



RETAIL SPACE FOR LEASE

# REGENCY SQUARE

W. Northern Ave. & S. Pueblo Dr. | Pueblo, Colorado 81005



## Retail & Storage Space Available

Lease Rate: \$12.00-\$14.00/SF NNN  
NNN: \$4.00/SF

Regency Square Shopping Center is situated at the high-volume intersection of W. Northern Ave (Colorado State Highway 78) and S. Pueblo Drive (Colorado State Highway 45), which supports more than 36,000 vehicles per day. In addition to leveraging its prominent location, Regency Square's popular Starbucks drive-thru drives consistent traffic to the center and support demand from the surrounding demographic. The pad sites include locations for The Patriots Car Wash, Sunflower Bank, Taco Bell, Carl's Jr, Applebee's Neighborhood Grill and U.S. Bank Branch.

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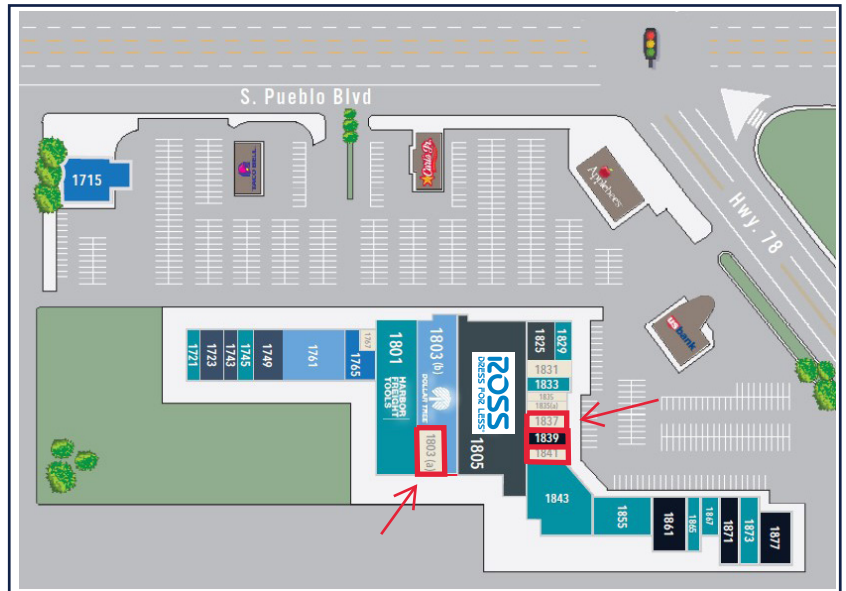
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## Availability:

- Suite 1803 (a): 5,516 SF
- Suite 1837: 800 SF
- Suite 1839: 1,250 SF
- Suite 1841: 1,250 SF



**Traffic Counts**  
36,000  
Vehicles per  
Day



## Demographics

	1 Mile	3 Miles	5 Miles
Population	12,746	53,635	81,252

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