

For Lease

Free Standing Medical Building

2035 S Pueblo Blvd

Pueblo, CO 81005



PROPERTY SUMMARY

2035 S. Pueblo Blvd is a free-standing medical facility located in a high-visibility area in Pueblo, CO. The building was completely renovated and converted to a medical facility in 2017. Space is ideal for urgent care, dental office, dialysis center, veterinarian clinic, chiropractic office, or med-spa.

Features:

- **Prime Location:** Situated on South Pueblo Boulevard, this property benefits from great exposure to traffic.
- **Ample Parking:** The property provides ample parking space, making it convenient for customers and clients.
- **Access to Amenities:** The property is close to local amenities, making it convenient for both customers and employees.
- Large back-up generator

BUILDING FEATURES

TOTAL BUILDING SIZE	5,025 SF
LEASE RATE NNN	\$22.00 PSF NNN
ZONING	B4 Regional Business District
YEAR BUILT	2004

Nearby Retailers & Restaurants:



Greg Kaufman
Principal
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gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



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Floor Plan



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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2023 POPULATION	34,436	75,847	152,310
HOUSEHOLDS	14,029	31,181	60,921
AVE HH INCOME	\$65,006	\$56,909	\$66,050

COMBINED TRAFFIC COUNTS

S Pueblo Blvd	State Hwy 78 N	16,798	VPD	2022
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*Sourced by CoStar

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