

PUEBLO SHOPPING CENTER SUITE

220 W 29th St, Pueblo, CP 81008

TER
TUESDAY MORNING

RE/MAX
COMMERCIAL[®]
**RE/MAX of Pueblo, Inc.,
Commercial Division**

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Y MORNING

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PROPERTY INFORMATION

ANNUAL RENT

\$10.20/ per SQ. FT.

PROPERTY ADDRESS

Suite 220220 W 29th St, Pueblo, CP 81008

RENTABLE AREA

8,050 Sq. Ft.

220 W 29th St Pueblo, CP
81008



PROPERTY OVERVIEW

Close to the Interstate and a great location for a national retailer. It offers easy access to customers from all over the county, and it is a great way to get your business noticed. The loading dock is a great asset for any business, as it allows for easy loading and unloading of goods. Open space is also a great asset, as it allows for plenty of room for customers to move around and explore the store. The end cap is also a great feature, as it allows for maximum visibility of the store . All of these features make this an ideal location for any national retailer.

The loading dock provides easy access to goods, and it also allows for efficient delivery of goods to customers.



220 W 29th St, Pueblo, CP 81008

PROPERTY PHOTOS



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LEASE ANALYSIS TENANT LEASE SUMMARY

Lease Term (Months)	60
Rent Concessions	0 Month
Rentable Square Feet	8,050.00
Usable Square Feet	8,050
Load Factor %	0.00%

Initial Annual Rent Per Square Feet	\$10.20
Initial Tenant Expense/REIMB Per Square Feet	\$0.00
Total TI's Required Per Square Feet	\$0.00
TI Allowance by Landlord Per Square Feet	\$0.00
Additional Non-refundable Move-In Costs (not in TI)	\$10,000.00

Occupancy Cost Measures

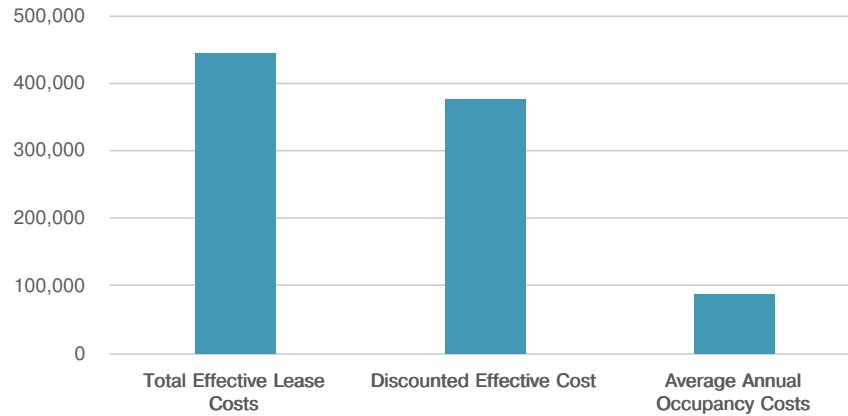
Total Effective Lease Costs	\$445,933.14
Average Annual Occupancy Cost	\$89,186.63
Average Monthly Occupancy Cost	\$7,432.22
Total Effective Rate - Rentable	\$55.40
Total Effective Rate - Usable	\$55.40
Average Annual Effective Rate Rentable	\$11.08
Average Annual Effective Rate - Usable	\$11.08

Discount Cost Measures

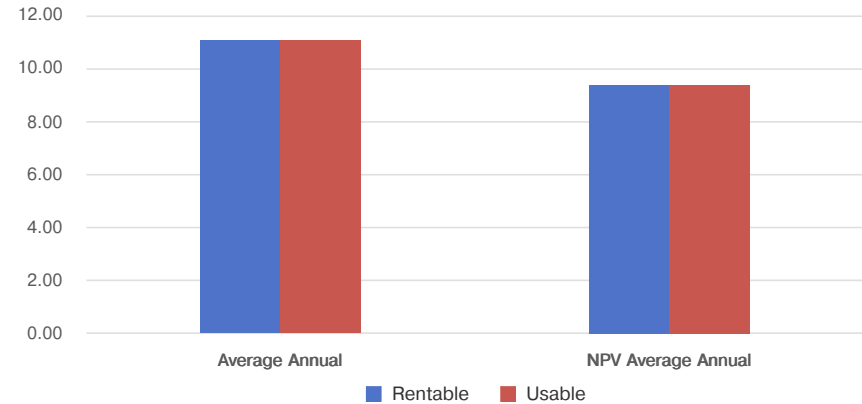
Tenant Discount Rate	7.00%
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NPV Total Effective Lease Costs	\$377,547.31
NPV Total Effective Rate - Rentable	\$46.90
NPV Total Effective Rate - Usable	\$46.90
NPV Average Annual Effective Rate Rentable	\$9.38
NPV Average Annual Effective Rate Usable	\$9.38

Occupancy Cost



Occupancy Rate



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LEASE ANALYSIS TENANT LEASE DETAIL

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-In Costs	=	Tenant Total Move-in-Costs
\$0.00		\$0.00		\$10,000.00		\$10,000.00

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
1 - Apr 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
2 - May 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
3 - Jun 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
4 - Jul 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
5 - Aug 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
6 - Sep 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
7 - Oct 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
8 - Nov 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
9 - Dec 2023	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
10 - Jan 2024	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
11 - Feb 2024	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
12 - Mar 2024	\$6,842.50	+	\$0.00	-	\$0.00	=	\$6,842.50
13 - Apr 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
14 - May 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
15 - Jun 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
16 - Jul 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
17 - Aug 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
18 - Sep 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
19 - Oct 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
20 - Nov 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78

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LEASE ANALYSIS TENANT LEASE DETAIL

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
21 - Dec 2024	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
22 - Jan 2025	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
23 - Feb 2025	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
24 - Mar 2025	\$7,047.78	+	\$0.00	-	\$0.00	=	\$7,047.78
25 - Apr 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
26 - May 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
27 - Jun 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
28 - Jul 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
29 - Aug 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
30 - Sep 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
31 - Oct 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
32 - Nov 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
33 - Dec 2025	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
34 - Jan 2026	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
35 - Feb 2026	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
36 - Mar 2026	\$7,259.21	+	\$0.00	-	\$0.00	=	\$7,259.21
37 - Apr 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
38 - May 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
39 - Jun 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
40 - Jul 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
41 - Aug 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
42 - Sep 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
43 - Oct 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
44 - Nov 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98

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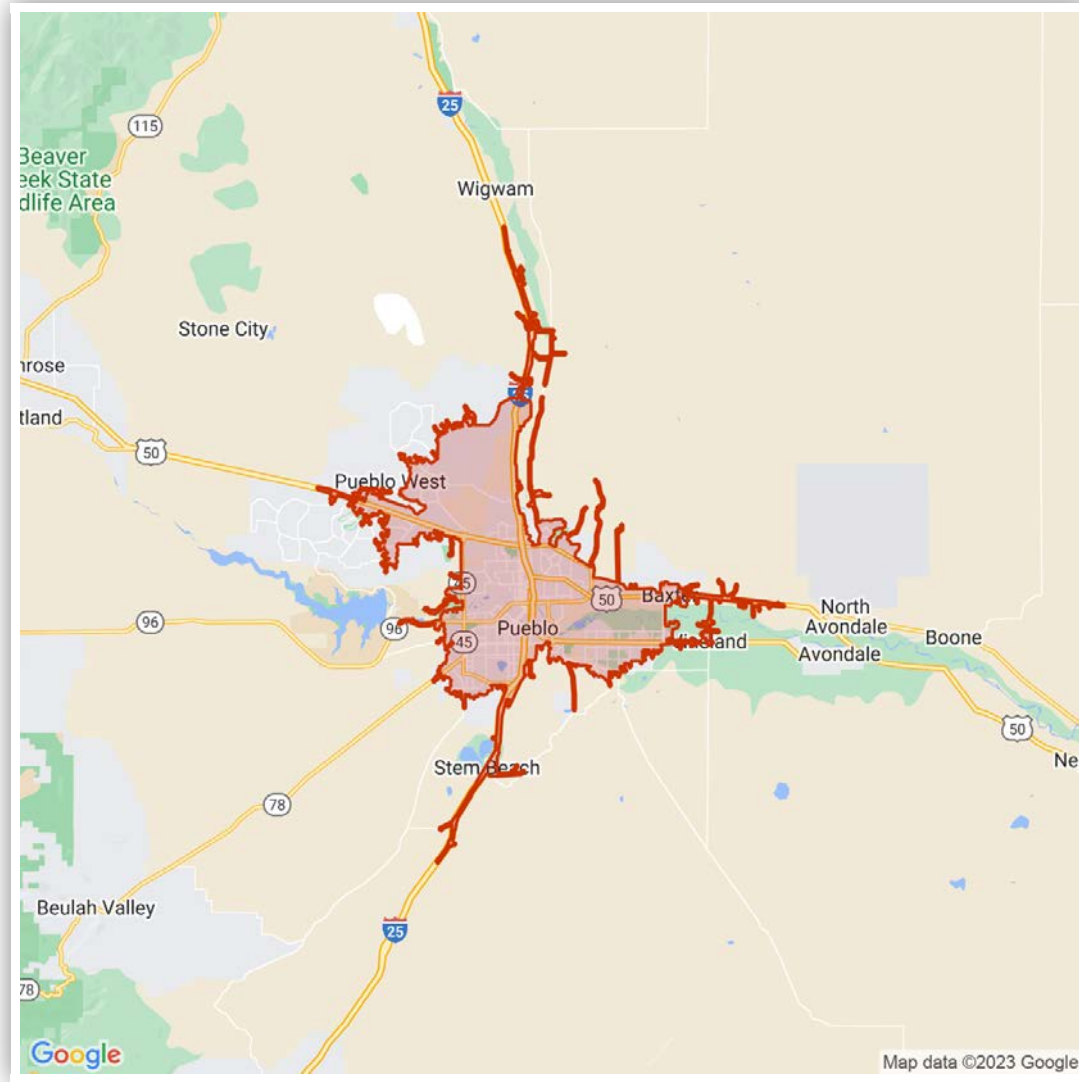
LEASE ANALYSIS TENANT LEASE DETAIL

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
45 - Dec 2026	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
46 - Jan 2027	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
47 - Feb 2027	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
48 - Mar 2027	\$7,476.98	+	\$0.00	-	\$0.00	=	\$7,476.98
49 - Apr 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
50 - May 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
51 - Jun 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
52 - Jul 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
53 - Aug 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
54 - Sep 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
55 - Oct 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
56 - Nov 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
57 - Dec 2027	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
58 - Jan 2028	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
59 - Feb 2028	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29
60 - Mar 2028	\$7,701.29	+	\$0.00	-	\$0.00	=	\$7,701.29

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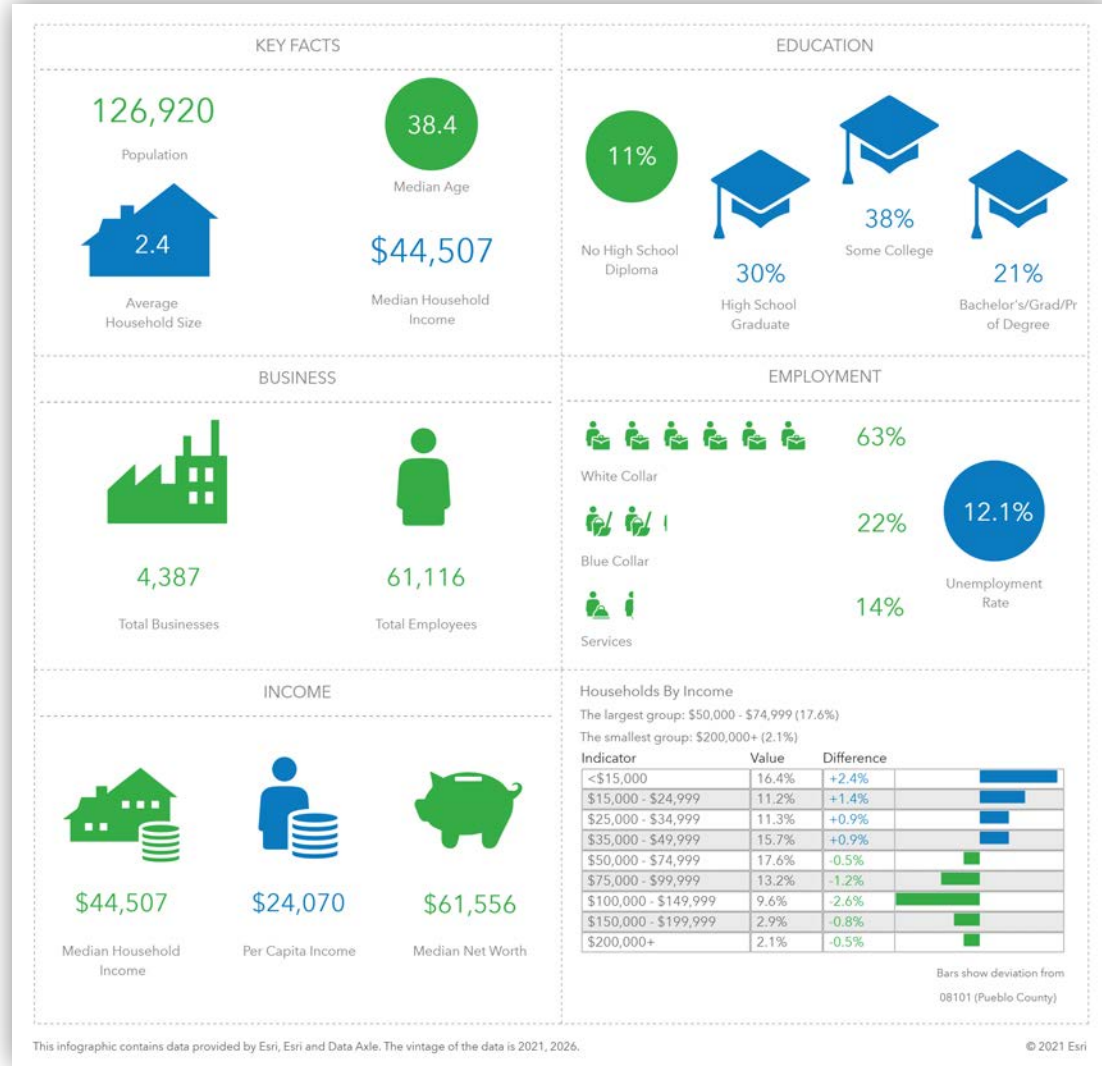
LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

COMMUNITY PROFILE

126,920 **0.6%** **2.4** **72.3** **38.4** **\$44,507** **\$61,556** **\$179,319** **22%** **60%** **18%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



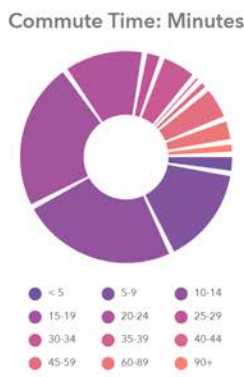
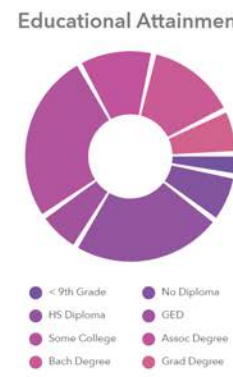
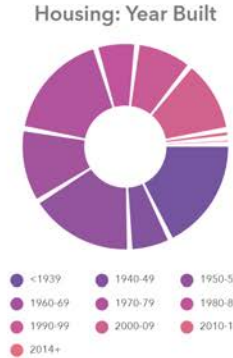
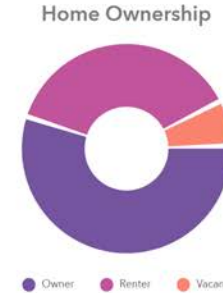
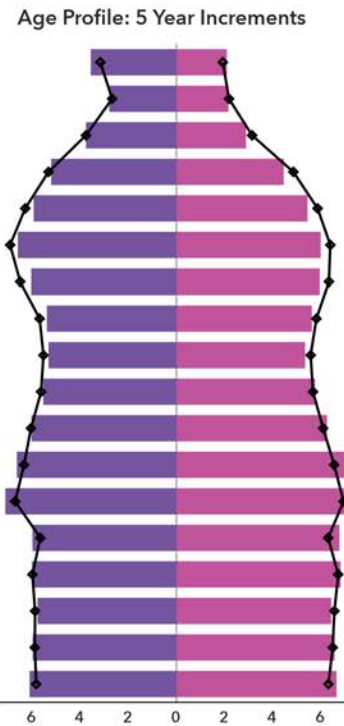
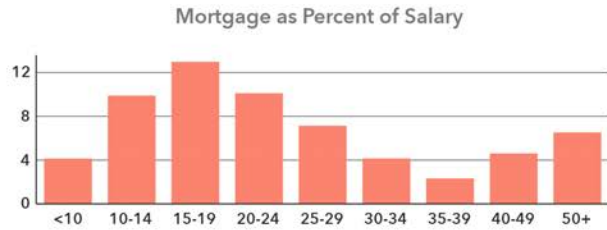
14.2%
Service Workers



22.3%
Blue Collar Workers



63.5%
White Collar Worker

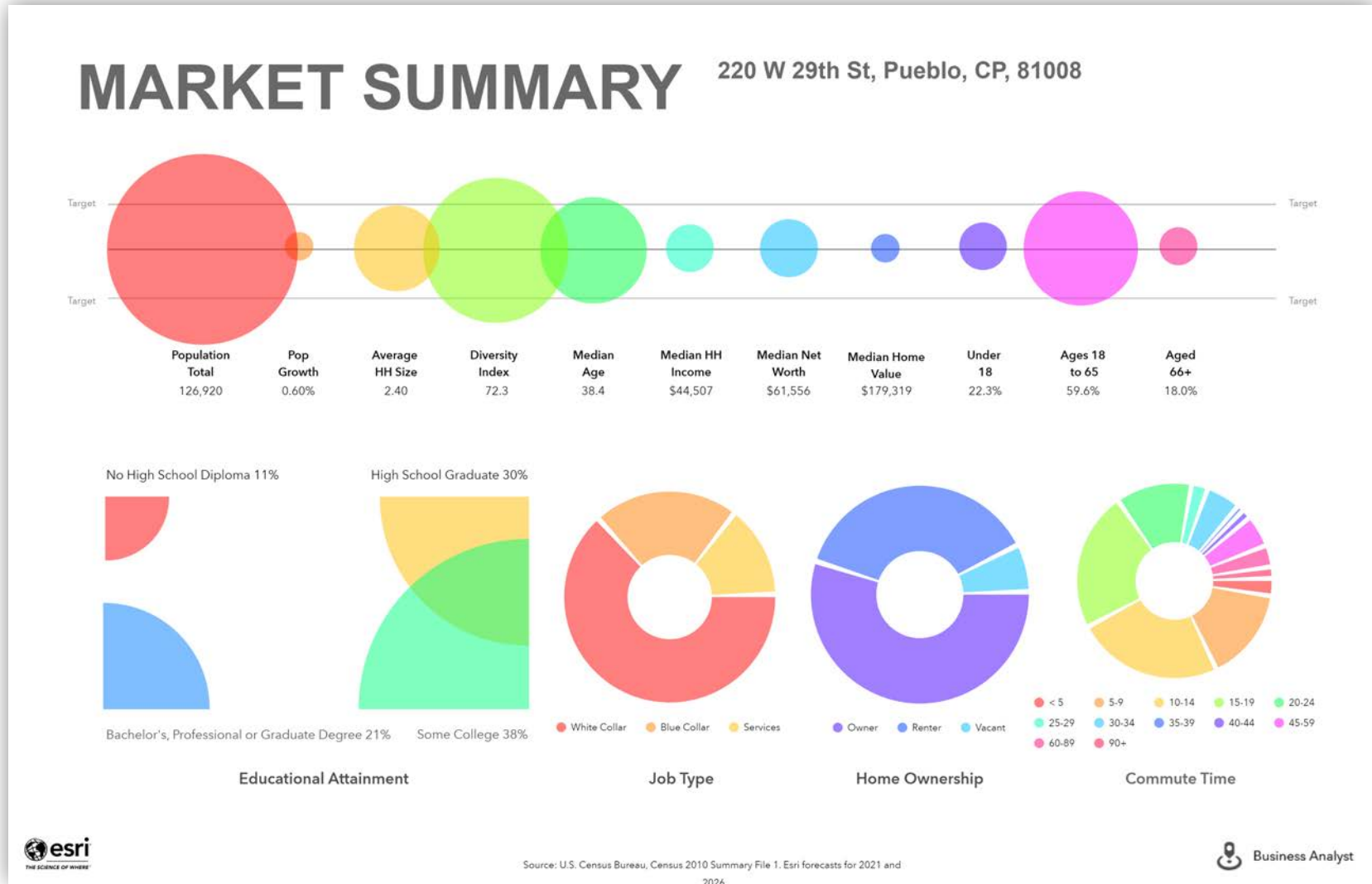


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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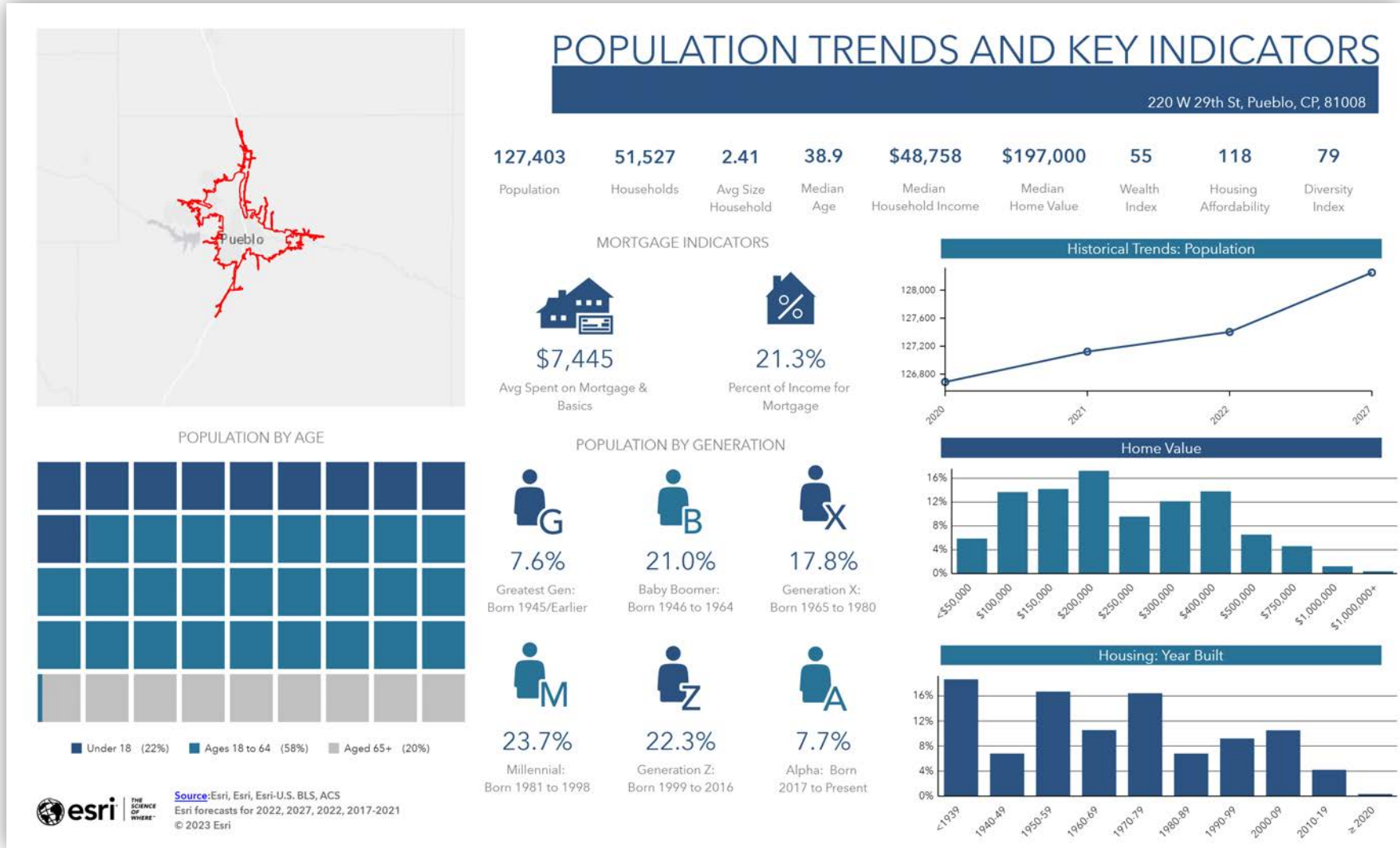
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INFOGRAPHIC: PROPORTIONAL CIRCLES (DRIVE TIME: 15 MINUTES)



PUEBLO SHOPPING CENTER SUITE 220 W 29th St, Pueblo, CP, 81008

INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



PUEBLO SHOPPING CENTER SUITE

220 W 29th St, Pueblo, CO, 81008

AREA LOCATION MAP



PUEBLO SHOPPING CENTER SUITE

220 W 29th St, Pueblo, CP, 81008

AERIAL ANNOTATION MAP



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220 W 29th St, Pueblo, CP, 81008

STREET VIEW



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CONTACT

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