CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2302 DEVEREUX RD

GLENWOOD SPRINGS, CO 81601

PRICE IMPROVEMENT! $5.25M

SHOWROOM + WAREHOUSE + STORAGE

FOR SALE OR LEASE | 29,519 SF OWNER/USER OPPORTUNITY IN HIGH TOURISM AREA

EXECUTIVE **SUMMARY**

2302 DEVEREUX RD offers a rare chance to own/occupy a freestanding retail/showroom building in West Glenwood Springs with immediate access to the I-70 interchange and excellent exposure to corridor traffic. Built in 2007, the two-story structure combines contemporary mountain architecture, large window lines and a prominent roofline that reads well from both Devereux Road and the interstate, creating a natural billboard for a destination retailer or experiential showroom concept.

Set on approximately 1.33 acres, the building is supported by generous on-site parking and efficient site circulation, giving retailers the ability to handle both destination customers and day-to-day neighborhood traffic.

The open floor plates and tall ceilings are well-suited for a range of retail and showroom uses—from outdoor recreation, home improvement and furnishings to lifestyle, specialty retail or other experience-driven concepts that benefit from strong visibility and easy highway access.

In addition to the main parcel, there is potential to secure adjacent outdoor storage area to the south under a separate lease, creating an attractive option for users who need both a polished indoor showroom and functional outdoor display or storage space on a single campus.

Overall, **2302 DEVEREUX RD** pairs modern construction and ample parking with rare I-70 corridor visibility in a highly trafficked, tourism-driven mountain market—positioning the asset as a compelling regional retail / showroom opportunity.

SQUARE FEET
29,519 SF

SITE ACRES
1.33 AC

YEAR BUILT
2007

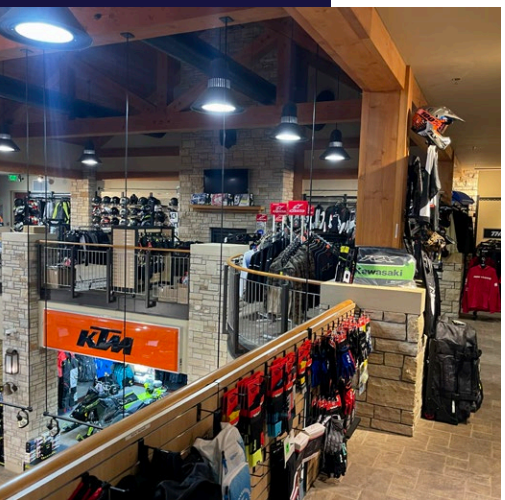
PARKING
48 SPACES

STORIES
3

ELEVATOR
YES

LEASE RATE
CONTACT BROKER

SALE PRICE
$5,250,000
($177.85/SF)
PRICE IMPROVEMENT!



OPPORTUNITY HIGHLIGHTS

GATEWAY LOCATION IN A YEAR-ROUND MOUNTAIN MARKET

Positioned in West Glenwood Springs near the I-70 interchange, the site captures steady traffic from locals, tourists and outdoor enthusiasts moving through the Roaring Fork and Colorado River valleys.

INTERSTATE EXPOSURE & BRANDING POTENTIAL

Building orientation, signage opportunities and proximity to I-70 allow a retailer or showroom user to broadcast their brand to passing highway and Devereux Road traffic.

FREESTANDING RETAIL/ SHOWROOM FORMAT

Standalone building with its own parking field and circulation pattern supports easy customer access, product deliveries and a true “destination” presence.

CONTEMPORARY MOUNTAIN STYLE WITH OPEN INTERIORS

Lodge-inspired architecture, generous glazing and open, high-clearance areas create a bright, flexible backdrop for merchandising, product display or experiential retail concepts.

OPTIONAL OUTDOOR DISPLAY OR STORAGE COMPONENT

Potential access to additional area south of the building, by separate lease, offers room for outdoor display, equipment or vehicle storage to complement the indoor showroom.

2302 DEVEREUX RD

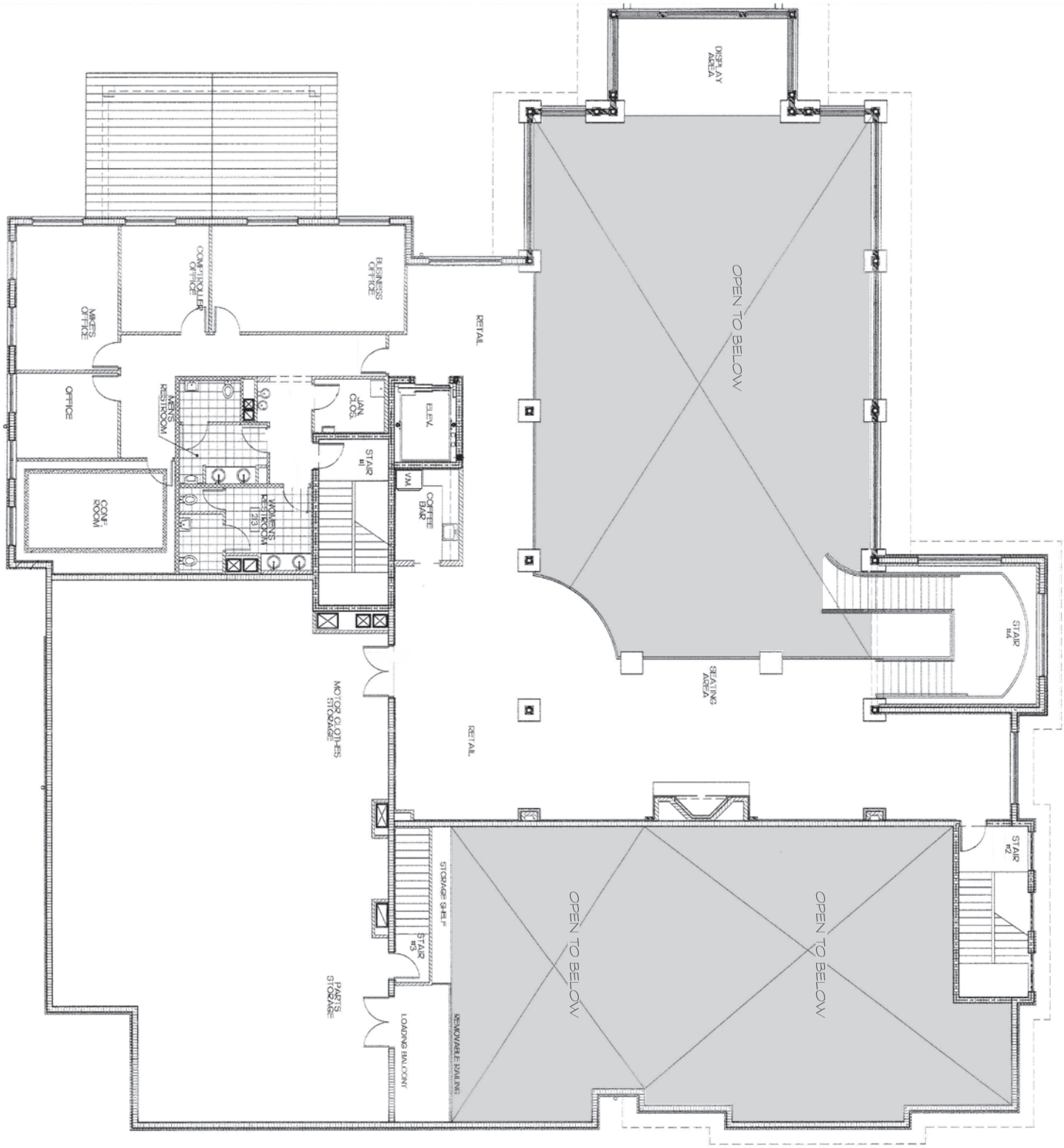
GLENWOOD SPRINGS, CO 81601

FIRST FLOOR | 12,256 SF

2302 DEVEREUX RD

GLENWOOD SPRINGS, CO 81601

SECOND FLOOR | 6,936 SF



2302 DEVEREUX RD

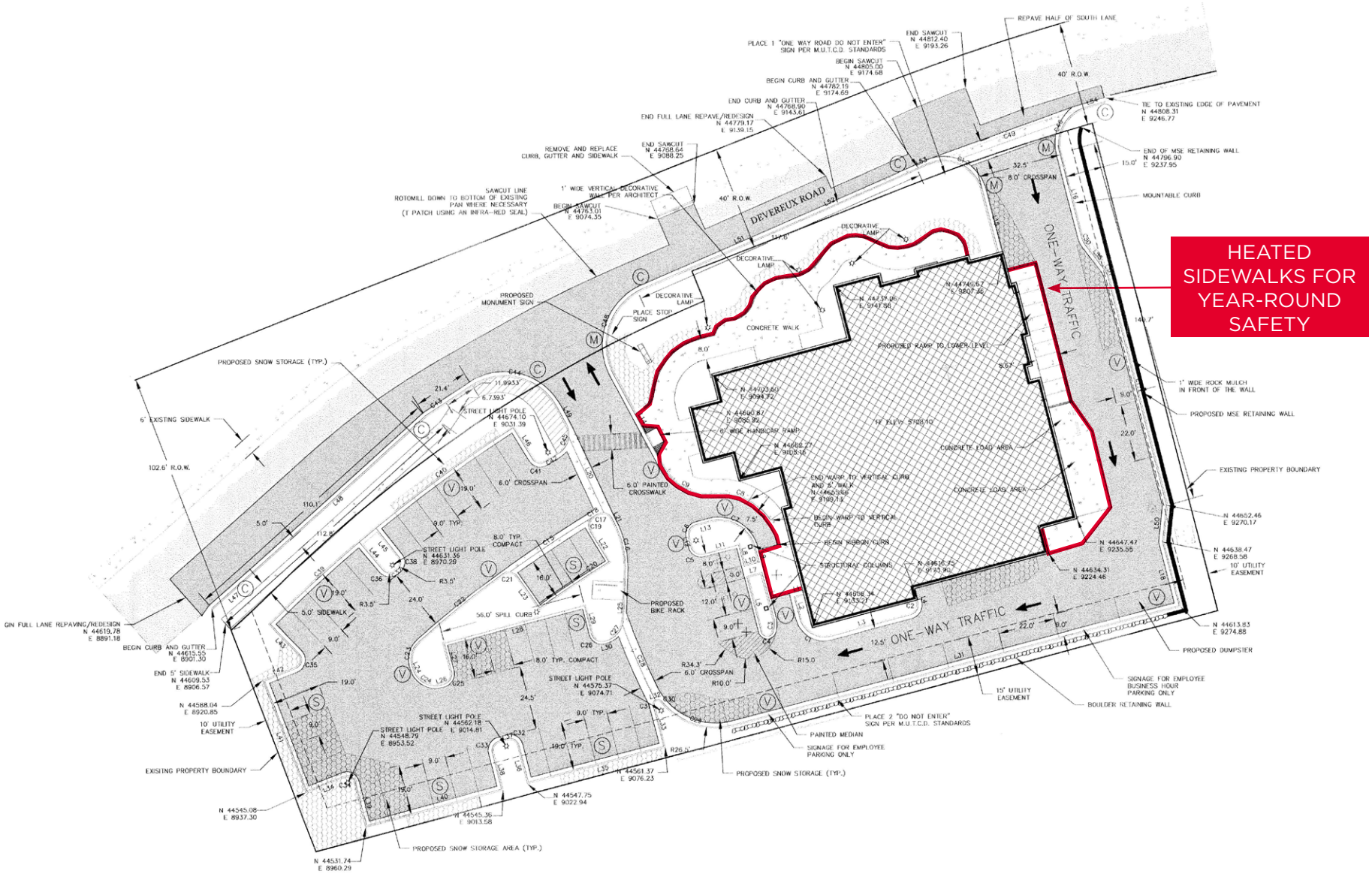
GLENWOOD SPRINGS, CO 81601

BASEMENT FLOOR | 10,327 SF

2302 DEVEREUX RD

GLENWOOD SPRINGS, CO 81601

SITE PLAN | 1.33 AC



2302 DEVEREUX RD

GLENWOOD SPRINGS, CO 81601

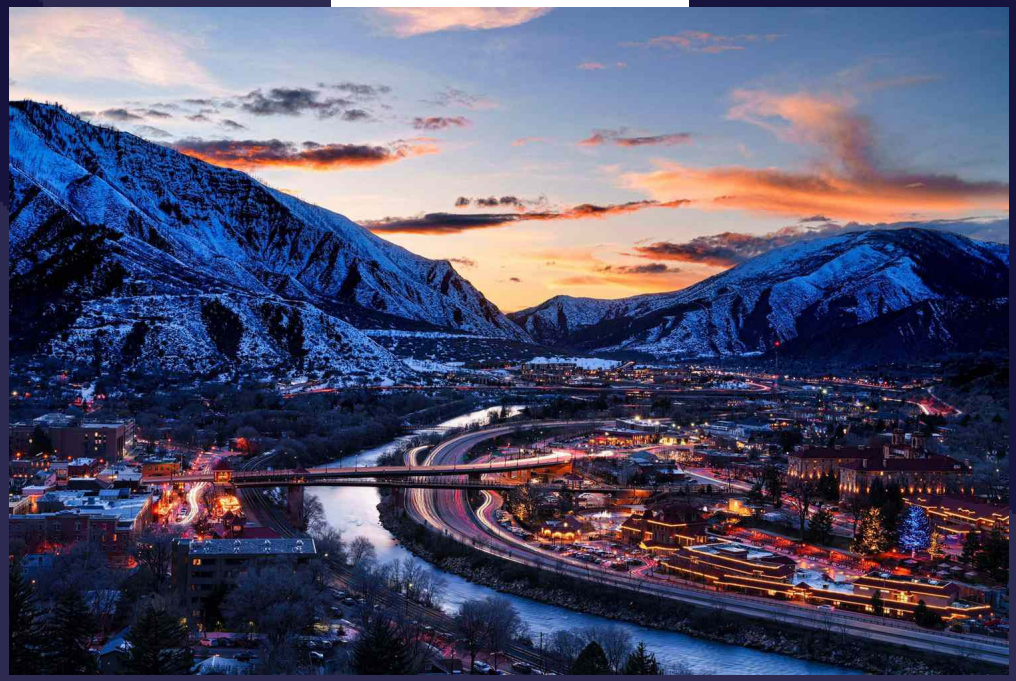
UNBEATABLE VISIBILITY IN *GLENWOOD SPRINGS, CO*

ABOUT
GLENWOOD SPRINGS, CO

Glenwood Springs anchors the western end of the I-70 Mountain Corridor and the junction of I-70 and Highway 82, tying together the Colorado River and Roaring Fork Valleys and serving as a regional hub between Denver, Aspen, Snowmass and the broader Western Slope. The community functions as a service center for nearby resort towns and bedroom communities, drawing shoppers, workers and visitors from across the region for retail, dining, healthcare and everyday services.

The city is best known for its hot springs, river recreation and proximity to world-class ski terrain, which support a strong year-round visitor base. Signature attractions such as the Glenwood Hot Springs Pool, Iron Mountain Hot Springs, Glenwood Caverns Adventure Park and Colorado River rafting help drive consistent leisure demand through all four seasons.

Local lodging has consistently outperformed peer mountain towns, with Glenwood Springs hotels posting around 70% average occupancy in 2021—among the highest in Colorado—and more recent reports showing hotel occupancy running near 75% year-to-date with June levels around 90%.



Layered on top of this is a robust statewide tourism engine—Colorado hosted more than 95 million visitors who spent roughly $28 billion in 2024—feeding steady drive-by traffic along I-70 through Glenwood Springs. This combination of regional hub function, high tourism volumes and strong hotel performance underpins a healthy retail and service economy and supports demand for well-located commercial properties.

TRADE AREA **MAP**

AREA DEMOGRAPHICS

The Glenwood Springs area is a smaller but relatively affluent mountain market, with a stable, mostly working-age population and a strong base of households and families. Daytime population is boosted by workers commuting in for jobs in tourism, healthcare, construction and retail, which helps support year-round demand for goods and services. Higher housing costs and household incomes compared to many rural Western Slope communities reinforce Glenwood Springs' role as a desirable place to live, work and visit, creating a solid foundation for retailers and service providers.

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,286	3,653	4,862

POPULATION

1 MILE	3 MILES	5 MILES
3,499	9,236	12,495

EDUCATION

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
30%	32%	35%

MEDIAN AGE

1 MILE	3 MILES	5 MILES
37	38.6	38.8

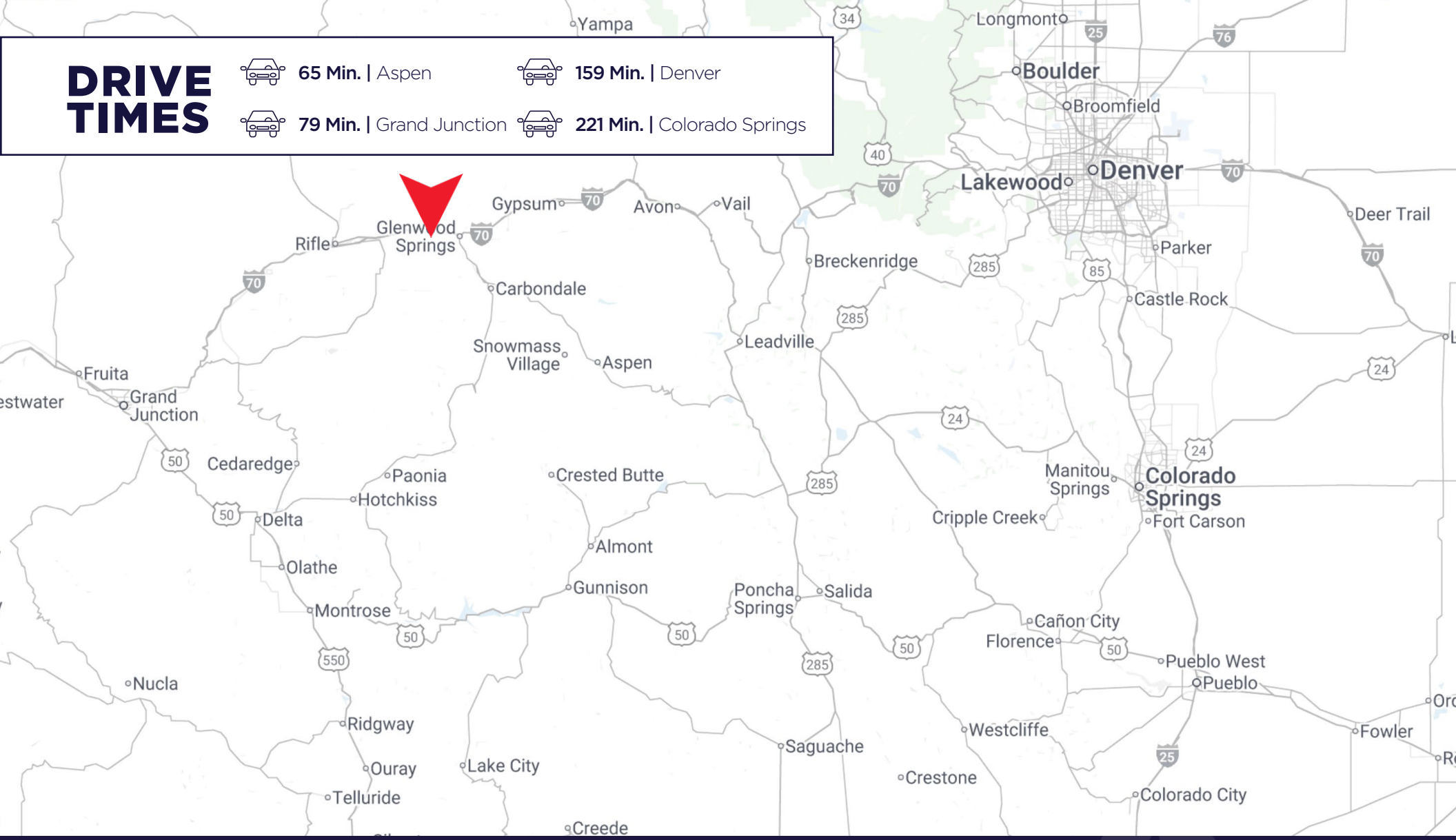
DRIVE TIMES

65 Min. | Aspen

159 Min. | Denver

79 Min. | Grand Junction

221 Min. | Colorado Springs



CUSHMAN & WAKEFIELD | Colorado Springs Commercial

CONTACT

DAVID SCHROEDER

Managing Director

719-418-4066

dschroeder@coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.