

# RETAIL INVESTMENT OPPORTUNITY

LOCATED ON MAIN AVENUE IN DURANGO, COLORADO



2795 Speer Blvd #10  
Denver, CO  
80211

Rich Hobbs  
[hobbs@creginc.com](mailto:hobbs@creginc.com)  
720 287 6865

Eli Boymel  
[eboymel@creginc.com](mailto:eboymel@creginc.com)  
720 287 6862

## OVERVIEW

### CHANG THAI DURANGO

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- **Address:**  
2477 Main Avenue, Durango, CO
- Investment property with potential for higher rents in 2025
- 1,310 SF building; 7,623 SF land
- **Tenant:** Chang Thai Durango
- NNN Lease structure
- Located on Main Ave with great presence and visibility
- Strong upside potential



## THE OFFERING

**1. Purchase Price**                    **\$600,000 (\$458/SF)**

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**2. CAP Rate**                            5% (August 2023)

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**3. Rent Escalations**                3% Annual increases

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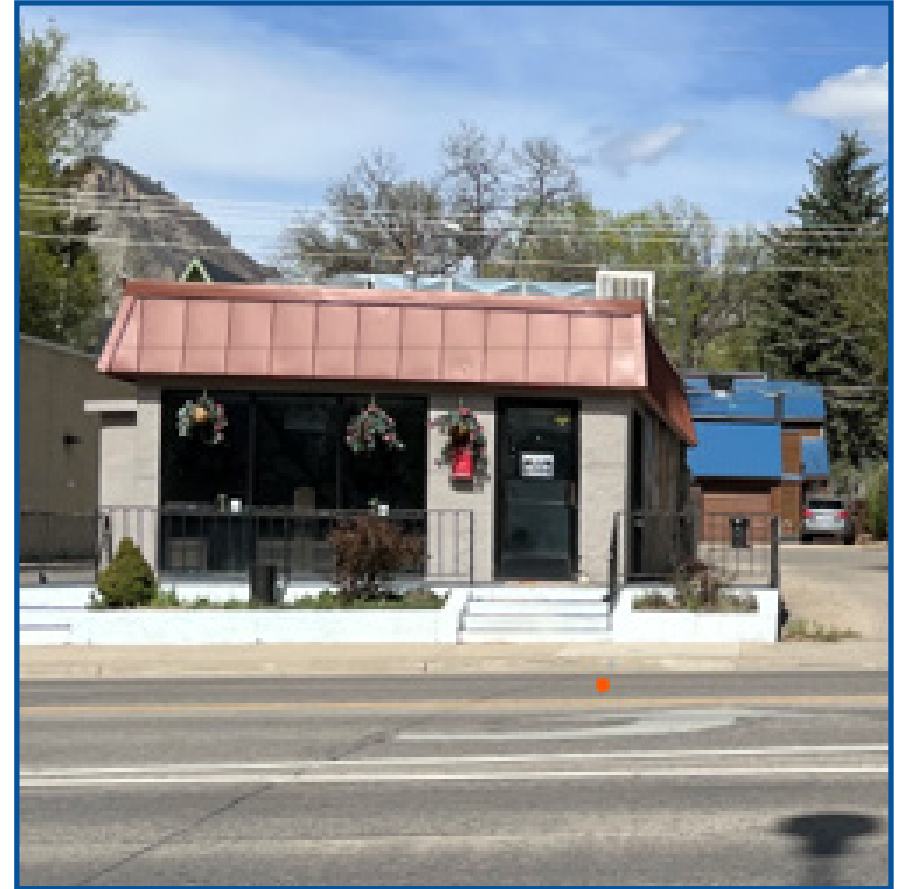
**4. Building Size**                      1,310 SF

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**4. Lease Term**                        Nearly 1 year into 3  
year lease  
Expires 7/31/2025

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**5. Lease Type**                        NNN





## PROPERTY OVERVIEW



- **Building Size:**  
1,310 SF
- **Parcel Size:**  
7,623 SF
- **Year Built:**  
1975
- **Main Ave right/  
in right/out  
access**
- **Neighboring  
Tenants:**  
Cole's Chop  
Shop  
  
O'Reilly Auto  
Parts  
  
Firestone



# LOCATION



# DEMOGRAPHICS

## POPULATION

Icon	3 Mile:	5 Mile:	County
	18,936	24,049	57,008

## DAYTIME POPULATION

Icon	3 Mile:	5 Mile:	County
	12,600	16,404	21,753

## AVG. DAILY TRAFFIC

Icon	Main Ave south of site	Main Ave north of site
	29,000 VPD	25,652 VPD

## AVG. HH INCOME

Icon	3 Mile:	5 Mile:	County
	\$99,035	\$97,425	\$98,093

## HOUSEHOLDS

Icon	3 Mile:	5 Mile:	County
	7,930	10,060	23,498





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[www.creginc.com](http://www.creginc.com)