

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Patios with mountain views
- Located at Hard Corner of Coors & 7 Bar
- Albertsons Sales are \$19,500,000
- Zoning: MX-M
- Can lease building as planned
- Includes monument sign
- Owner can build to suit
- Parking shared with center

TRAFFIC COUNT

Coors Blvd: 17,200 VPD
7 Bar Loop Rd: 5,700 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



65,128
2021 POPULATION
3 MILE RADIUS



45,727
2021 DAYTIME POPULATION
3 MILE RADIUS



\$88,844
2021 AVERAGE INCOME
3 MILE RADIUS



17,200 VPD
COORS BLVD

**Cottonwood
West**

Anchored

Est. Visitors for Cottonwood West
415.7K Annually*
(*Source: Placer.ai
Mar 1st, 2021 - Feb 28th, 2022)

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