



FOR LEASE
BUILD TO SUIT OR GROUND LEASE
1369 U.S. HIGHWAY 160 E | MONTE VISTA, CO 81144

4,000 SF OF BUILDING FOR
LEASE

Exclusively Marketed By:
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MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

- Highly visible from US Hwy 160 E
- 4,000 SF Ground Lease or Build to Suit
- Most populous Municipality in Rio Grande County
- Area retailers include Safeway, Sonic, Subway, Pizza Hut and Family Dollar

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2014 Population	1,770	5,419	6,057
Median HH Income	\$28,722	\$32,536	\$34,116
Average HH Income	\$38,504	\$44,299	\$45,909

TRAFFIC COUNTS	CARS PER DAY
U.S. Highway 160	8,500