

Retail Space For Lease

76 N McCulloch Blvd
Pueblo West, CO 81007

Walmart 

Join this Walmart
Anchored Center

Drive Thru 

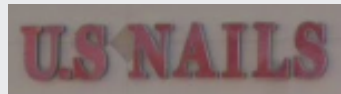


PROPERTY SUMMARY

76 N McCulloch is a retail center anchored by a Walmart Super Center located in a busy area of Pueblo West. The space available is an end cap with a drive thru and partial restaurant infrastructure in place.

PROPERTY SPECIFICATIONS

TOTAL SQUARE FOOTAGE	10,010 SF	
AVAILABLE SPACE	SF	PRICE
• Suite 180	1,564 SF	\$22.00
OPERATING EXPENSE	\$10.68 PSF (Est. 2024)	
YEAR BUILT	2007	



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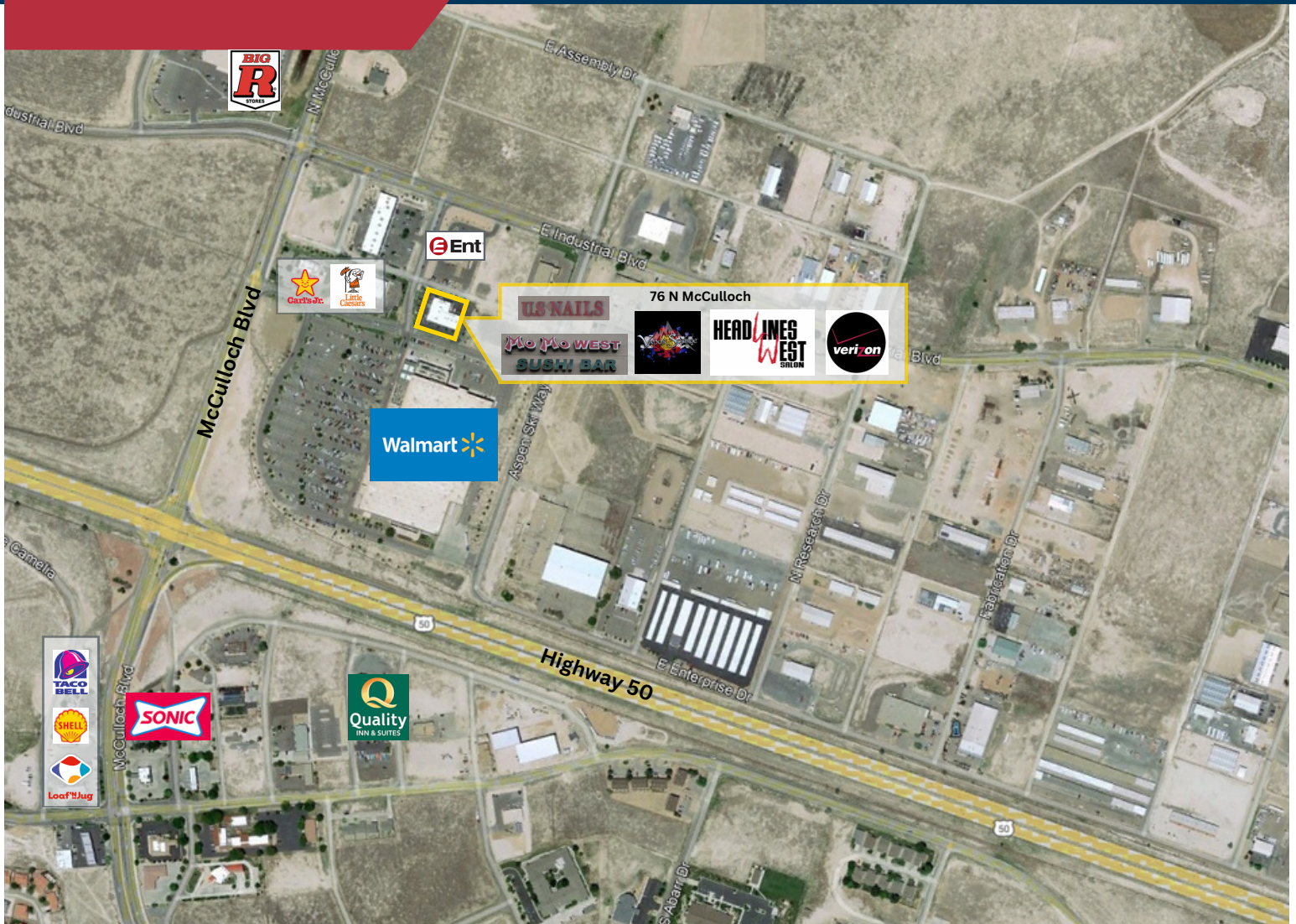
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	2,432	21,880	32,608
HOUSEHOLDS	2,476	22,386	33,558
AVE HH INCOME	\$91,480	\$94,248	\$94,407

COMBINED TRAFFIC COUNTS

McCulloch Blvd	Hwy 50	23,018	VPD	2022
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*Sourced by CoStar

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