

FOR LEASE

Carbondale Center

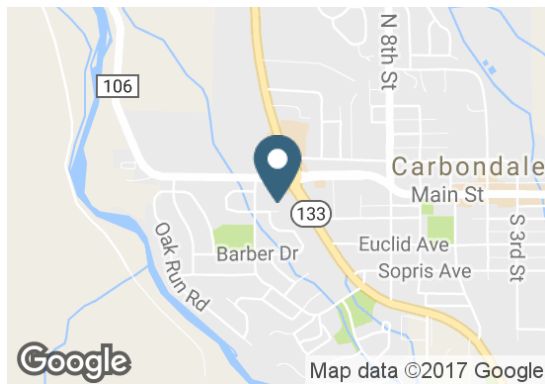
1051 Colorado 133 | Carbondale, CO



Overview

AVAILABLE 1,400 - 10,233 SF

RATE Contact Broker for Pricing



Description

- 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

Tenants



Demographics

	5 MILE	7 MILE	10 MILE
Current Population	10,986	17,203	24,948
Total Households	3,862	5,991	8,871
Average HH Income	\$88,123	\$90,156	\$90,623
Daytime Population	9,553	13,904	20,180

Year: 2018 | Source: Esri

Traffic Counts

Colorado 133: s/o Main St	11,000 VPD
Colorado 133: n/o Main St	18,600 VPD

Source: Esri

Contact

JIM HOFFMAN

303.390.5238 | jim.hoffman@srsre.com

TONY PIERANGELI

303.390.5257 | tony.pierangeli@srsre.com

JOE BECK

303.295.4835 | joe.beck@srsre.com

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Glenwood Springs Mall

- maunices
- JCPenney
- STAPLES
- Kmart
- GNC
- Bath & Body Works
- Payless
- COST CUTTERS
- rue21

Auto Dealerships

- SUBARU
- VW
- Ford
- Chevrolet
- CHRYSLER
- Honda
- Audi

Glenwood Meadows

- PETCO
- Target
- chili's
- LOWE'S
- SAFECO
- Quiznos Sub
- Bed Bath & Beyond

CityMarket

- Comfort dental
- RITE AID
- Walmart
- NAPA
- Auto Parts

Roaring Fork Market Place

- American
- Office DEPOT
- McDonald's
- Subway
- Pizza Hut

SITE

- ACE Hardware
- HEIDI'S
- Dominos

Carbondale

- Comfort Inn
- Subway
- Main St
- WELLS FARGO
- Roaring Fork High School





KEY	
Available:	■
Leased:	■
Future Site:	■

SPACE	TENANT	SF
1	AVAILABLE	10,233
2	City Market	43,917
3	AVAILABLE	2,884
4	The Nail Spa	1,400
5	AVAILABLE	793
6	Crystal Flyshot	1,418
7	Domino's Pizza	1,443
8	AVAILABLE	1,916

	5 miles	7 miles	10 miles
Population			
2000 Population	8,208	13,315	18,727
2010 Population	9,938	15,724	22,814
2018 Population	10,986	17,203	24,948
2023 Population	11,752	18,298	26,515
2000-2010 Annual Rate	1.93%	1.68%	1.99%
2010-2018 Annual Rate	1.22%	1.10%	1.09%
2018-2023 Annual Rate	1.36%	1.24%	1.23%
2018 Male Population	51.7%	51.5%	51.3%
2018 Female Population	48.3%	48.5%	48.7%
2018 Median Age	37.0	37.6	37.2
Households			
2000 Households	2,836	4,526	6,504
2010 Households	3,511	5,505	8,169
2018 Total Households	3,862	5,991	8,871
2023 Total Households	4,123	6,359	9,402
2000-2010 Annual Rate	2.16%	1.98%	2.31%
2010-2018 Annual Rate	1.16%	1.03%	1.00%
2018-2023 Annual Rate	1.32%	1.20%	1.17%
2018 Average Household Size	2.76	2.81	2.77
Housing Units			
2018 Total Housing Units	4,352	6,665	9,738
2018 Owner Occupied Housing Units	2,394	4,000	5,998
2018 Renter Occupied Housing Units	1,468	1,991	2,873
2018 Vacant Housing Units	490	674	867
Race and Ethnicity			
2018 White Alone	78.8%	79.6%	79.7%
2018 Black Alone	1.1%	0.9%	0.8%
2018 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2018 Asian Alone	1.1%	1.1%	1.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	31.3%	29.7%	29.5%
Income			
2018 Median Household Income	\$66,967	\$72,037	\$72,314
2018 Average Household Income	\$88,123	\$90,156	\$90,623
Per Capita Income	\$31,888	\$32,327	\$32,710
2018 Population 25+ by Educational Attainment			
Total	7,335	11,556	16,751
High School Graduate	16.7%	19.0%	19.6%
GED/Alternative Credential	3.3%	3.0%	3.3%
Some College, No Degree	13.0%	14.2%	15.4%
Associate Degree	5.1%	6.4%	6.7%
Bachelor's Degree	30.8%	29.6%	29.6%
Graduate/Professional Degree	17.2%	15.7%	14.2%
Daytime Population			
2018 Total Daytime Population	9,553	13,904	20,180
Workers	4,678	6,662	9,991
Residents	4,875	7,242	10,189