

# DURANGO TOWN CENTER

1125, 1145 & 1185 S Camino Del Rio, Durango, CO



## DEMOGRAPHICS



### POPULATION

|         |        |
|---------|--------|
| 1 Mile: | 649    |
| 3 Mile: | 5,038  |
| 5 Mile: | 22,918 |



### EMPLOYEES

|         |        |
|---------|--------|
| 1 Mile: | 3,047  |
| 3 Mile: | 11,328 |
| 5 Mile: | 19,809 |



### AVG. HH INCOME

|         |           |
|---------|-----------|
| 1 Mile: | \$74,383  |
| 3 Mile: | \$96,821  |
| 5 Mile: | \$119,071 |



### HOUSEHOLDS

|         |       |
|---------|-------|
| 1 Mile: | 295   |
| 3 Mile: | 2,449 |
| 5 Mile: | 9,687 |



### TRAFFIC COUNTS

On Hwy 550 at Site: 34,000 vpd

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## PROPERTY OVERVIEW:

- Walmart anchored shop space available for lease
- 960 SF - 3,660 SF available
- Dominant shopping center in trade area with an estimated 2 million visitors per year
- Center includes 3 shop buildings at a highly visible and signalized intersection



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*Regional draw with no other  
Walmart locations within 45 miles*





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