



# Rare Historic Retail Space For Lease

2315 Sprague Ave, Suite 290 | Pueblo, CO

## PROPERTY HIGHLIGHTS

- The area has seen excellent growth in population and households over the past year
- In close proximity to City of Pueblo Community College and I-25
- Available space resides in a historic building turn apartment complex with 53 residential units
- Includes multiple rooms with a variety of sizes that can be adapted for offices, classrooms, fellowship halls or event hosting
- This space features a kitchenette, restroom as well as ample parking



**RETAIL SUITE  
AVAILABLE**

**\$ 8.00 PSF  
MODIFIED GROSS**

**AVAILABLE SPACE  
3,500 SF**

For more information,  
please contact:

**JORDIN EGAN**  
Senior Broker

m: 719.200.9328  
e: jordin@highlandcommercial.com

**JACK EGAN**  
Associate Broker

m: 719.761.5726  
e: jack.egan@highlandcommercial.com

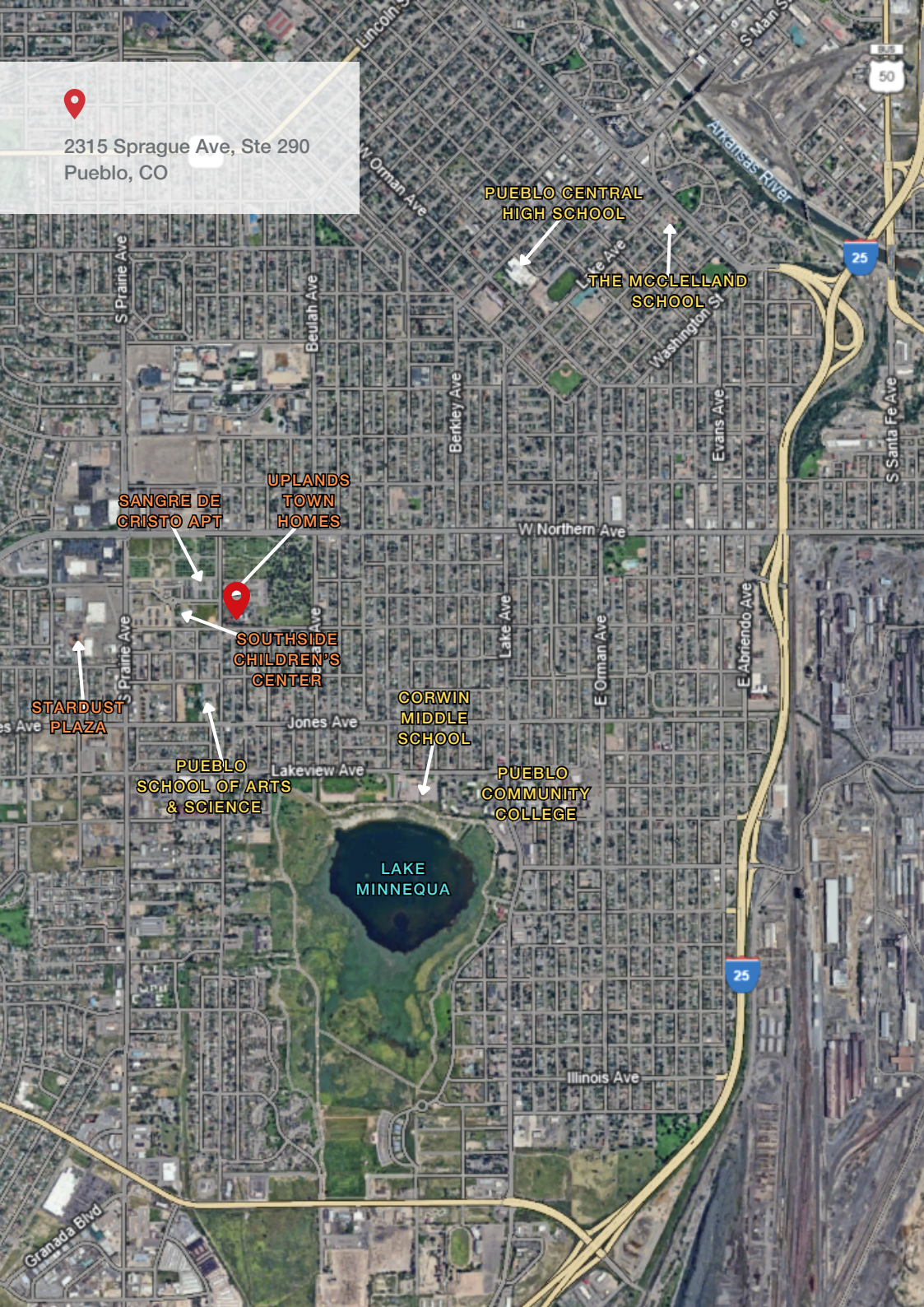


2 N Cascade Ave, Ste 300, Colorado Springs, CO 809803

highlandcommercial.com

+1 719 577 0044

11/15/2024



## DEMOGRAPHICS



**Total Population**



**Total Households**



**Avg. Hhld Income**



**Total Businesses**



**Total Employees**

	15,172	6,495	\$54,377	551	3,939
<b>1 Mile</b>					
<b>3 Miles</b>	65,153	26,655	\$65,898	3,244	27,390
<b>5 Miles</b>	105,772	43,462	\$63,162	5,606	52,080



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.