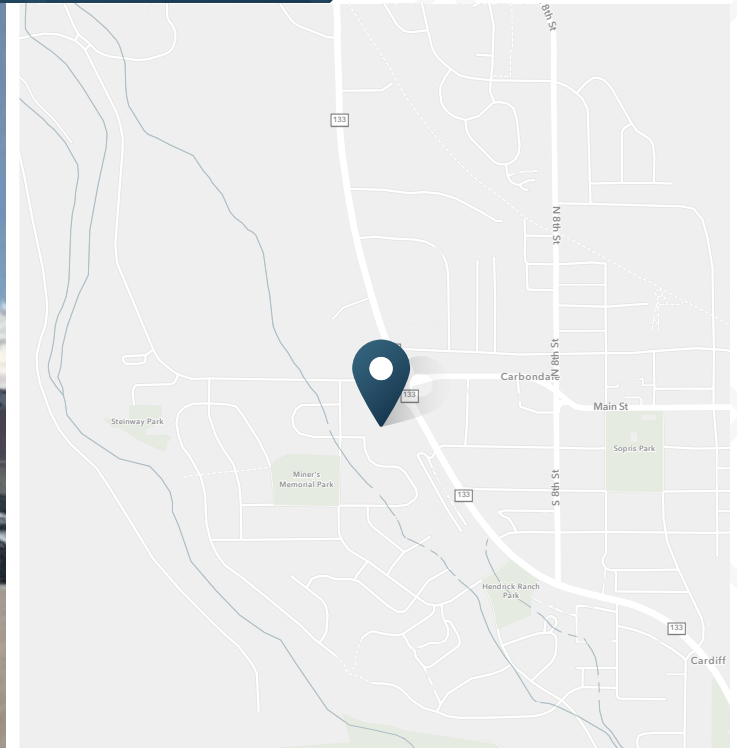


# Carbondale Center

1051 Colorado 133 | Carbondale, CO



**FOR LEASE**



## AVAILABLE

20,000 - 43,917 SF

## RATE

Contact Broker

## ABOUT THE PROPERTY

- Located on Colorado 133 just south of Main St between Glenwood Springs and Aspen
- Strong tenant mix
- Ample parking
- Colorado 133 is main thoroughfare through Carbondale

## TRAFFIC COUNTS

Colorado 133: s/o Main St 13,620 VPD  
Colorado 133: n/o Main St 18,600 VPD

Year: 2023 | Source: Esri

## CONTACT

**Jim Hoffman** | 303.390.5238 | jim.hoffman@srsre.com

**Joe Beck** | 303.295.4835 | joe.beck@srsre.com

## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,346	8,225	11,326
Daytime Population	6,764	8,459	11,058
Avg. Household Income	\$130,327	\$132,897	\$136,833
Estimated Households	2,314	3,049	4,183

Year: 2023 | Source: Esri



**SITE**  
**ACE**  
Hardware  
Domino's  
Pizza



Roaring Fork  
High School

# Carbondale Center

1051 Colorado 133 | Carbondale, CO

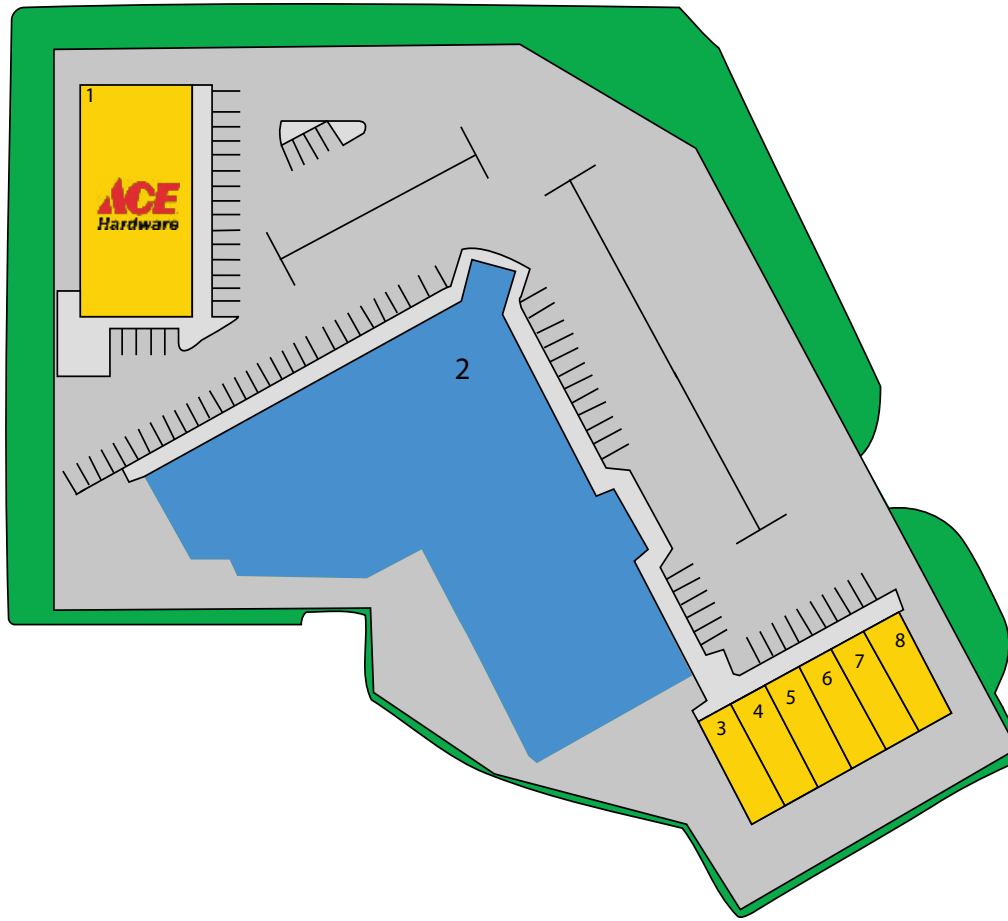


KEY

Available: ■

Leased: ■

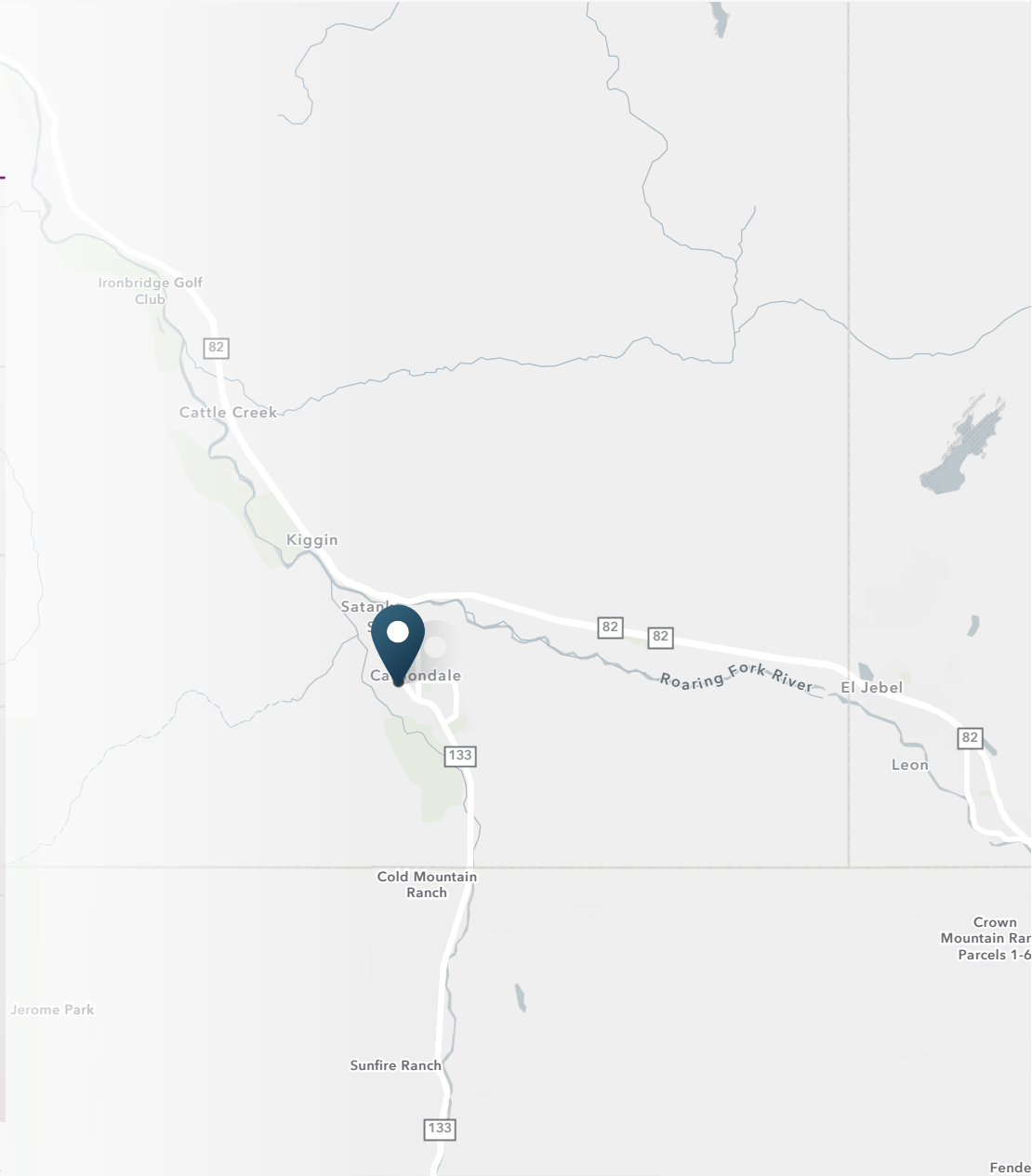
Future Site: ■



Suite	Tenant	SF
1	Ace	10,233
2	<b>AVAILABLE</b>	<b>43,917</b>
3	T-Shirt Screen Printing	2,884
4	The Nail Spa	1,400
5	Farmer's Insurance	793
6	Crystal Flyshot	1,418
7	Domino's Pizza	1,443
8	Carniceria	1,916

## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	6,346	8,225	11,326
2023 Projected Population	6,517	8,442	11,675
Projected Annual Growth 2023 to 2028	0.53%	0.52%	0.61%
<b>Daytime Population</b>			
2023 Daytime Population	6,764	8,459	11,058
Workers	3,939	4,741	5,779
Residents	2,825	3,718	5,279
<b>Income</b>			
2023 Est. Average Household Income	\$130,327	\$132,897	\$136,833
2023 Est. Median Household Income	\$103,553	\$104,436	\$106,932
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,314	3,049	4,183
2023 Projected Households	2,390	3,149	4,340
Projected Annual Growth 2023 to 2028	0.65%	0.65%	0.74%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	68%	69%	72%
2023 Est. Black or African American	0%	0%	0%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	17%	17%	15%
2023 Est. Hispanic	31%	30%	27%





**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Jim Hoffman**

303.390.5238  
jim.hoffman@srsre.com

**Joe Beck**

303.295.4835  
joe.beck@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.