

2800 Cornerstone Dr STE A1 & A2

Marcus & Millichap
GROSS RETAIL GROUP



Subject Property

2800 CORNERSTONE DR, STE A1 & A2, PAGOSA SPRINGS, CO



EXCLUSIVELY LISTED BY

CORY GROSS

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INVESTMENT HIGHLIGHTS

- Owner-User/Investor Opportunity in the Growing Town of Pagosa Springs, Situated Right off Highway 160
- Located in the Heart of Pagosa Lakes and Less than 1 Mile from Major Retailers, Including Walmart and O'Reilly Auto Parts
- Unit A-1 is Approximately 6000 Square Feet of Open Space with High Ceilings and Unit A-2 is Approximately 1,689 Square Feet of Warehouse Space with Rollup Commercial Door, Formerly Used by Sears Warehouse

Approved Nearby Developments:

- Sunridge Villas-38-40 Townhomes Currently Under Construction, **Located 200 Feet from Subject Property**
- 3101 Cornerstone Drive - Mixed-Use Shopping Center Consisting of 3 Buildings, Located 0.3 Miles from Property
- 2911 Cornerstone Drive - Circle K Building Permit Approved (0.4 Miles from Property)

Proposed Nearby Developments:

- 50-Unit Apartment Complex and Approximately 18 Acres of Mixed Use at the Intersection of Alpha Drive and Aspen Village Drive, Located **0.6 Miles from Property**
- Mixed-Use Residential Community and Lodging Establishmat at 600 W US Hwy 160 includes 58 Townhouses, Located 2.5 Miles from Property



PROPERTY SUMMARY:

Address

2800 CORNERSTONE Dr STE A1 & A2
PAGOSA SPRINGS, CO 81147



LIST PRICE

\$1,300,000



PRICE PSF

\$164



GLA

7,950 SF

OF SUITES

2

YEAR BUILT

2007



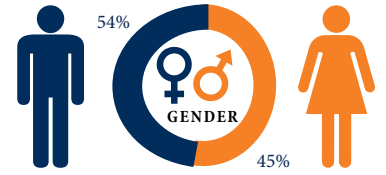


DEMOGRAPHICS



8,807

Total Population Within 5-Mile Radius



\$77,796

Average Household Income Within
3-Mile Radius

\$534,000

Median Housing Value



5,605

Total Households Within 10-Mile Radius

POPULATION	3-MILE	5-MILE	10-MILE
2023 Population	7,474	8,807	12,826
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Households	3,270	3,848	5,605
INCOME	3-MILE	5-MILE	10-MILE
2023 Average Household Income	\$77,796	\$76,989	\$75,426

LOWER AERIAL MAP



160

Walmart

Proposed Development:
116 Alpha Drive
18 Acres of Mixed Use

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

CIRCLE K
APPROVED SITE

FOUR STATES
TIRE & SERVICE

160

SUBJECT PROPERTY

SUNRIDGE VILLAS:
40 TOWNHOMES
(UNDER CONSTRUCTION)

CORNERSTONE DR

HIGHER AERIAL MAP



Proposed Development:
600 W. US 160 Highway
58 Townhomes

SUBJECT PROPERTY



**SUNRIDGE VILLAS:
40 TOWNHOMES
(UNDER CONSTRUCTION)**



Proposed Development:
116 Alpha Drive
18 Acres of Mixed Use









PAGOSA SPRINGS COLORADO

12,826

POPULATION

WITHIN A 10-MILE RADIUS

PAGOSA SPRINGS OVERVIEW

Pagosa Springs sits quietly under the Continental Divide at the feet of southwest Colorado's San Juan Mountains. Home to the mineral-rich waters of the world's deepest hot spring and abundant sunshine year-round, the town offers plenty of opportunities to adventure outside, soothe the soul and take in the majesty of the Rocky Mountains. You will be hard-pressed to find a more refreshingly authentic mountain town.

In addition to being a high altitude location, Pagosa Springs is in the Colorado Sunbelt, just 35 miles north of the New Mexico border. What that means is Pagosa Springs has mild annual temperatures with summertime highs averaging near 80 degrees Fahrenheit, wintertime highs near 40 degrees Fahrenheit, and plenty of sunshine, year-round.

Pagosa Springs lies in the heart of the San Juan Mountain range of southwest Colorado. Surrounding the town is 2.5 million acres of the San Juan National Forest which includes the Weminuche Wilderness, Colorado's largest, and the South San Juan Wilderness, Colorado's least visited. The abundance of natural forests makes Pagosa Springs the perfect place for outdoor adventures.

Visitors to Pagosa Springs enjoy easy access to more than 2.5 million acres of national forest and wilderness. In the summer, the list of outdoor activities is long. Hike, bike, or enjoy a horseback ride along scenic mountain trails. Explore local waterfalls and breathtaking vistas at almost every turn. Raft, kayak or enjoy a lazy float down the San Juan River through the heart of downtown when the water slows.

Experience the thrill of catching a rainbow or cutthroat trout in a nearby stream or secluded alpine lake. Stand-up paddleboard and kayak at Williams Creek Reservoir. Nearby, Navajo State Park is excellent for water skiing and boating. Strolling around the Rocky Mountain Wildlife Park is fun for all ages. Pagosa's 27-hole golf course or two 18-hole disc golf courses will challenge all skill levels in stunning mountain settings. For the history buff, touch the past by visiting Ancestral Puebloan architectural artifacts at Chimney Rock National Monument.



CONFIDENTIALITY & DISCLOSURE NOTICE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: 2800 Cornerstone Dr STE A1 & A2, Pagosa Springs, CO 81147 or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

NON - ENDORSEMENT & DISCLAIMER NOTICE

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.***

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