

# Durango

## COMMERCIAL/INVESTMENT

# COMPASS



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## Trimble Crossing Retail Space Filling In

By Joe Burtoni

The Trimble Crossing Development is located near Dalton Ranch Golf Club, and is currently home to 12 of 64 approved residential units. This 21 acre parcel will be lushly landscaped, with three ponds and substantial open space, making it an ideal neighborhood.

To complement this fine subdivision is an adjacent commercial development, The Shops at Trimble Crossing. This new business and retail center consists of four buildings with over 40,000 square feet of main level space and an additional 4000 square feet of second level offices. High visibility is one of the many bonus features of this US 550 and Trimble Lane location.

The Shops at Trimble Crossing's two major anchors to date are True



Value Hardware in Building A and PJ's Gourmet Market in Building B. The hardware store includes an outdoor garden center, while PJ's will be linked to Animas Wine and Spirits. Grand Openings for both operations will take place this late Summer / Fall.

Prime retail space is still available in buildings C and D. Unit C contains over 3900 square feet and will be ideal for a coffee bistro and service related businesses. Perched above will be office space that will offer incredible views and can be built to your design requirements.

Building D, which is located adjacent to the Durango Silverton Narrow Gauge Railroad route, will provide over 6900 square feet, optimal for a restaurant and other shops that can take advantage of this very special and coveted feature of our region. As unit D has not yet been constructed, spaces may be planned to fit your precise design needs.

Lease rates range from \$16 to \$24 per square foot and can include up to \$30 tenant improvement from the developer.

Take advantage of this well planned community in the desirable and thriving Animas Valley.



Steve Eccher Design & Planning

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**FOR LEASE.** Newer building, plenty of parking, ground level space. Offices, or supply house, doctors, accountants, reasonable exposure. Lessor will Negotiate tenant improvements. \$2000/ month approx 1500 SF. MLS #596999



**THE CASTLE.** Formerly law offices now a construction company this is the most distinctive property on Main. Plenty of exposure, ample parking, outdoor areas for employees. 2419 SF with additional space for office condos or even live-work. Owner terms possible. \$995,000. MLS #609866



**PTARMIGAN CENTER II.** This retail or office space has the location to bring in clients! The finished front area can be used for an office or display room, while the storage area in back has space for product and supplies. Also included are a half bath and three reserved parking spots for your employees and customers. \$259,000. MLS #626967



**PAGOSA RESTAURANT.** This established restaurant on busy highway 160 in Pagosa Springs has lots of potential for your commercial enterprise. The rustic log restaurant has seating for 35 plus a drive through window and an outdoor area for possible expansion. Existing menu and cuisine has proven very popular; landlord, based on lease, may share recipes. \$380,000. MLS #624995



**TECH CENTER PLAZA.** Three story, Class A office building located in Durango Tech Center with 12 condominium units that is 100% leased through 2012. 40,468 sf on 4.037 acres with Photovoltaic solar power system, secured access and Coffee Bar. \$9,450,000. MLS #615193



**COMMERCIAL DEVELOPMENT LOT.** Prime location for office or light industrial development property Ten plus acres immediately across the bridge behind Home Depot. Relatively flat, this land is a blank canvas for the creation of Durango's next office park. \$3,000,000. MLS #605526



**EXCEPTIONAL INVESTMENT OPPORTUNITY.** Eleven unit apartment complex in the heart of Cortez, CO. Very low tenant turnover, dependable cash flow, low maintenance, and within walking distance of government and retail service centers. \$689,900. MLS #623878



**PRIME HIGH DENSITY RESIDENTIAL & COMMERCIAL PROPERTY** located between Durango's Super Wal-Mart and Home Depot. Highest traffic count in La Plata County and growing daily. 10+ acre commercial site in the midst of several planned large-scale developments to include hotel/motel, restaurants, retail outlets, and high density residential. \$4,500,000. MLS #597497



**LA PLATA MINI STORAGE** in the fast growing Grandview area of Durango. 198 units of varying sizes with high visibility in one of the highest traffic count areas of SW Colorado. Also a 1000 sf residence and 390 sf office . Priced at \$1,550,000. MLS #623266



**RIVERSIDE PROFESSIONAL BUILDING.** 1701 SF professional/medical office. Common areas have been remodeled to class A standards. Elevator access. Located next to new Durango Public Library On the Animas River trail. Excellent parking. For a sale or lease. Ready to occupy. MLS# 599992



**1.36 ACRES ON NORTH MAIN AVENUE** in Durango. Zoned Light Commercial, this parcel has loads of potential. Currently used as a residential rental, there is a 4 bedroom, 2 bath home with 1,944 sq.ft. featuring fantastic views overlooking Durango and the Animas River. Live in or rent the home until you develop. Priced at \$799,900. MLS# 620354.



**IRON HORSE INN.** North gateway to Durango. 146 rooms on 15.54 acres. Run as current hotel or redevelop into new hotels or look at the approved plan for 203 condo units. \$6,900,000. MLS#627467



**GREAT OPPORTUNITY FOR DEVELOPER/BUILDER.** Rare North Main parcel has gone through City Planning and received preliminary approval for office and residential use. Civil and structural engineering plus architectural plans are complete, including access permit from CDOT. The building plans are comprised of 2 condos on 3rd level with 3 commercial condo/offices on 2nd floor. Parking is within an enclosed, ground-level garage. \$349,900. MLS # 625190



**HIGH VISIBILITY.** Prime commercial property. 4.90 acres. Stoplight at the entrance to the Durango Mall. Annexed into the City of Durango. Build immediately. Build to suit options available with 5-10 yr leases. \$2,800,000. MLS #626056



**MIXED-USE DEVELOPMENT PROPERTY.** Completely annexed, approved and entitled. All commercial options considered. Approved for commercial retail with residential units. Adjacent to Home Depot with highway visibility and access. 0.88 acres. \$920,000. MLS#603583



**CENTRALLY LOCATED.** This 0.48 acre commercial lot is located in downtown Ignacio. Flat. All utilities underground. Excellent access. Ready to build. Next to the Ignacio Post Office and Walker's Do It Best Hardware/car wash. \$144,000. MLS #617445



**RARE DOWNTOWN COMMERCIAL.** Perfect location for professional office or personal service business with four parking spaces. In addition to its current use as a beauty salon, it would also be ideal for a boutique law or real estate office, CPA firm, insurance office, counseling or massage therapy business, or any number of other personal service businesses. Completely remodeled in 1999. \$270,000. MLS #608290



**PRIME RETAIL** business condos located at the Telluride Iron Works Retail Center. Busy "Class A" facility with highway visibility, easy access and parking. 2 suites: #103 is a 1,000 SF unit for \$295,000. MLS #628225. #105 is a 800 SF unit for \$270,000. MLS #628230



**LEASE THIS FOR YOUR PAGOSA BUSINESS.** Rare industrial building with Highway 160 visibility on one-half acre just blocks from downtown. This 30' x 90' open span building has three overhead doors and outside yard space. Great opportunity for your business. \$1500/month, NNN, deposit, length of lease is negotiable.



**MULTI-USE BUILDING.** 1 acre corner lot with Highway 160B visibility located in the Bayfield Industrial Park. 4,265 SF. 2 baths. Forced air. Gas heat. 3 zones. Cooled by 4 evaporative coolers. All offices have exterior windows. Paved parking lot. Landscaped exterior. Lots more. \$719,000. MLS #628133



**40,225 SQUARE FEET ON 12.532 ACRES.** Located right next to the City/County Airport. Includes 120 parking spaces, 10-foot ceilings, 10'x10' loading doors. Office/Warehouse Combo (approx. 25,000 SF office and 15,000 SF warehouse). Easy to convert. Steel span building. Excellent visibility. \$4,500,000. MLS #620110.



**GOOD INVESTMENT OPPORTUNITY.** GEM Storage located on US Hwy 160 between Durango and Bayfield, CO. 81 units with variety of sizes. Priced at \$550,000. MLS #623293



**GREAT LOCATION IN BAYFIELD.** 250 SF office and 750 SF warehouse space, 10' bay door and 10 ft high ceilings in warehouse area. Includes full setup for internet/phone. Competitive financing available through a local bank. \$179,000 MLS #618240.



**DOWNTOWN BUSINESS OPPORTUNITY.** Ariano's has been one of Durango's favorite restaurants for over 20 years. With a popular menu, solid clientele and prime downtown location, Ariano's has all the ingredients for success. Increase your business possibilities by adding lunch and a happy hour. Includes all furniture, fixtures, equipment and recipes! \$195,000. MLS # 625092



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