

MONTROSE

3400 S. RIO GRANDE AVENUE - MONTROSE, CO



PROPERTY HIGHLIGHTS

- 25,271 SF of retail space available adjacent to Hobby Lobby.
- Sub-lease opportunity through March 2032.
- Last remaining space in center.
- Existing tenants include Target, Ross, Marshalls and Sportsman's Warehouse.

NEARBY RETAILERS

HOBBY
LOBBY



PETCO

ROSS
DRESS FOR LESS

TRAFFIC COUNTS

On Hwy 550 north of Rio Grande Ave 18,525 CPD

On Hwy 550 south of Rio Grande Ave 16,757 CPD

Source: CDOT 2025

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	21,706	30,791	36,660
AVERAGE HH INCOME	\$93,833	\$95,043	\$97,875
BUSINESSES	1,268	1,604	1,864
EMPLOYEES	9,980	12,427	13,824

Source: Applied Geographic Solutions, 2025 Estimates

SCOTT HAGAN

303.577.9975

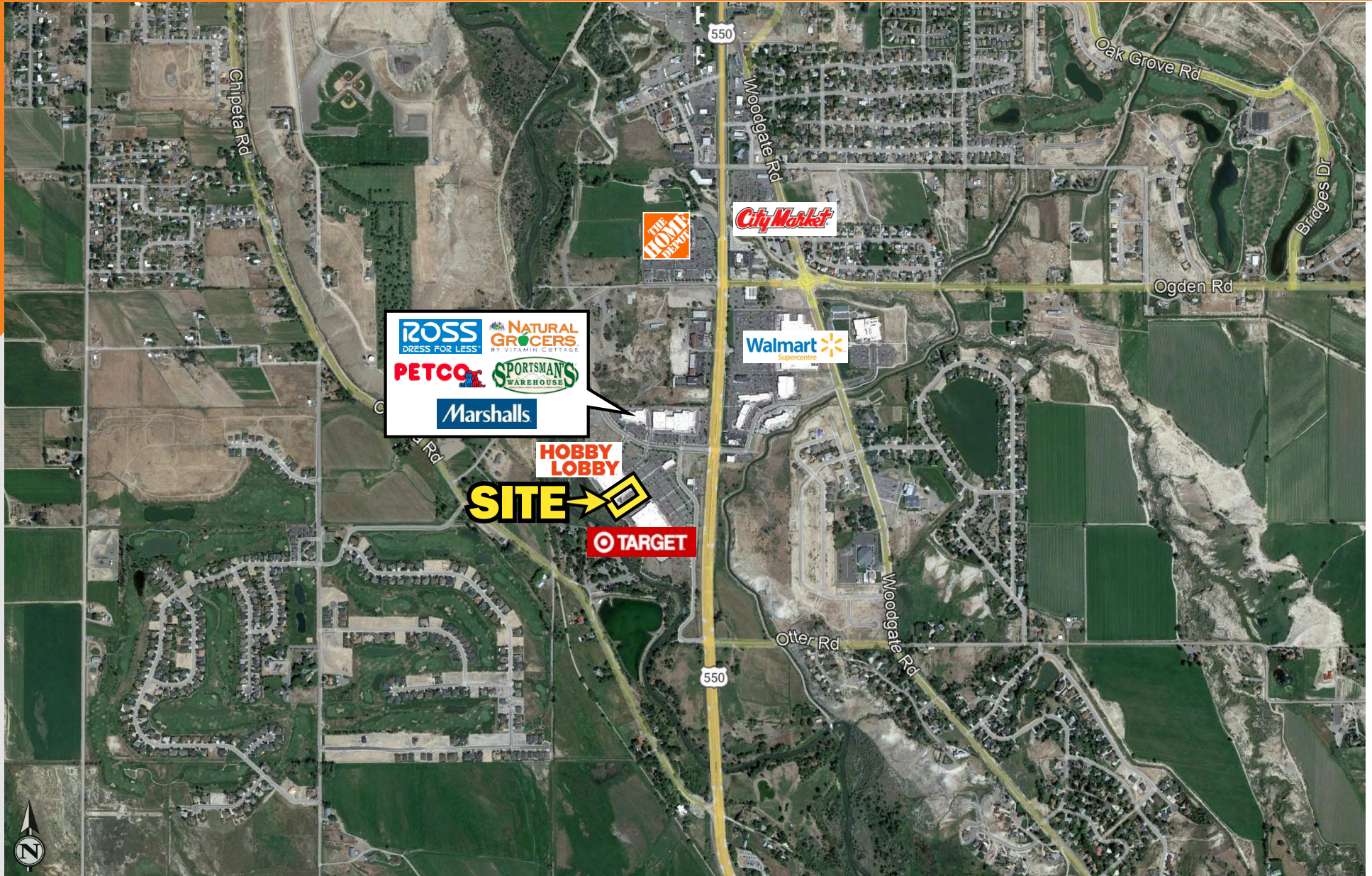
scott.hagan@dhlb.com

3400 S. RIO GRANDE AVENUE - MONTROSE, CO



MONTROSE

3400 S. RIO GRANDE AVENUE - MONTROSE, CO





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

SCOTT HAGAN

303.577.9975

scott.hagan@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)