



BUSINESS ENTRY

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175 Mercado Street
Suite 131
Durango, CO 81301

One of a kind in the Four Corners Area. The Three Springs Information Center sits in the heart of the Three Springs Mercado District. This uniquely designed Center is open from Monday through Saturday, welcoming visitors, guests, interested homebuyers, and commercial prospects to the Three Springs neighborhoods with interactive displays including a topography table, giant viewfinder, walking distance wheel, smart growth flip display and more. Certified by the Leadership in Energy and Environmental Design (LEED) Rating System, 175 Mercado Street is an environmentally responsible and healthy place to work and visit.

Directions: Take US Hwy 160 East until Three Springs Blvd. Travel on Three Springs Blvd to the SECOND round-a-bout. Go around the round-a-bout to Confluence Ave. Take right on Heritage Ln, right onto Mercado St. The Information Center is on the corner of Mercado St and Buena Vida Ave. Look for the flag pole!

Mercado District Commercial Summary

- Total Land Area 48 Acres (Approximate)
- Total Building Area 346,800 Square Feet (Approximate)
- Pad Sites Available 23 (Subject to Final Platting)
- Existing Buildings
 - 65 Mercado (66% Leased)
 - 125 Mercado (93% Leased)
 - 175 Mercado Street (76% Leased)
- Existing Space Available 21,544 Square Feet
- Smallest – Largest Space 754 to 6,235 Square Feet

FEATURES

- LEED Certified - Environmentally Responsible and Healthy Environment
- State-of-the-Art Interactive Displays
- Unique Eco-Friendly Furniture including recycled seatbelt seating and more
- Soy Based Concrete Stained Floors
- Unique Details Including stamped Concrete



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