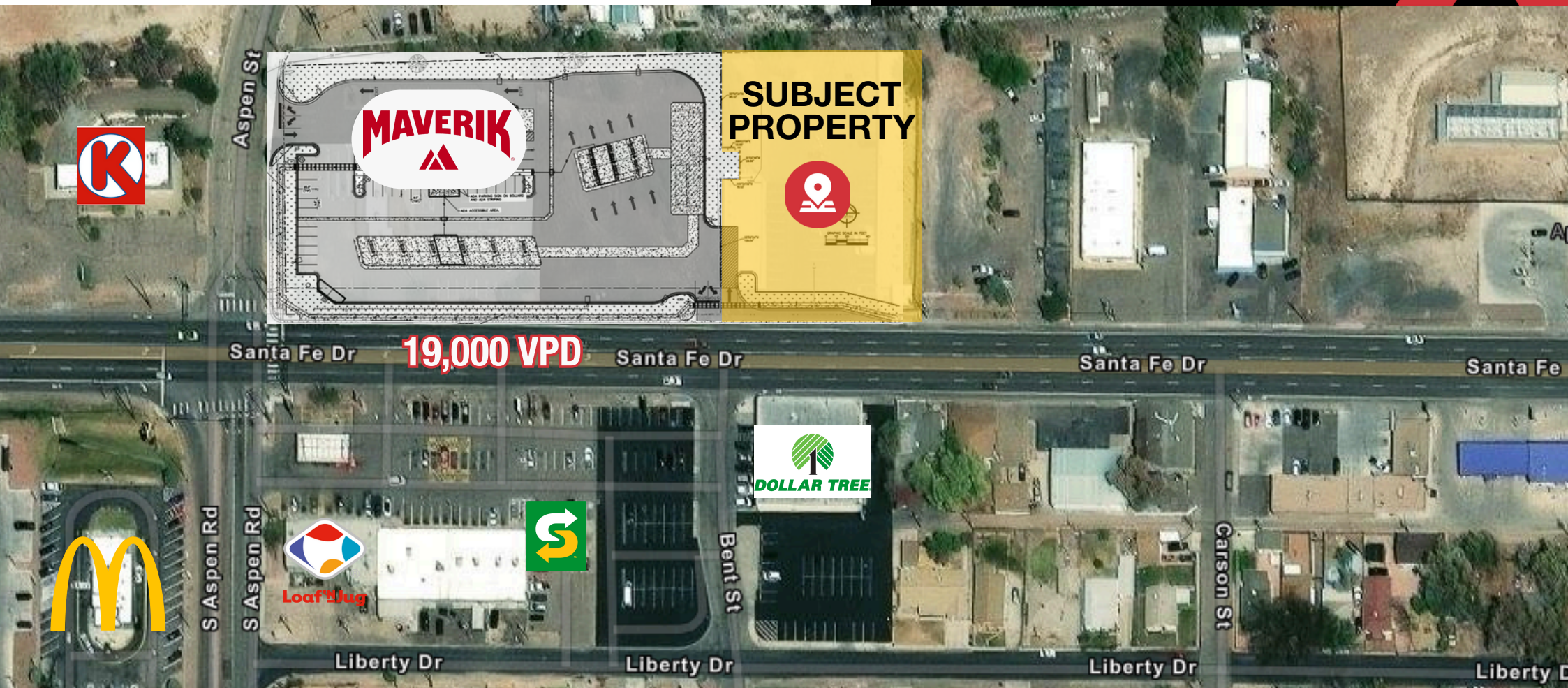


Pueblo Retail Property

1801 - 1805 S Santa Fe Drive Pueblo, CO 81006

FOR SALE

±1.08 AC Site



CRAIG ANDERSON
PRINCIPAL

719 963 6203

anderson@highlandcommercial.com

RANDY DOWIS
PRINCIPAL

719 650 1332

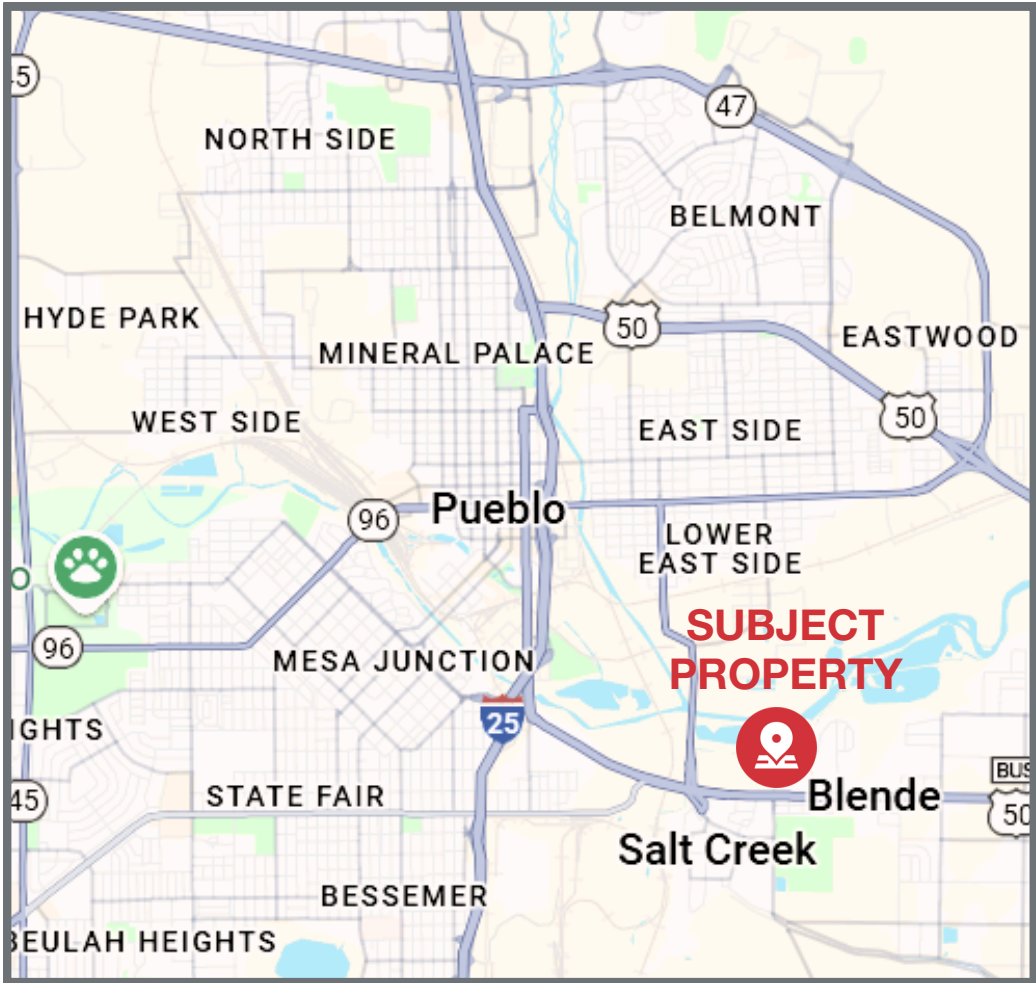
dowis@highlandcommercial.com

MEGAN MECHIKOFF
BROKER ASSOCIATE

812 525 6151

mmechikoff@highlandcommercial.com

NAIHighland



Property Highlights

Surrounded by strong national tenants

- Maverik, brand new Circle K, McDonalds, & Subway

High traffic area

- Located along Santa Fe Dr/Hwy 50 with $\pm 19,000$ VPD

Excellent Visibility & Accessibility

- New dedicated right turn lane off of Santa Fe Dr/Hwy 50

Property Information

TOTAL LOT SIZE	± 1.08 AC
ZONING	CC
PROPERTY RECORD ID	1193174
YEAR BUILT	1986



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLD	738	16,853	41,909
TOTAL POPULATION	1,688	40,523	101,799
AVG. HOUSEHOLD INCOME	\$88,030	\$60,767	\$69,307
TOTAL EMPLOYEES	1,543	22,641	50,209



Travel Times

I-25	7 Minutes
DOWNTOWN PUEBLO	8 minutes
COS AIRPORT	45 Minutes

SALE PRICE:
\$1,000,000

📍 2 N CASCADE AVE STE 300, COLORADO SPRINGS, CO 80903

📞 719 577 0044

🌐 highlandcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

02/06/2025