

THE CORONA OFFICE BUILDING

635 W CORONA ST, PUEBLO, CO 81004

PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Situated at 635 W Corona St, Pueblo, CO, 81004, this impressive property offers a prime leasing opportunity. Boasting a versatile layout, modern amenities, and ample parking, this spacious building provides an inviting and functional space for potential tenants. The attractive architecture and well-maintained grounds make a lasting impression, while the interior's open floor plan offers flexibility for customization. Conveniently situated in a thriving business district, this property is ideal for a wide range of businesses seeking a prominent location for their operations. With its desirable features and exceptional potential, this property is poised to accommodate the needs of a thriving business. The broker is disclosing that he is a licensed real estate agent in the state of Colorado and that he has an ownership interest in the property.

HIGHLIGHTS

- Highly visible corner lot
- Ample parking space
- Versatile floor plan
- Highly accessible location
- Signage opportunity available

OFFERING SUMMARY

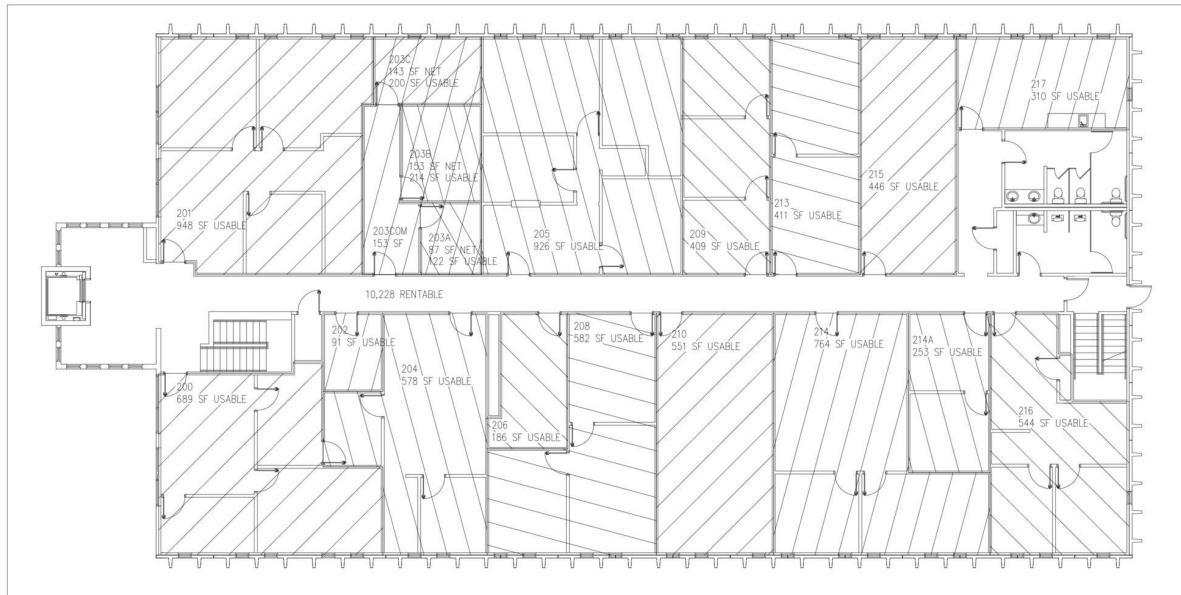
Lease Rate:	\$750.00 - 1700 per month (MG)	
Available SF:	385 - 950 SF	
Building Size:	23,995 SF	
DEMOGRAPHICS		
	0.3 MILES	0.5 MILES
Total Households	325	1,056
Total Population	673	2,239
Average HH Income	\$52,810	\$55,590
	1 MILE	

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LEASE SPACES

OFFICE BUILDING FOR LEASE



DATE: 14MAY21
PROJECT:
2021-PUEBLO

635 WEST CORONA STREET
PUEBLO, CO

C. PELL, ARCHITECT, LLC
cpell_arch@yahoo.com
6354 S. BLACKHAWK WAY, 303-718-1343

2ND FLOOR
110"-11-0"

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	385 - 950 SF	Lease Rate:	\$600.00 - \$1,700.00 per month

AVAILABLE SPACES

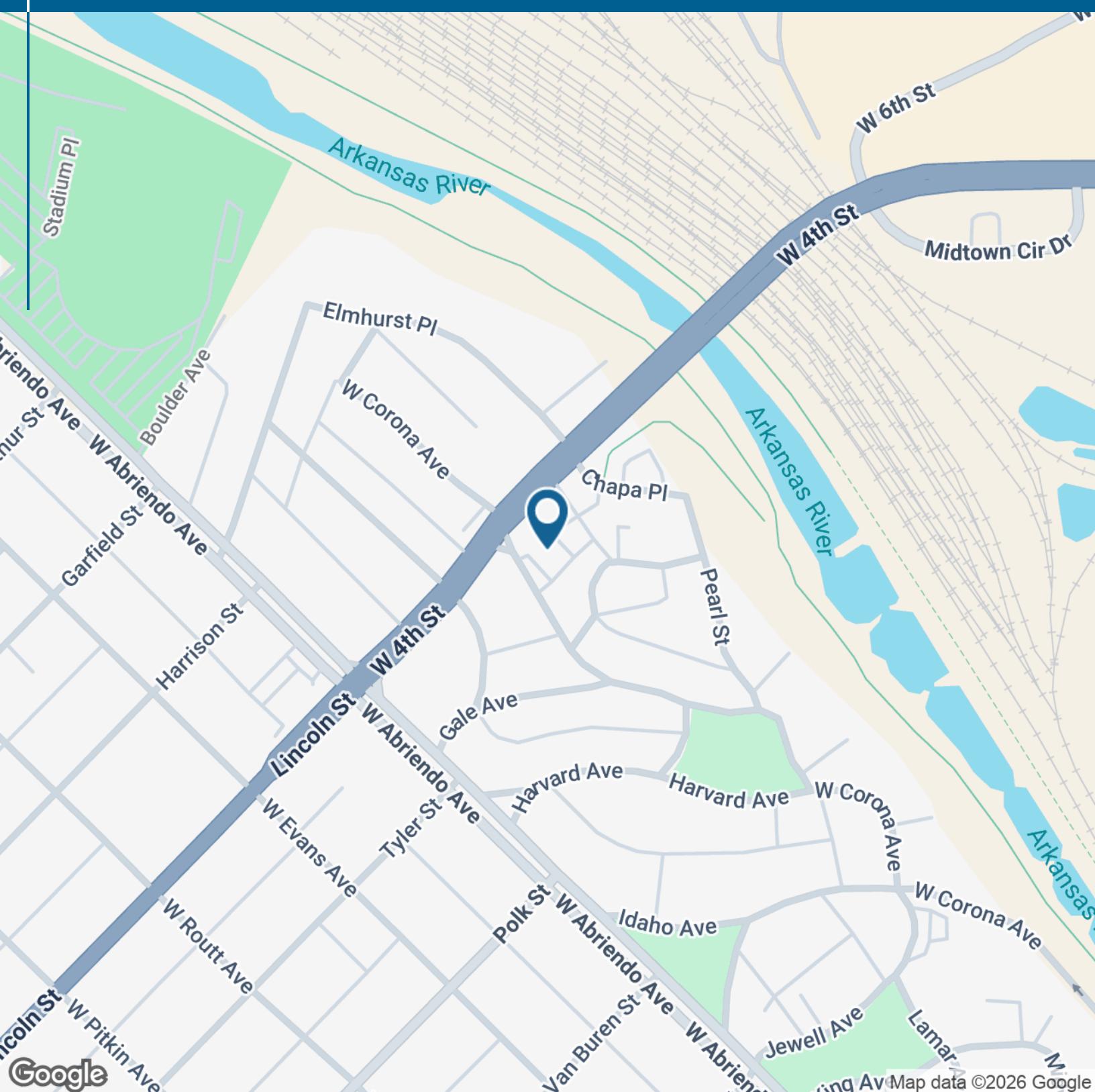
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 210	Available	515 SF	Modified Gross	\$950 per month	-
Unit 214 + 214A	Available	950 SF	Modified Gross	\$1,700 per month	-
Unit 215	Available	385 SF	Modified Gross	\$750 per month	-
Unit 24LL	Available	400 SF	Modified Gross	\$600 per month	-
Unit 25LL	Available	900 SF	Modified Gross	\$800 per month	-
Unit 27LL	Available	900 SF	Modified Gross	\$800 per month	-

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LOCATION MAP

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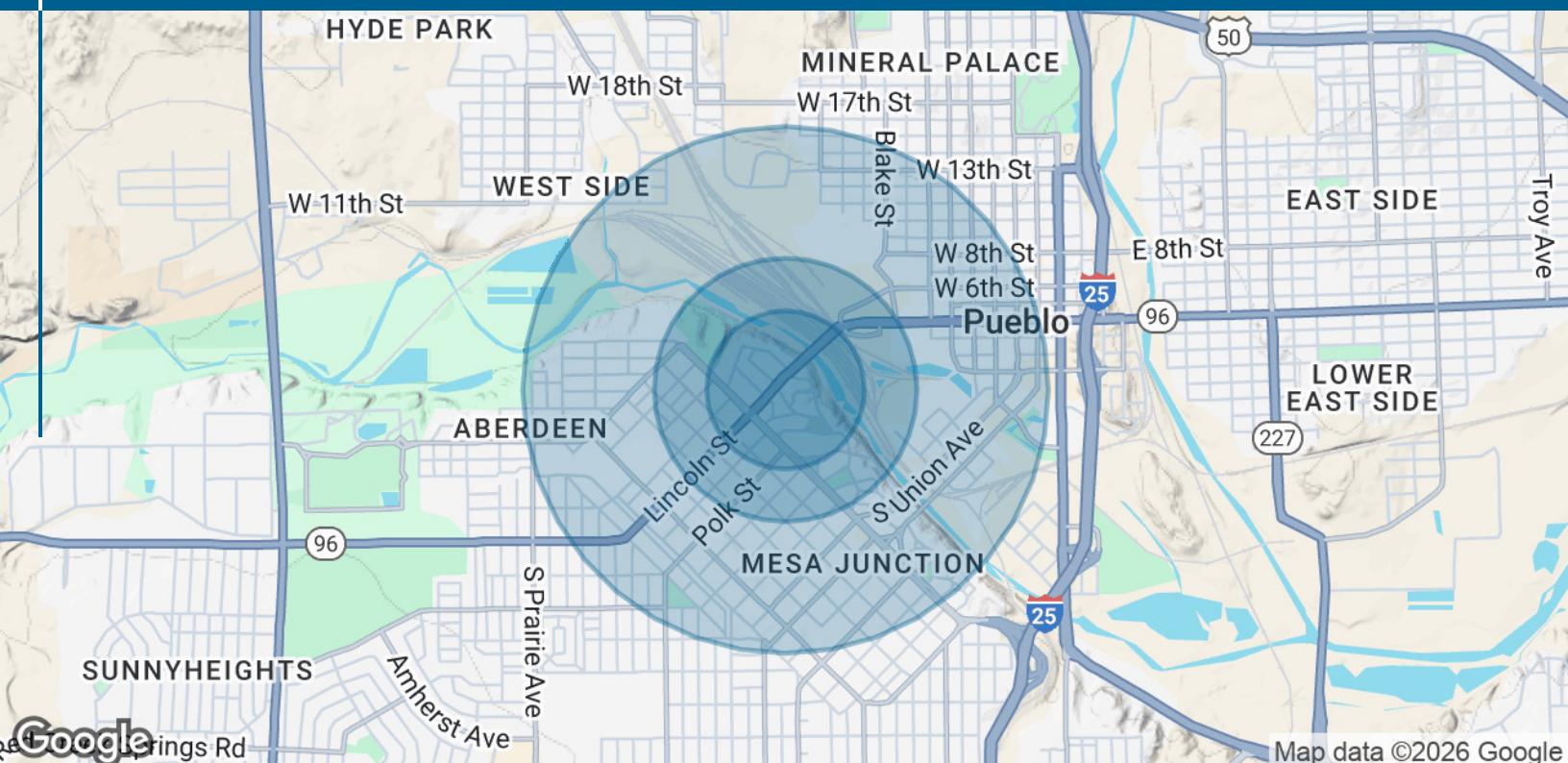
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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	673	2,239	8,808
Average Age	41	41	42
Average Age (Male)	41	41	42
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,056	3,867
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$52,810	\$55,590	\$61,739
Average House Value	\$257,162	\$257,789	\$267,548

Demographics data derived from AlphaMap