

**EAGLE POINTE BUSINESS CENTER  
4602 N. ELIZABETH ST,  
PUEBLO, CO 81008**

**RETAIL-OFFICE  
PROPERTY FOR LEASE**



**PROPERTY OVERVIEW**

Located at Eagleridge Blvd and I-25.

Near Kohl's, Walmart, Sam's Club, Home Depot, Starbucks, and IHOP.

I-25 signage available on building and pylon sign.

Easy access to all parts of city via I-25

858 hotel rooms within walking distance to property.

Available Spaces:

#130 - 150 SF

# 190B- 2,238 SF

Lot Size: 1.52 Acres

Year Built: 2002

Building Size: 14,964 SF

Zoning: Shopping Center (Neighborhood)

**Lease Rate: \$16.00 SF/yr (NNN)**

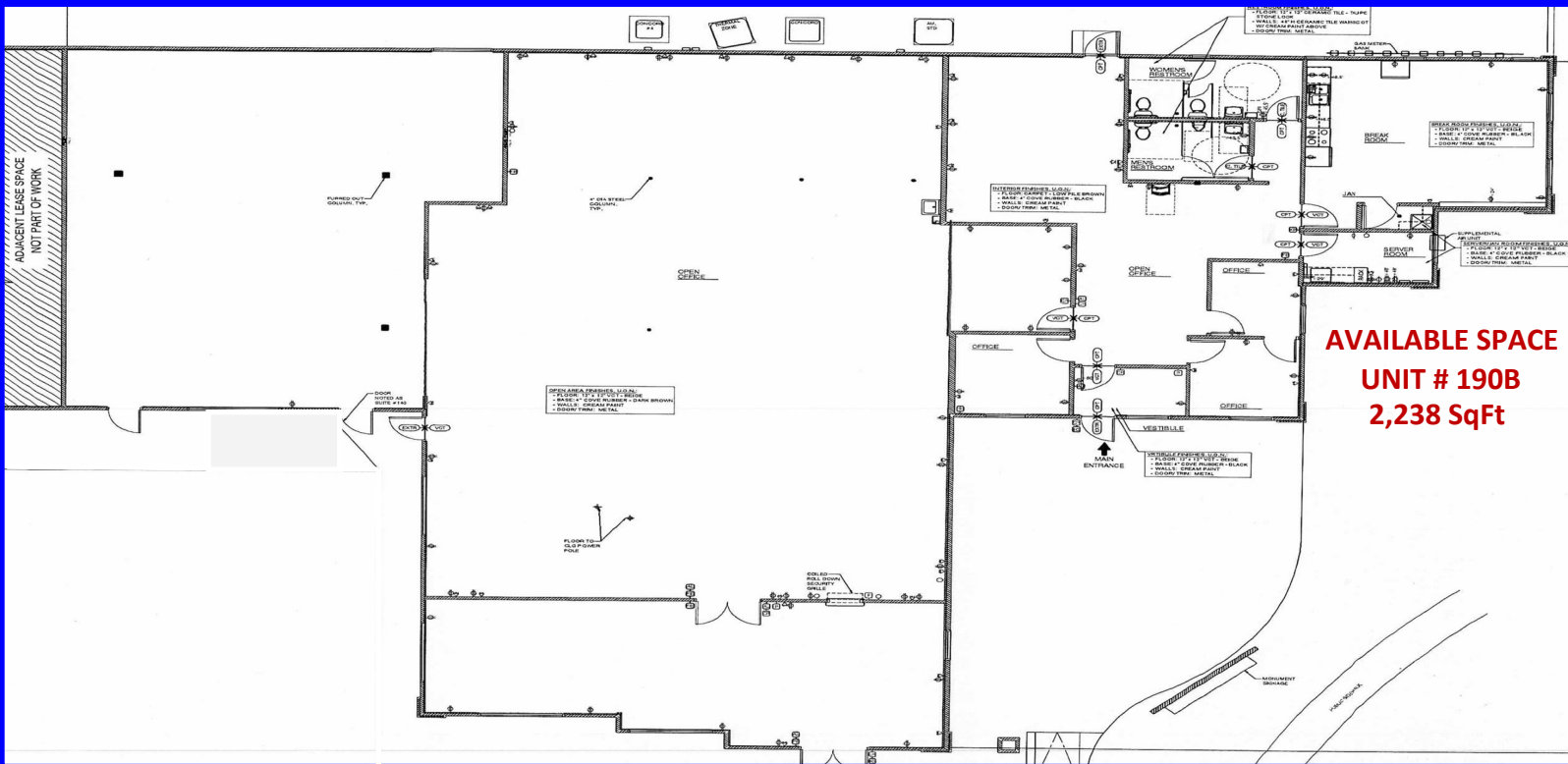
**Estimated 2023 Operating Expenses: \$6.15 SF**



**Front Range Commercial**  
105 E. Moreno Ste# 100  
Colorado Springs, CO 80903  
T. 719.520.9500 F.719.389.1296  
[www.fronrangecommercial.com](http://www.fronrangecommercial.com)

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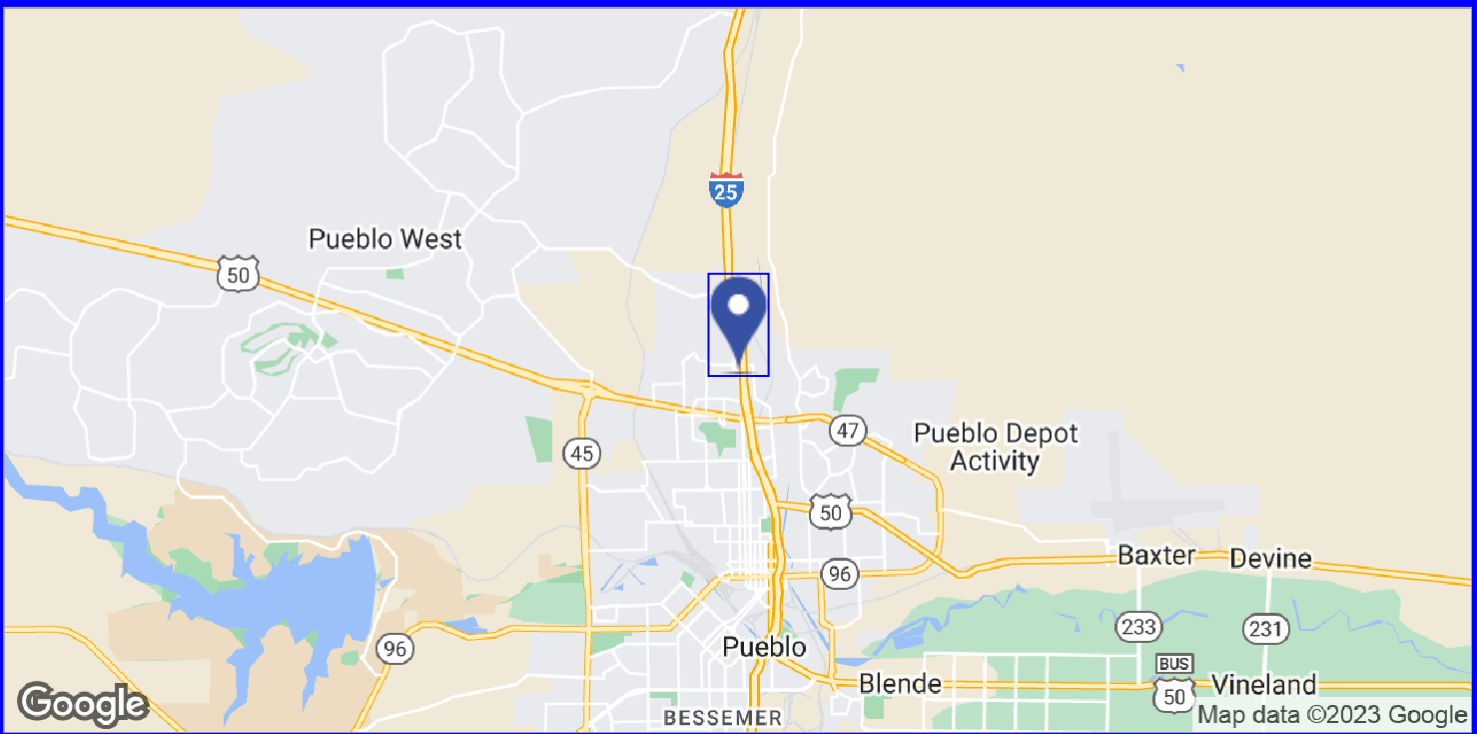


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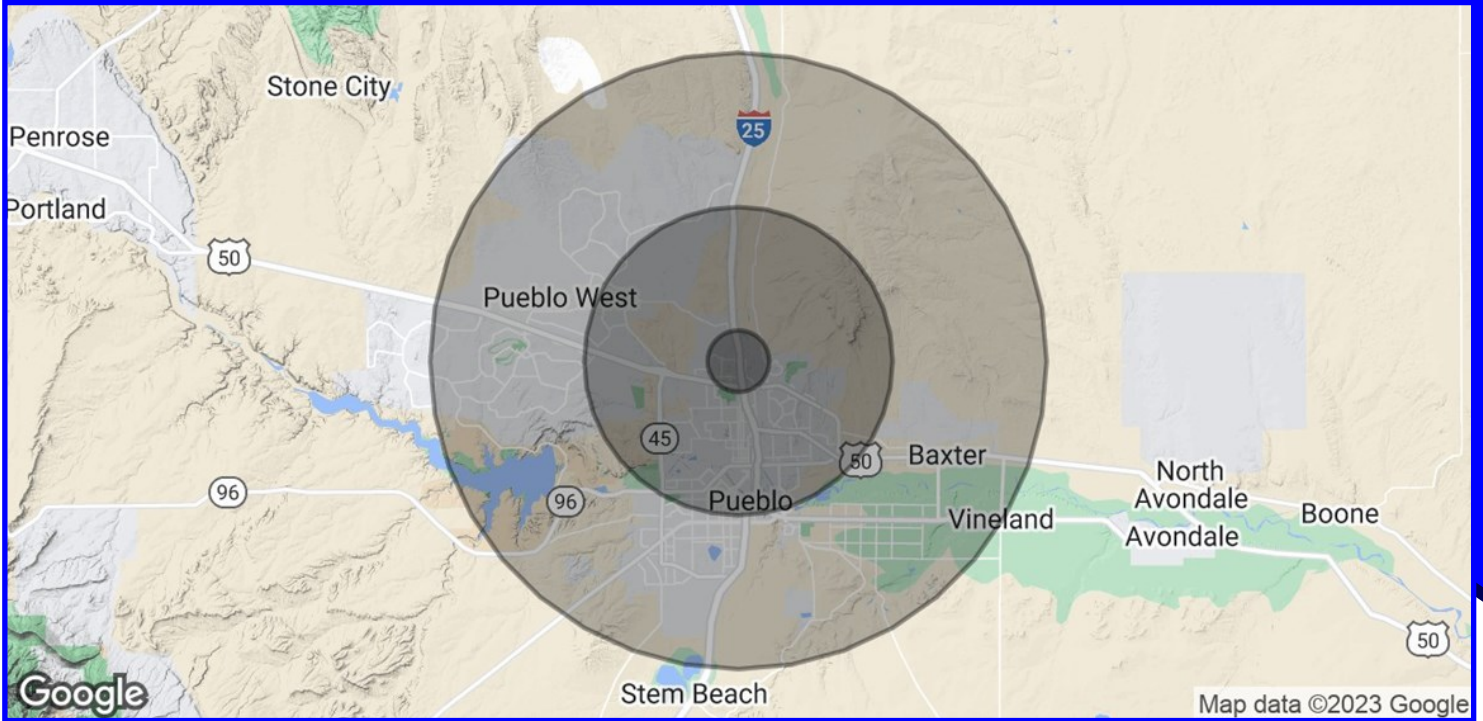
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# EAGLE POINTE BUSINESS CENTER 4602 N. ELIZABETH ST, PUEBLO, CO 81008



Total Population	2,235	82,644	167,512
Average Age	34.0	35.4	37.6
Average Age (Male)	34.9	34.2	35.8
Average Age (Female)	33.5	37.1	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	818	32,813	65,955
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$68,532	\$46,996	\$50,944
Average House Value	\$167,501	\$146,988	\$165,916
<small>* Demographic data derived from 2020 ACS - US Census</small>			

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