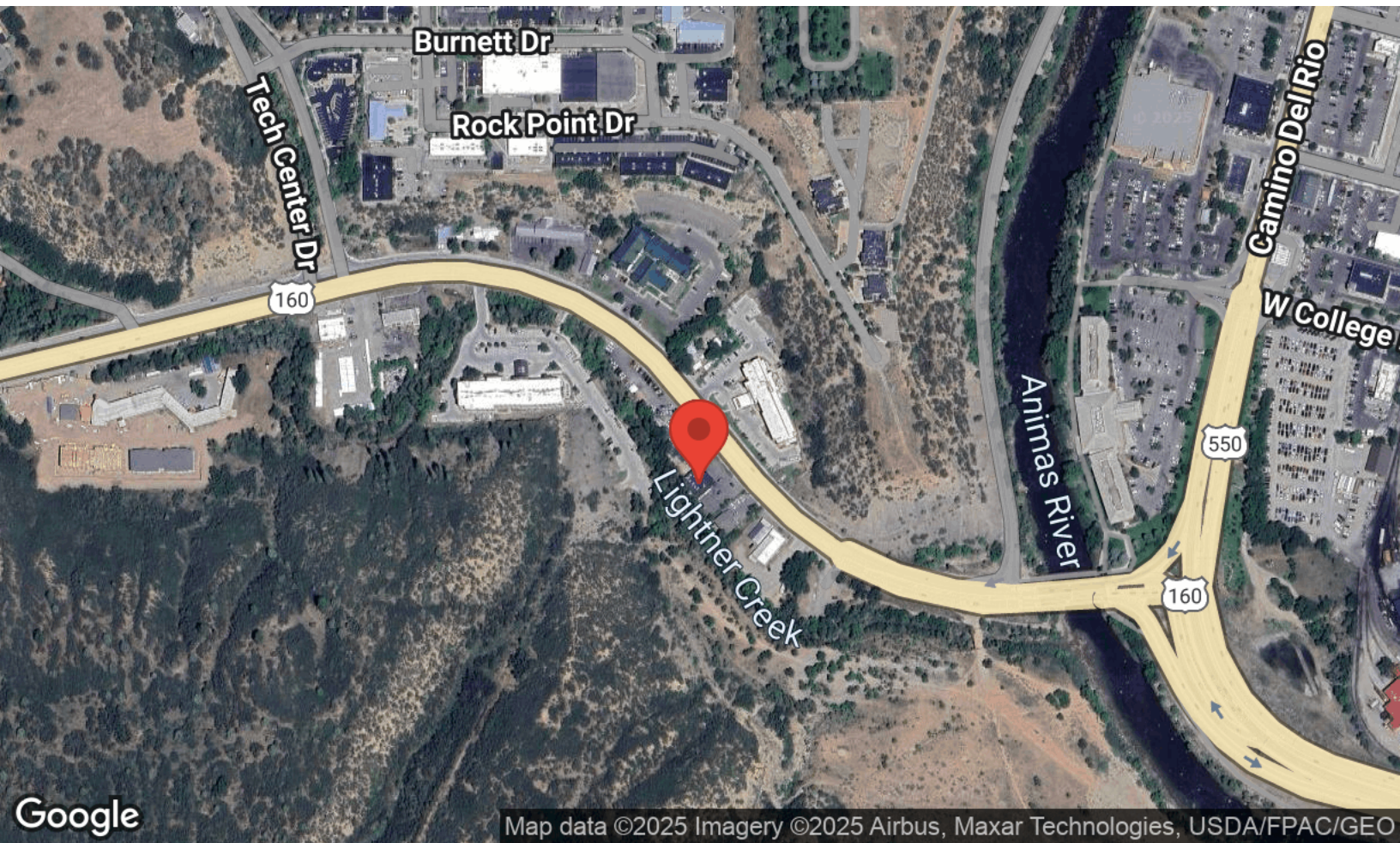
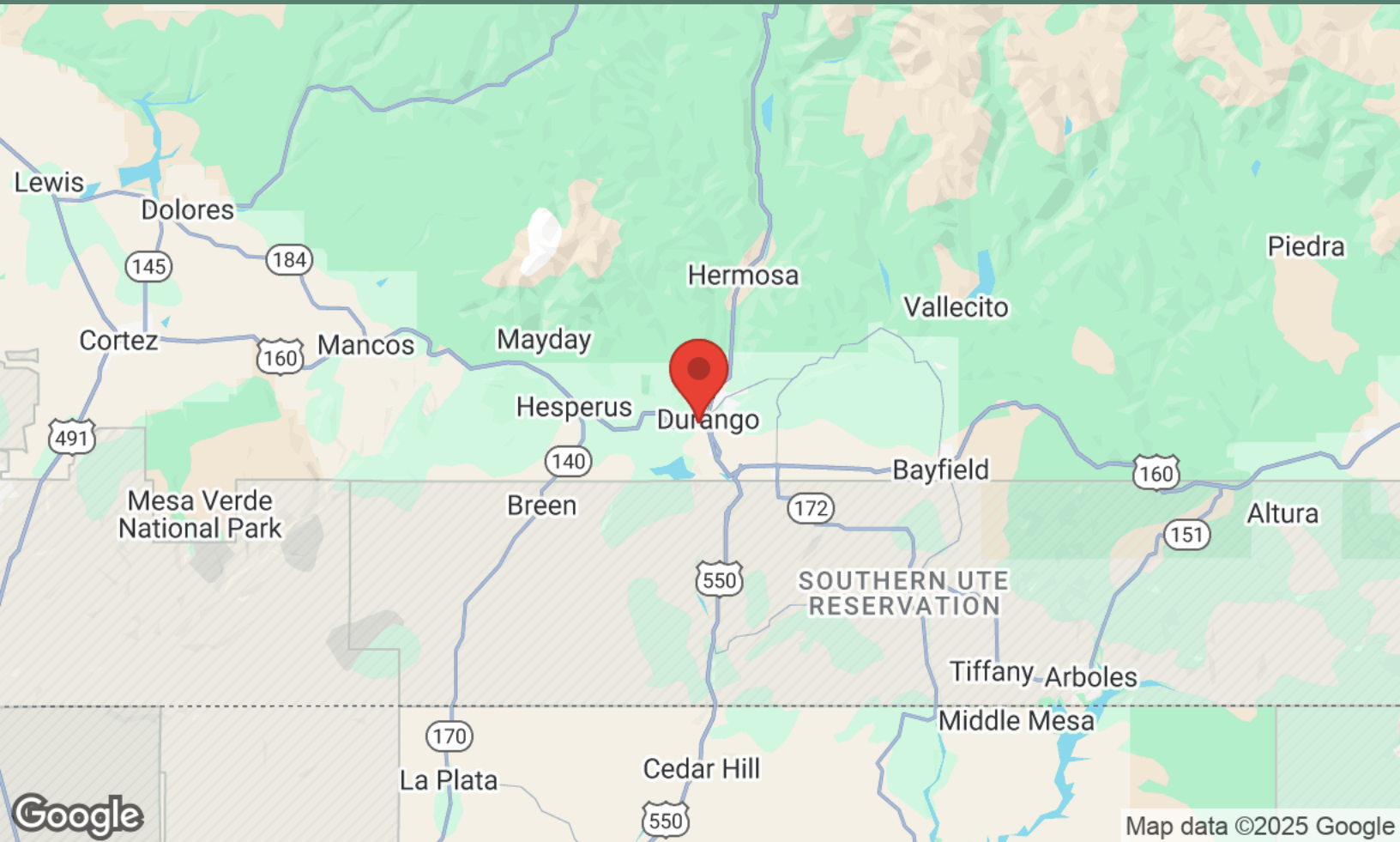
SECTION I

Maps / Demographics



LOCATION MAPS

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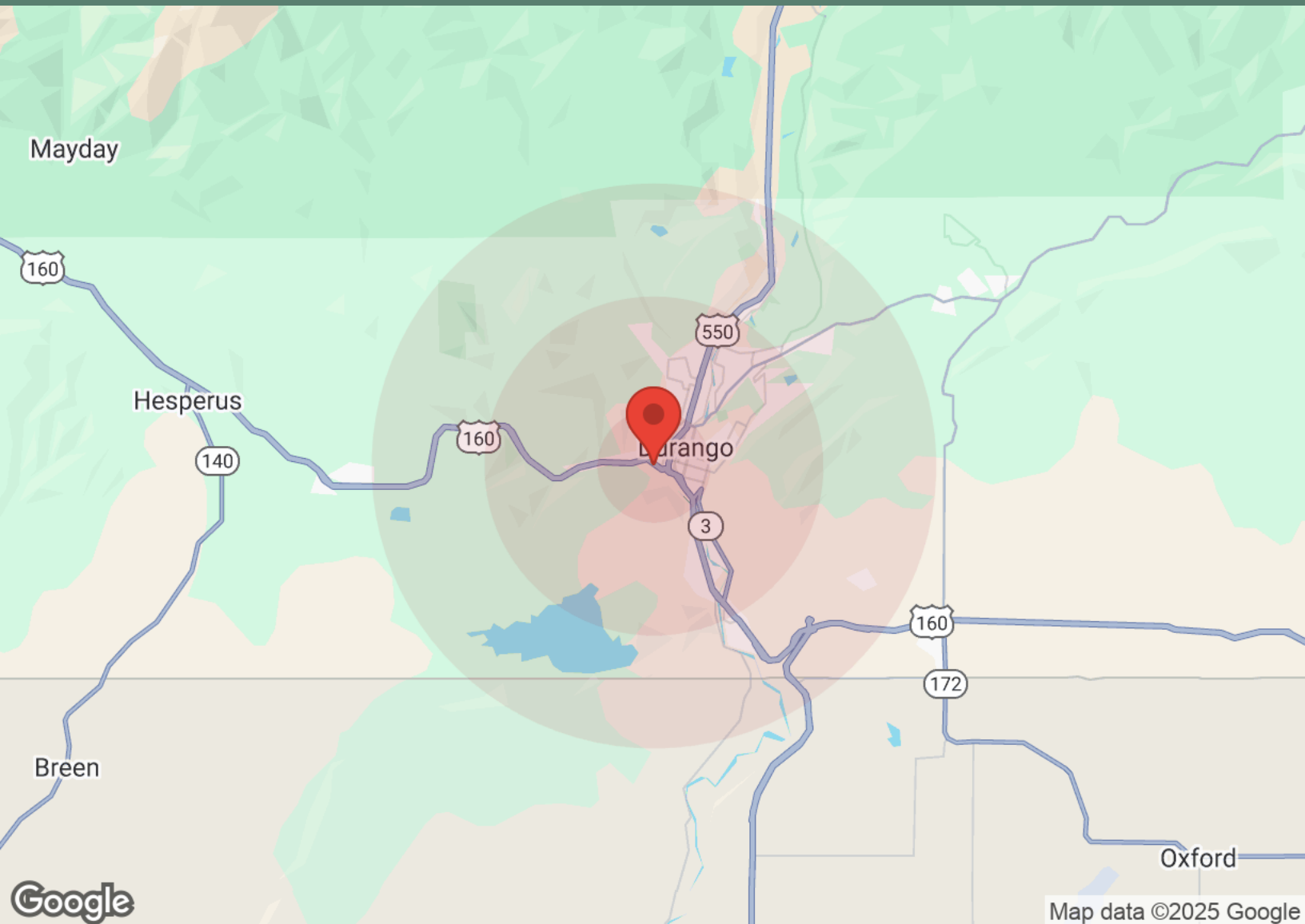
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,748	9,216	12,606
Female	1,626	7,255	10,446
Total Population	3,374	16,471	23,052

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	458	2,075	3,000
Ages 15-24	418	3,263	3,985
Ages 25-54	1,611	6,606	9,370
Ages 55-64	350	1,694	2,541
Ages 65+	536	2,835	4,155

Race	1 Mile	3 Miles	5 Miles
White	2,655	12,719	17,877
Black	43	153	207
Am In/AK Nat	99	435	627
Hawaiian	2	7	7
Hispanic	402	2,182	2,983
Asian	31	173	256
Multi-Racial	122	651	911
Other	20	152	182

Income	1 Mile	3 Miles	5 Miles
Median	\$58,627	\$82,529	\$85,808
< \$15,000	128	376	499
\$15,000-\$24,999	129	602	857
\$25,000-\$34,999	161	727	888
\$35,000-\$49,999	239	581	831
\$50,000-\$74,999	361	1,000	1,456
\$75,000-\$99,999	230	1,027	1,453
\$100,000-\$149,999	299	1,435	2,095
\$150,000-\$199,999	128	577	874
> \$200,000	139	867	1,365

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,165	8,447	12,090
Occupied	1,814	7,194	10,317
Owner Occupied	651	3,589	5,384
Renter Occupied	1,163	3,605	4,933
Vacant	351	1,253	1,772



JASON STARTARI
Commercial Broker
(720) 729-0551
jason@transworldcre.com

FA - 100092989
Transworld Commercial Real Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!



ELISE MARINER
Business Broker
(970) 279-8850
emariner@tworld.com

Transworld Business Advisors of
Colorado
5261 S Quebec Street
Greenwood Village, CO 80111

Elise joined Transworld Business Advisors after a 20-year career in healthcare that spanned manufacturing, consulting, and small businesses. Elise has worked in and seen many different types of business environments throughout her career, from medical device manufacturing plants, to large multi-site service organizations, to product and technology companies leveraging advanced analytics. Most recently before joining Transworld, she held multiple leadership positions at a fast-growing healthcare services business and built many departments 'from scratch' while the organization grew from \$100k to >\$100M in revenue.

As a result she has imminent respect for and understands much of the day to day work of managing and building a small business – from implementing accounting systems and negotiating office leases to fielding customer service calls. She and her family have recently relocated to Southern Colorado and she is passionate about supporting main street businesses to ensure that local communities and economies can continue to thrive for years to come.

Elise has her BS in Biomedical Engineering from Columbia University, and her MBA and Masters in Public Health from the University of California at Berkeley. Outside of work, she enjoys spending time in the mountains, be that fly fishing, hiking, skiing or mountain biking. In addition, Elise loves playing and singing bluegrass music and can be found enjoying Colorado's bluegrass music scene with her husband and two boys during festivals and events all summer long.