

PUEBLO WEST MARKETPLACE

US HIGHWAY 50 & PURCELL BLVD. PUEBLO WEST, CO 81007



- Pad Sites (1.87-3.80 acres) available near southeast corner of Purcell Blvd and E. Industrial Blvd
- New Highway 50 interchange with great highway exposure and lighted access
- Lot is across from a Safeway Fuel Center, adjacent to a Safeway Store and Dollar Tree, and next to a Cyclone Car Wash and Ace Hardware
- Across from the new Parkview Medical Center at the northwest corner of E. Industrial Blvd & Purcell Blvd

NOW LEASING NEW RETAIL STRIP

1,496 - 4,050 SF



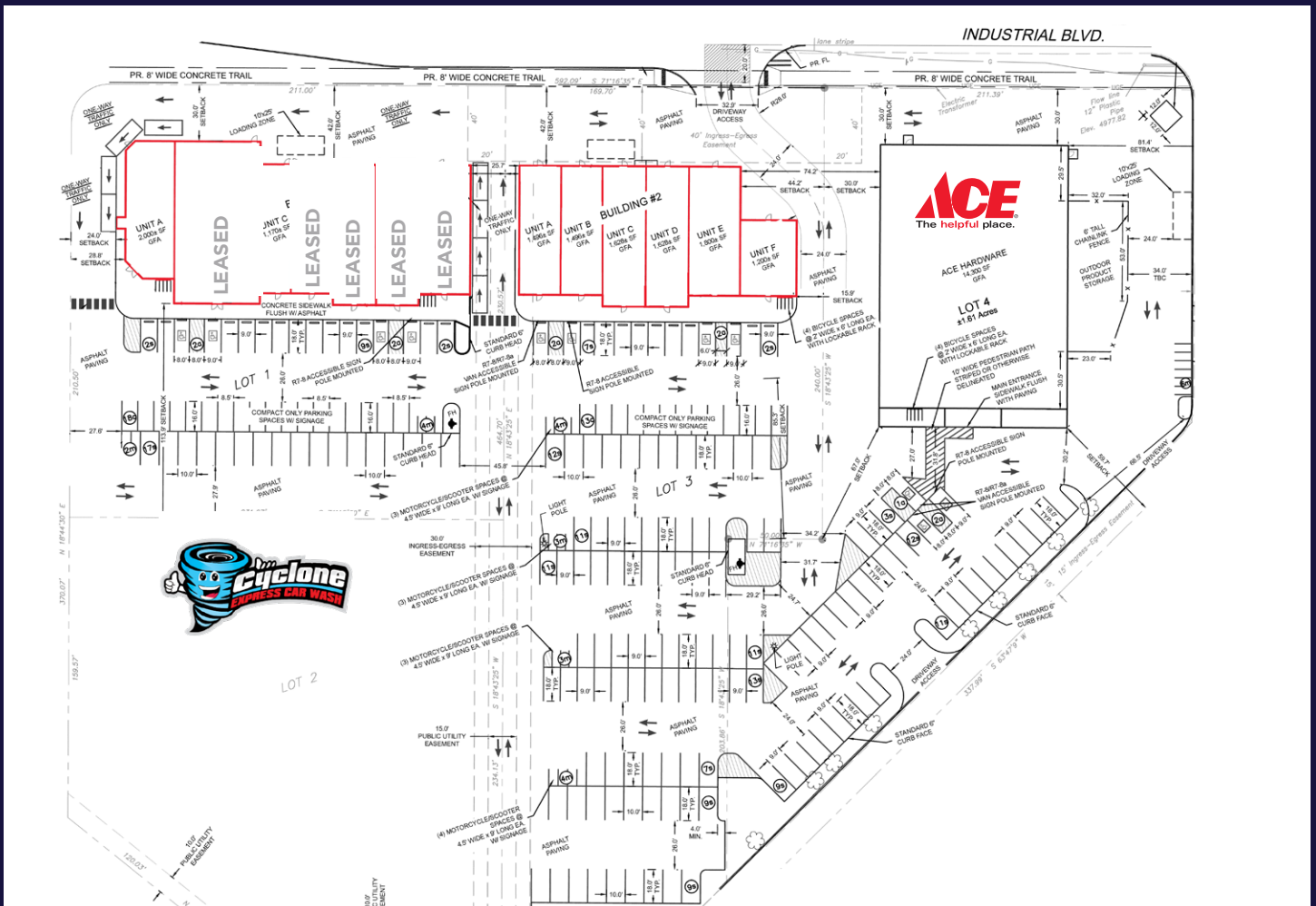
RETAIL STRIP

LEASE RATE \$27.00 - \$35.00/PSF

NNN \$5.50/PSF

LOTS 1, 4, 5 & 6

RATE \$6.00 - \$8.00/PSF

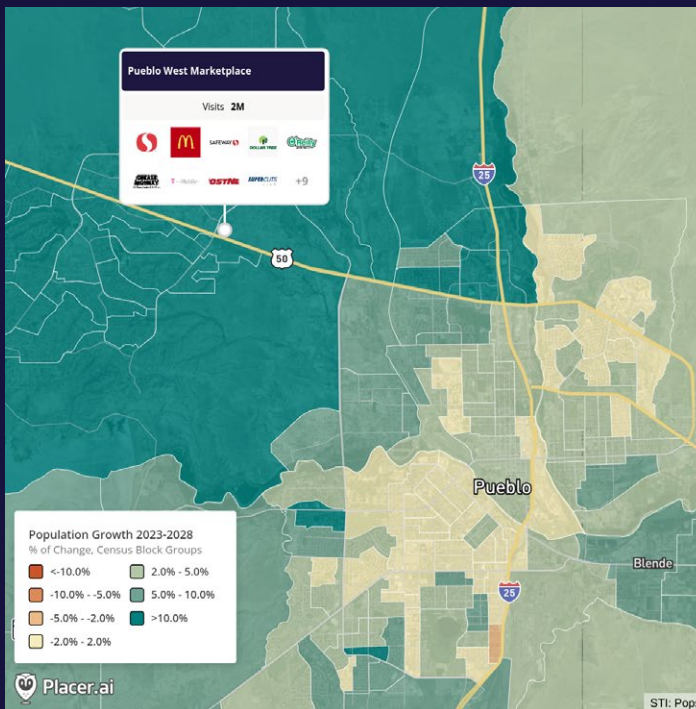
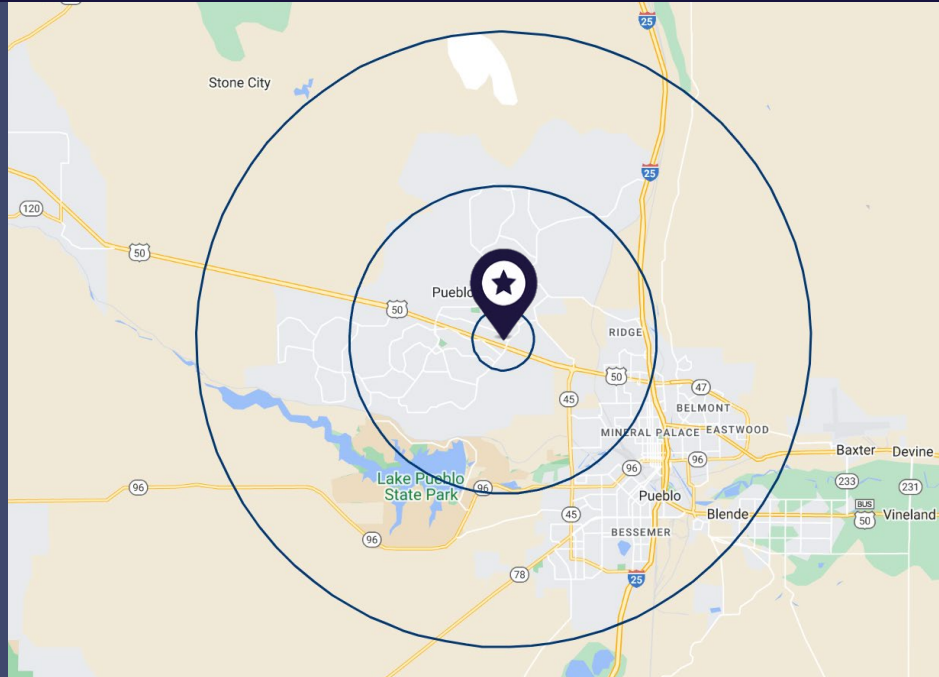


MARKET DEMOGRAPHICS

PUEBLO WEST IS THE FASTEST GROWING SUBURB IN THE PUEBLO AREA WITH A

75%

INCREASE IN LOCAL RESIDENCE OVER THE LAST 10 YEARS



POPULATION



1 Mile	1,507
5 Miles	47,229
10 Miles	153,062

HOUSEHOLDS

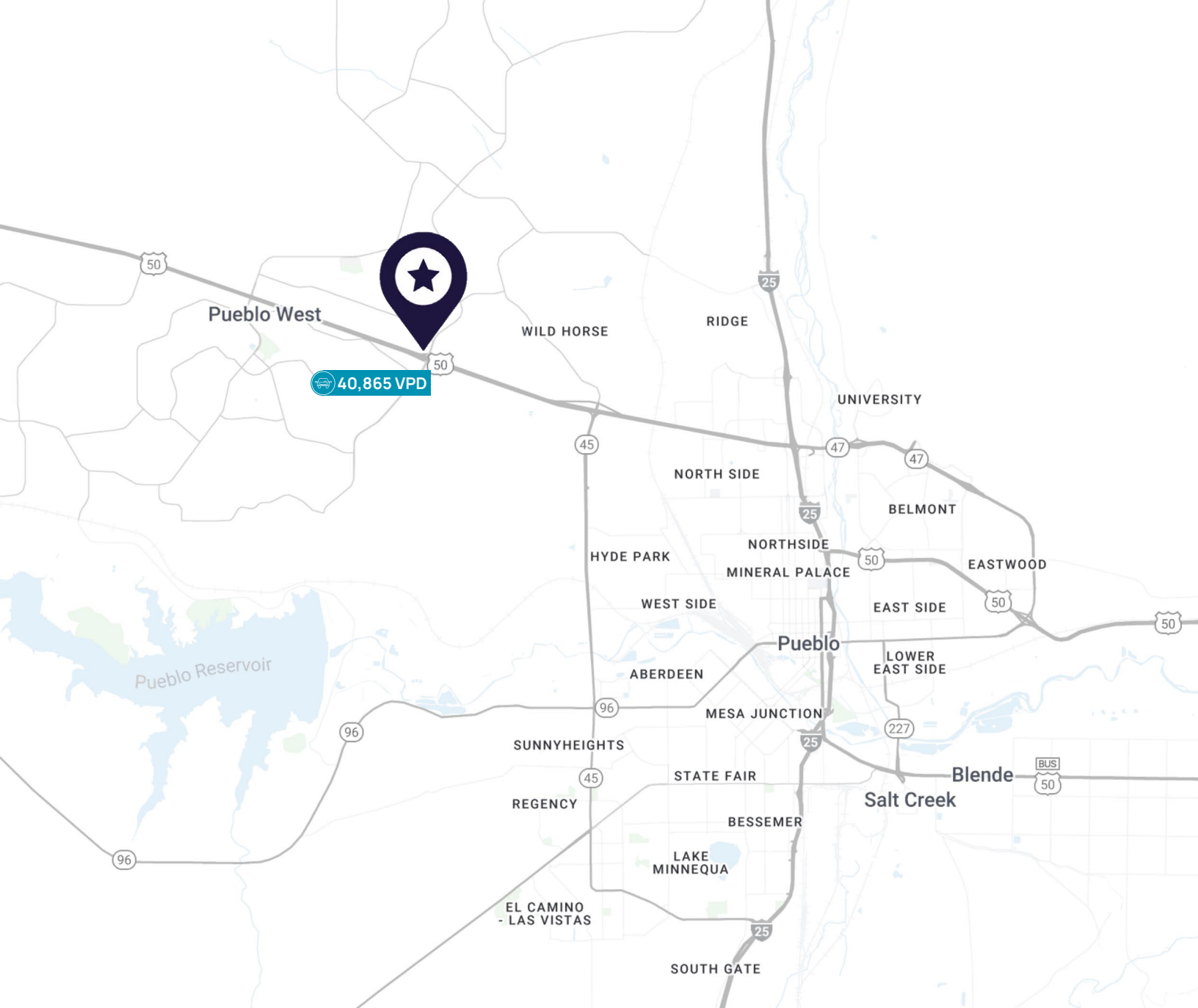


1 Mile	536
5 Miles	18,190
10 Miles	61,077

AVERAGE HOUSEHOLD INCOME



1 Mile	\$86,590
5 Miles	\$82,745
10 Miles	\$66,483



40,865 VPD



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