

MARKET SQUARE
— PROPERTIES, LLC —

Unit for Lease



Market Square Properties, LLC
(603)-431-0400
info@msprops.net

Retail Space

2228 E. Main St., Cortez, Colorado, 81321

Leasing Summary:

This incredible leasing opportunity is located at the heart of the commercial center of Cortez, Colorado. Cortez is a bustling town with an abundance of growth potential. It is full of vibrantly diverse communities and host to a rising economy. The area of Cortez draws on a much greater regional landscape, as well as a great deal of tourism traffic between Mesa Verde National Park and the Four Corners Area on a daily basis. The building is located directly off of Highway 160 which is the main road through the center of town and the most trafficked route in the area.

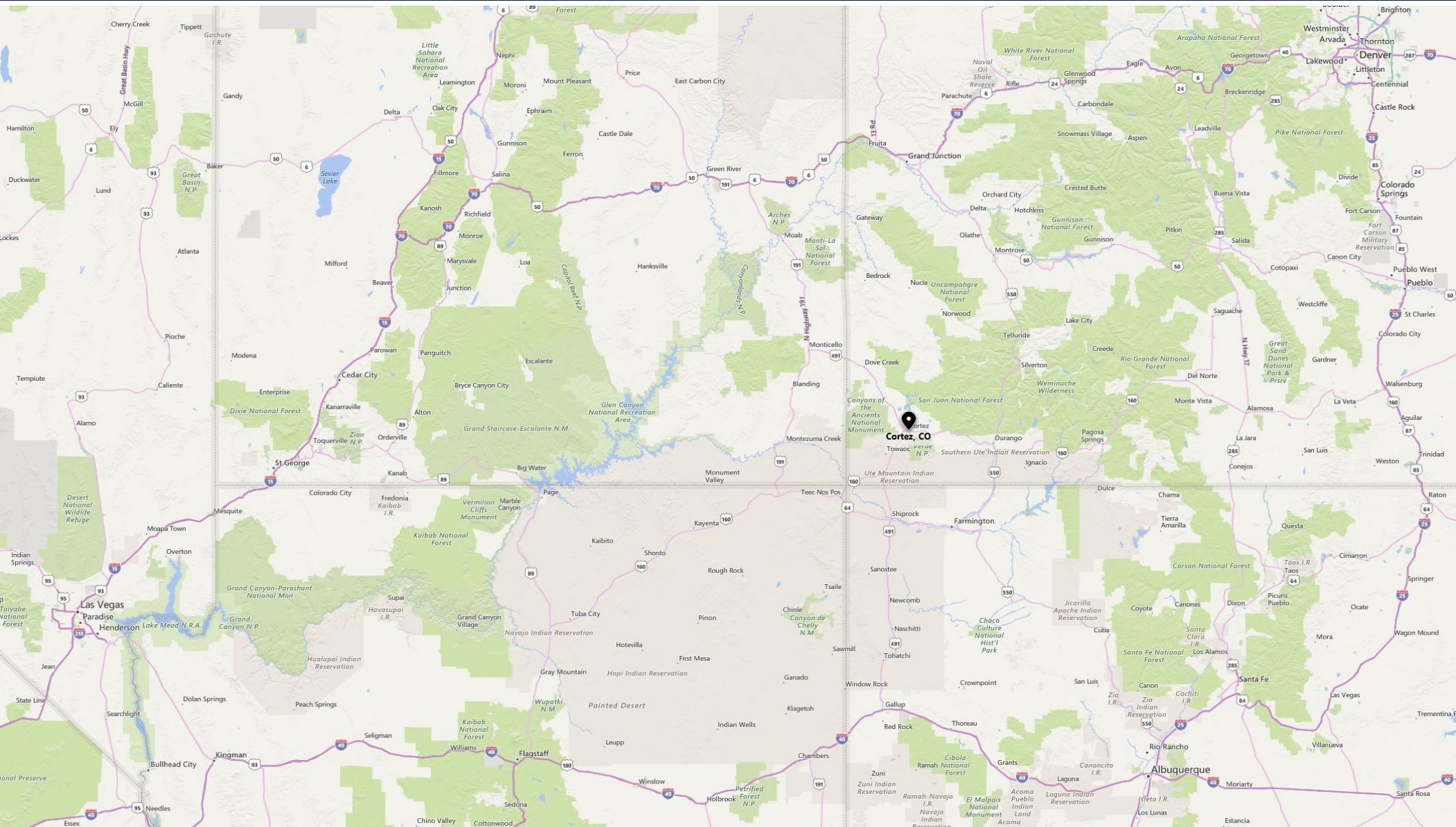
Highlights:

- 2,230 SF
- \$15/SF
- Highway Frontage
- Centrally Located
- 21,200 Average Daily Traffic



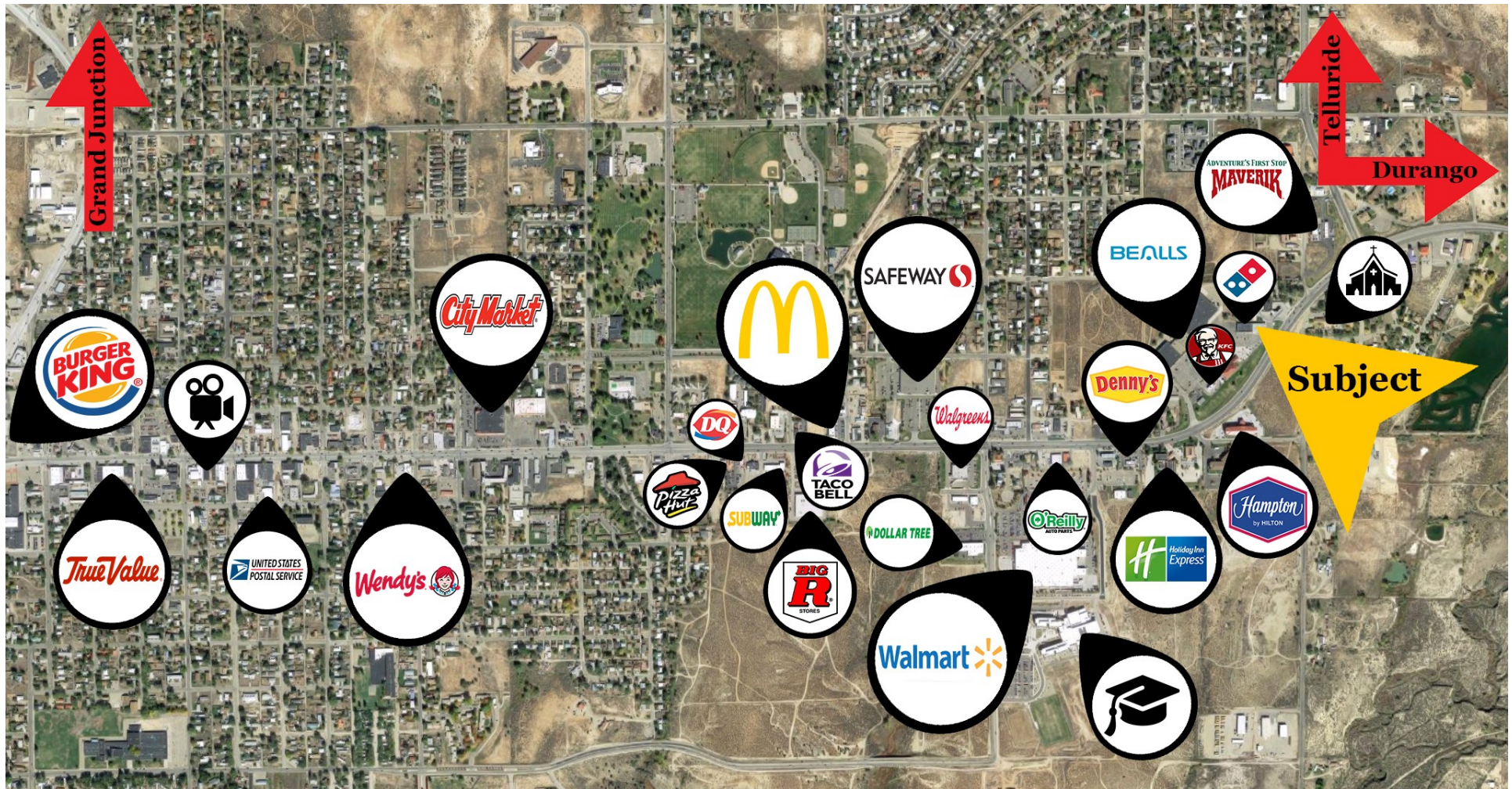
Regional Map

2228 E. Main St., Cortez, Colorado, 81321



Local Map

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Retailers in close proximity include: Walmart Supercenter, O'Reilly Auto Parts, Dairy Queen, Safeway, McDonald's, Pizza Hut, Super Splash Car Wash, Big O Tires, Holiday Inn Express, Hampton Inn, Denny's, First Southwest Bank, Taco Bell, Verizon Wireless, Hibbett Sports, City Market, KFC, Domino's, Wendy's, True Value, Maverik, Sally Beauty, AT&T, Dollar Tree, Cold Stone Creamery, Subway, Shell Station, AutoZone and Walgreens.



Aerial Photograph

2228 E. Main St., Cortez, Colorado, 81321



Distant Photographs

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Semi-Distant

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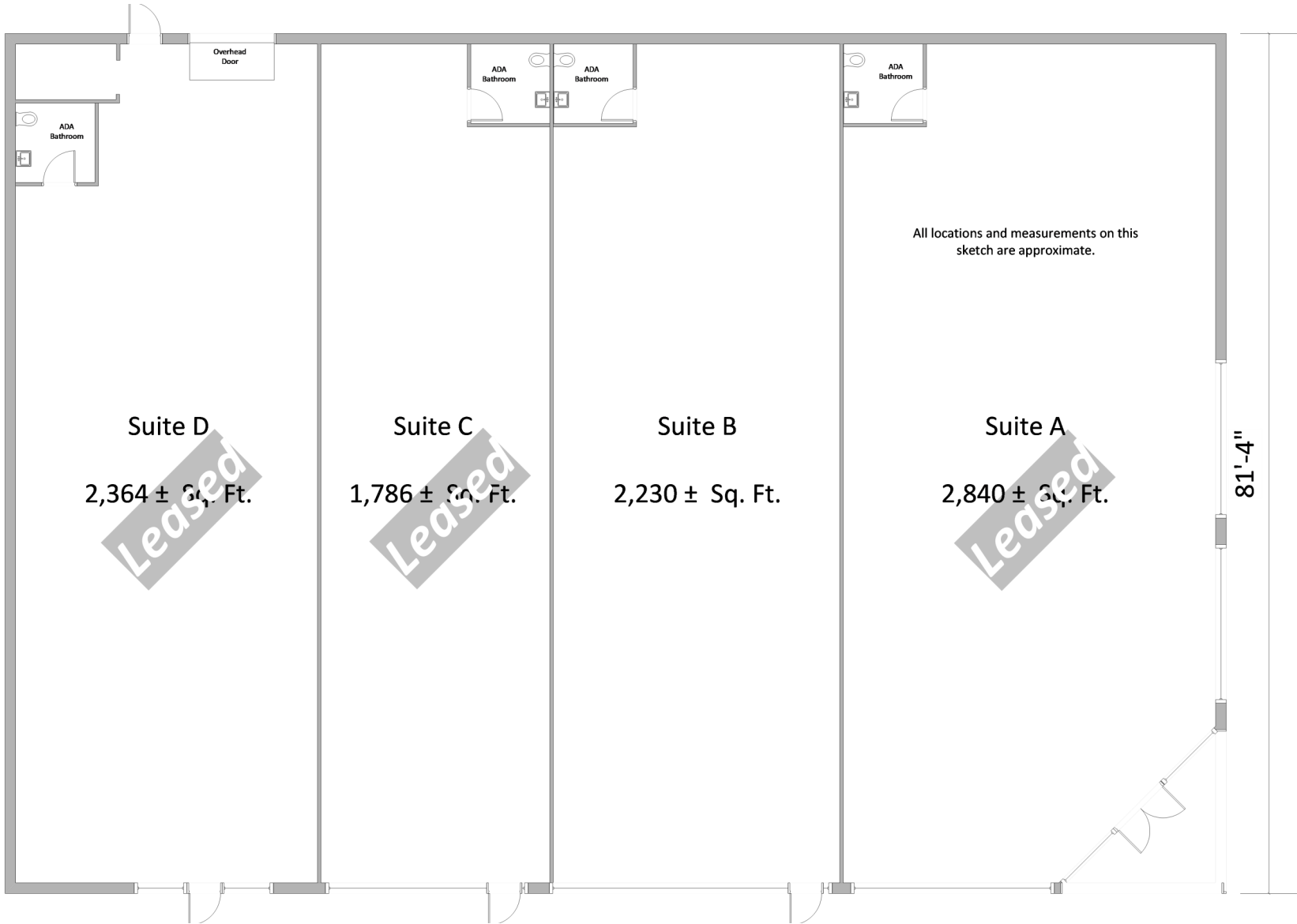


Subdivided Layout and Photographs



Unit Floor Plans

2228 E. Main St., Cortez, Colorado, 81321



Ext. Photographs

2228 E. Main St., Cortez, Colorado, 81321



Photographs Suite B

2228 E. Main St., Cortez, Colorado, 81321



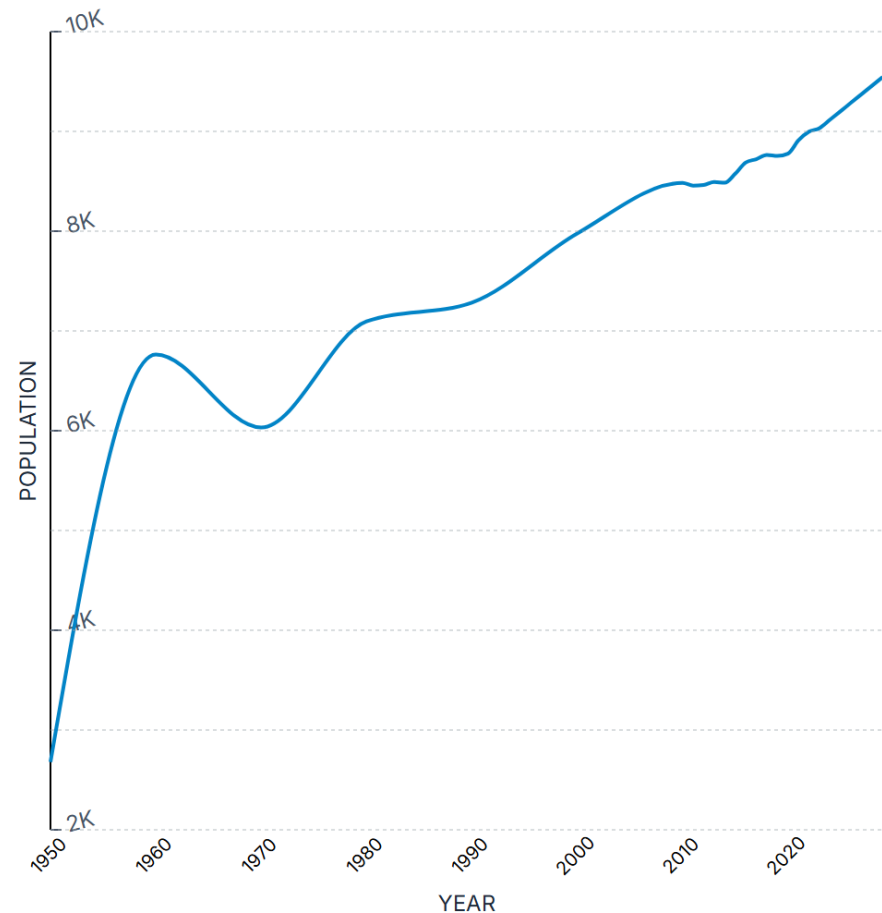


Population

Cortez has a 2025 population of 9,203. Cortez is currently growing at a rate of 0.93% annually and its population has increased by 4.85% since the most recent census, which recorded a population of 8,777 in 2020.

Cortez Population

Data after 2023 is projected based on recent change



DEMOGRAPHICS



POPULATION

| | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population | 11,808 | 14,767 | 20,651 |
| Average Age | 42 | 43 | 45 |
| Average Age (Male) | 41 | 42 | 44 |
| Average Age (Female) | 44 | 44 | 46 |



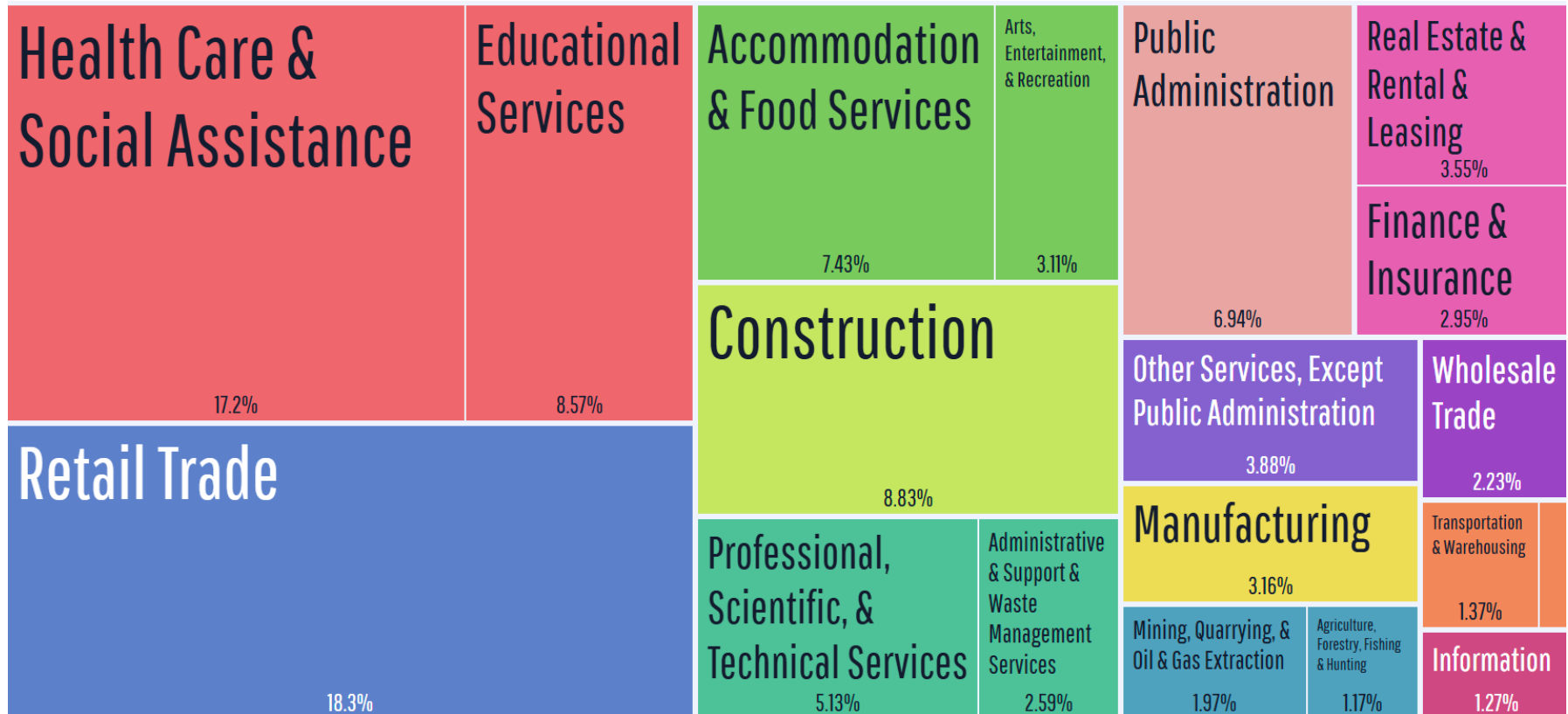
HOUSEHOLDS & INCOME

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,012 | 6,202 | 8,657 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$81,191 | \$84,225 | \$89,672 |
| Average House Value | \$297,038 | \$309,152 | \$340,882 |





Employment by Industry



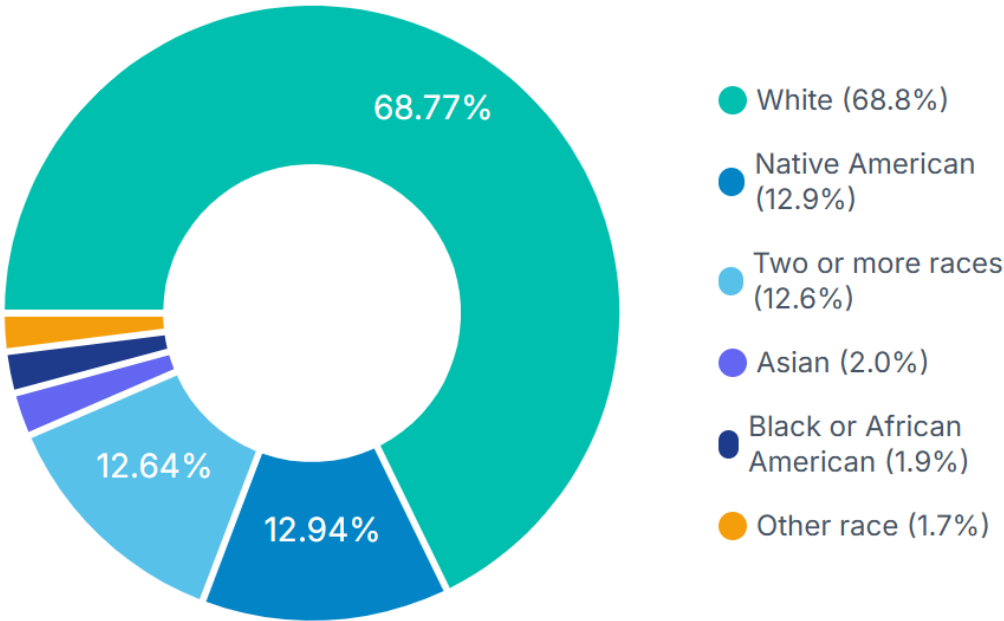


Ethnic/Racial Breakdown

Population by Race

All Hispanic Non-Hispanic

The racial composition of Cortez includes 68.77% White, 12.94% Native American, and smaller percentages for Asian, Black or African American, other race and multiracial populations.



Mesa Verde National Park



Tourism:

TOURISM accounts for 15% of Montezuma County's employment. These jobs are located at Canyons of the Ancients National Monument, Mesa Verde National Park, and the San Juan National Forest. All together, they contribute to the overall employment and economy within the county. The closely located Mesa Verde National Park drew 583,500 visitors in 2016 with \$73.3 million in economic benefits to the local communities, including Cortez.

The City:

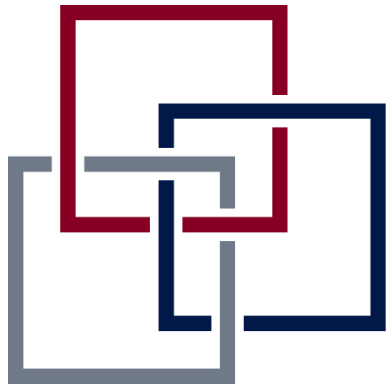
CORTEZ is located in the Southwestern corner of Colorado, very close to the four corners (where Colorado, Utah, Arizona, and New Mexico meet). The city rests between the entrance to the world-famous Mesa Verde National Park and the Canyons of the Ancients National Monument making it the go-to place in the area.

Cortez features 116 acres of parks and trails, as well as a professional 18-hole golf course. Additionally, the area had gained national recognition for its incredible mountain biking trails. In particular, a set of trails called Phil's World.

Highways 160, 491, and 145 run through the city. These highways connect it to Utah, New Mexico, and the rest of Colorado. Furthermore, the city boasts its own regional airport with daily flights to major airports such as Denver International.



Contact Us



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Contact Us

Phone: (603)-431-0400

Fax: (603)-431-0424

Email: info@msprops.net

Web: www.msprops.net

Address: PO Box 310, Dover, NH 03821



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