



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



FORMER ALBERTSONS SUPERMARKET AVAILABLE FOR LEASE

1545 S Praire Avenue, Pueblo, CO 81005



VIEW LISTING PAGE

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FREESTANDING BUILDING
PUEBLO, CO



EXCLUSIVELY LISTED BY

MICHAEL SHARON
SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
DRE#01495419

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

1545 S Prairie Avenue, Pueblo, CO 81005

APPROX. 69,912 SF

FORMER SAFEWAY/ALBERTSONS SUPERMARKET

- ✓ Freestanding building size 69,912 SF building
- ✓ Lot size 268,896 SF/ 6.17 acres
- ✓ Prime Anchor space with approximately 300 feet of frontage on S Prairie Street
- ✓ Large Pylon Sign and Excellent Signage and Visibility on Prairie Street
- ✓ Year Built 1969 Last Renovated in 2010
- ✓ Roof approximately 7-10 years old
- ✓ Lots of natural light
- ✓ Abundance of Parking! 347 Parking spaces
- ✓ Dedicated Drive-thru lane and window
- ✓ Includes freestanding 100 SF on-parcel former Kiosk building
- ✓ Signalized intersection
- ✓ Total of 5 curb cuts turn lanes (4 vehicle and 1 pedestrian)
- ✓ Interior Layout includes: Open floor plan, back office, multiple refrigeration areas, and 4 restrooms (2 public multi-stall, 2 employee), loading dock, and storage, Pharmacy, Drive-thru window



FREESTANDING BUILDING
PUEBLO, CO

PROPERTY FEATURES

1545 S Praire Avenue, Pueblo, CO 81005



CONSTRUCTION OVERVIEW

Foundation:	Poured concrete slab
Framing:	Structural steel w/ masonry and concrete
Roof:	Membrane roofing age approx. 7-10 years
Exterior walls:	Brick with masonry and stucco accent
Fire protection:	100% sprinkled

MECHANICAL OVERVIEW

HVAC:	6 roof top units
Heating:	5 ceiling mount units

UTILITIES OVERVIEW

Black Hills Energy:	Natural gas
Board of Water:	Water / sewer
Xcel Energy:	Electric utility

FREESTANDING BUILDING
PUEBLO, CO

AREA AMENITIES

1545 S Praire Avenue, Pueblo, CO 81005



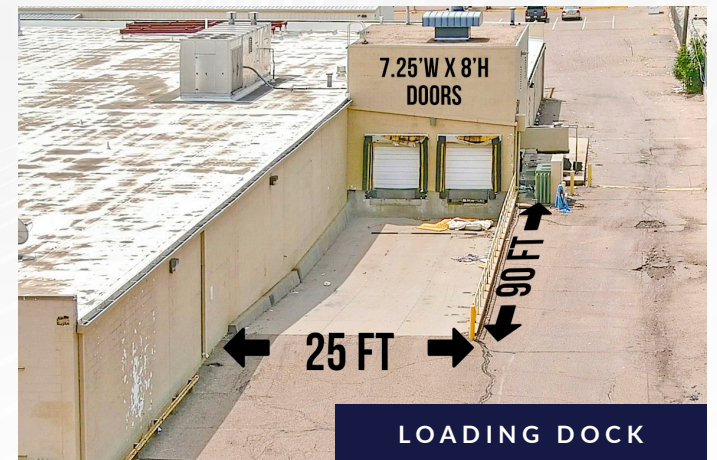
- ✓ Property is located in the City of Pueblo with heavy pedestrian and automobile traffic
- ✓ Adjacent to public transportation. Across from S Prairie/ Wedgewood Bus Stations
- ✓ Surrounded by schools, places of worship, shopping, restaurants, entertainment attractions, medical facilities
- ✓ Minutes away from Pueblo Memorial Airport
- ✓ Nearby Attractions include: Pueblo Riverwalk, City Park, Pueblo Creative Corridor, Liberty Point, Cave of the Winds Mountain Park, Pueblo Zoo, Mineral Palace Park, Rosemount Museum
- ✓ Walking distance to Colorado State Fair Grounds
- ✓ Nearby Lodging: Courtyard by Marriot, Spring Hill Suites by Marriot, The Abriendo Inn, Hampton Inn & Suites
- ✓ Neighboring tenants include: King Sooper, Safeway, United States Postal Service, Dominos Pizza, Little Caesar's Pizza, KFC, Wendy's Wells Fargo Bank, O'reilly Auto Parts, Big Daddy's Sunset Bowling
- ✓ Minutes from I-25 Interstate Highway and Colorado Highway 45 (Pueblo Boulevard)
- ✓ Very walkable area with a Walk Score 70



FREESTANDING BUILDING
PUEBLO, CO

EXTERIOR PHOTOS

1545 S Praire Avenue, Pueblo, CO 81005



FREESTANDING BUILDING
PUEBLO, CO

INTERIOR PHOTOS

1545 S Praire Avenue, Pueblo, CO 81005



FREESTANDING BUILDING
PUEBLO, CO

CITY OF PUEBLO

1545 S Praire Avenue, Pueblo, CO 81005



How about 300 Days of sunshine along with the friendliest, hardest working people in Colorado and with some of the lowest costs of doing business in Colorado!

Pueblo is the gateway to Southern Colorado, with its 150 year history of manufacturing starting with Evraz Steel Mill, the oldest steel mill East of the Mississippi, and new home to Vestas Wind Towers, one of the World's largest manufacturers of wind towers.

Ideally located at the crossroads of I-25 and US 50 and the intersection of BNSF/ UP railroads, Pueblo, CO is the place to be!

The Pueblo community has a vision to promote a competitive advantage by creating jobs and helping business thrive by offering actual cash incentives to companies relocating or expanding here through a local ½ cent sales tax fund, something very unique in the economic development realm.



HEALTH AND WELLNESS

In addition to the infinite ways to get your heart rate up, Colorado is home to a progressive healthcare infrastructure with thousands of medical clinics and hospitals, community non-profits and fitness centers.



ARTS AND CULTURE

Denver's International Airport, Airforce Academy's Cadet Chapel, Aspen Art Museum, Denver Art Museum, The Denver Performing Arts Complex, Vail International Dance Festival, Red Rock Amphitheater.



RECREATION

During snow season, there is 26 ski resorts. After the snow melts and the rivers and lakes rise, the rafters, kayakers, tubers, paddle-boarders, and fly-fishers come out to play.



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Zone District: B-4 (Central Business District)

Purpose. The standards of this district (B-4) are intended to provide areas for the location of business and other central services required by the region at large.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
Floor Area Ratio: 4
Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
Minimum Lot Width: 50'
Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1).

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

ZONING

1545 S Praire Avenue, Pueblo, CO 81005



USES BY RIGHT

1. Accessory commissary
2. Accessory community garden
3. Adult day service center
4. Ambulance service
5. Art gallery
6. Auditorium
7. Automobile dealership
8. Automobile rental
9. Bakery, retail
10. Banquet hall
11. Bar, tavern
12. Beauty salon or barbershop
13. Bed and breakfast home
14. Bed and breakfast inn
15. Blood bank or donor station
16. Body art studio
17. Bowling alley
18. Broadcasting studio
19. Butcher shop
20. Car wash
21. Catering service
22. Charitable institution
23. Child care center
24. Civic club
25. Community center
26. Dog care facility
27. Farmers market
28. Financial drive-up facility
29. Financial institution
30. Funeral home
31. Gas station
32. General service
33. Health club
34. Hospital
35. Hotel (Motel)
36. Instructional studio
37. Laundromat
38. Laundry service
39. Library
40. Massage establishment
41. Mortuary
42. Museum
43. Office, general
44. Office, medical
45. Office, professional
46. Parking lot
47. Parking structure
48. Pet shop
49. Pharmacy
50. Precious metal purchaser
51. Print shop
52. Public utilities
53. Recreation facilities, indoor
54. Religious institution
55. Residence, established
56. Residence, established
57. Restaurant
58. Restaurant, carry-out
59. Retail sales, antiques
60. Retail sales, auto parts
61. Retail sales, big box
62. Retail sales, garden center
63. Retail sales, general
64. Retail sales, liquor store
65. Retail sales, secondhand
66. Retail sales, tires
67. School, college or university
68. School, general
69. School, preschool
70. Temporary farmers market
71. Temporary mobile food vendor
72. Theater, general
73. Theater, multiplex
74. Urgent care facility
75. Wedding facility

ZONING

1545 S Praire Avenue, Pueblo, CO 81005



USES BY REVIEW

1. Accessory heliport, emergency medical
2. Commercial, established
3. Commissary
4. Community correctional facility or program
5. Contractor's shop
6. Crematory
7. Flea market
8. Food and drink processing facility, minor
9. Food warehousing
10. Heliport, emergency medical
11. Homeless shelter
12. Hospice care facility
13. Kennel (cattery)
14. Laboratory
15. Medical marijuana center (dispensary) (Limited use permit)
16. Microbrewery
17. Parks, trails and open space
18. Pawnshop
19. Pawnshop, automobile
20. Payday loan agency
21. Recreation facilities, general
22. Residence, condominium
23. Residence, multi-family
24. Residence, watchman or caretaker
25. Retail sales, thrift
26. Shooting range
27. Storage facility, outdoor
28. Storage facility, self-storage
29. Student Housing

30. Temporary retail sales, intermittent
31. Tow service
32. Transit station
33. Truck sales and service
34. Truck stop
35. Warehousing uses
36. Wholesaling uses
37. Wind Turbine

CONDITIONAL USES

1. Accessory antenna
2. Accessory commercial patio
3. Accessory drive-thru
4. Accessory emergency generator
5. Accessory medical marijuana home cultivation
6. Accessory medical marijuana optional cultivation
7. Accessory solar array
8. Adult entertainment
9. Artist studio
10. Automobile repair, lube shop
11. Automobile repair, repair shop
12. Brewpub
13. Community garden
14. Development in floodplain
15. Mixed-use
16. Recreational vehicle, sales and service
17. Rental shop, equipment

18. Rental shop, general
19. Repair shop, consumer items
20. Repair shop, durable goods
21. Retail marijuana testing facility
22. Retail sales, building materials
23. School, trade
24. Smoking lounge
25. Temporary construction yard
26. Temporary mobile auto repair
27. Temporary outdoor sales, seasonal
28. Tower (Antenna)
29. Veterinary clinic
30. Woodworking

FREESTANDING BUILDING
PUEBLO, CO

TOP EMPLOYERS

1545 S Praire Avenue, Pueblo, CO 81005



Vestas Towers America is a global leader in sustainable wind energy solutions. 29,000 employees help to create a better world by designing, manufacturing, installing, developing, and servicing wind energy and hybrid projects all over the world. With +145 GW of wind turbines installed in 85 countries.



Ingersoll Rand is a global market leader with a broad range of innovative and mission-critical air, fluid, energy, specialty vehicle and medical technologies, providing services and solutions to increase industrial productivity and efficiency.



United Technologies Corporation At Raytheon Technologies, bringing together the brightest, most innovative minds across aviation, space and defence.



Parkview Health Parkview Regional Medical Center is a not-for-profit, community-based health system serving a northeast Indiana and northwest Ohio population of more than 895,000. With more than 13,000 employees, we're the region's largest employer.



CAE formerly Doss Aviation CAE, following the aquisition of the former Doss Aviation business, is now operating and delivering the U.S. Air Force Initial Flight Training (IFT) program.



INDUSTRY RANKINGS

1545 S Praire Avenue, Pueblo, CO 81005

#1

State in Private
Aerospace Employment
Concentration

Colorado Space Coalition, 2020

#6

State for Startup Early
Job Creation

Kauffman Foundation, 2019

#4

State for Concentration
of STEM Workers

Census Bureau, 2020

#3

State for Startup Early
Job Creation

Kauffman Foundation, 2019

#2

State to Start a Business

FitSmallBusiness.com, 2019

#2

State for Technology &
Science

Milken Institute, 2020

INCENTIVES

1545 S Praire Avenue, Pueblo, CO 81005

Job Growth Incentive Tax Credit: This program provides a state income tax credit equal to 50% of the Federal Insurance Contributions Act (FICA) paid by the business on the net new job growth for each calendar year in the credit period.

Location Neutral Employment Incentive: This program provides companies that will be approved for a Job Growth Incentive Tax Credit with an additional cash incentive for each remote worker employed in an eligible rural county.

Strategic Fund Job Growth Incentive: This incentive gives a cash payment to companies that create and maintain new permanent jobs in Colorado for one year.

Skill Advance Colorado Job Training Grant: A customized job training program that focuses on companies relocating to or expanding in Colorado and provides funds to net new hires.

Advanced Industries Accelerator Program: These programs support job creation and innovation for businesses creating advanced technologies and operating in one of Colorado's seven advanced industries.

Rural Jump-Start Tax Credit: This tax credit helps new businesses start in or move into rural, economically distressed areas and hire new employees.

Enterprise Zone Program: In designated enterprise zones, businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments.

DEMOGRAPHICS

1545 S Praire Avenue, Pueblo, CO 81005



POPULATION	1 MILE	2 MILE	3 MILE
2027 Projection	14,836	53,768	66,702
2022 Estimate	14,242	51,308	63,698
2010 Census	13,935	48,432	60,212
White	12,669	45,675	56,393
Black	446	1,689	2,204
Am. Indian & Alaskan	537	1,820	2,375
Asian	102	382	552
Hispanic Origin	7,188	26,521	32,577
Growth 2022 - 2027	4.17%	4.79%	4.72%
Growth 2010 - 2022	2.20%	5.94%	5.79%
Daytime Population	11,422	41,425	51,607

FREESTANDING BUILDING
PUEBLO, CO

DEMOGRAPHICS

1545 S Praire Avenue, Pueblo, CO 81005



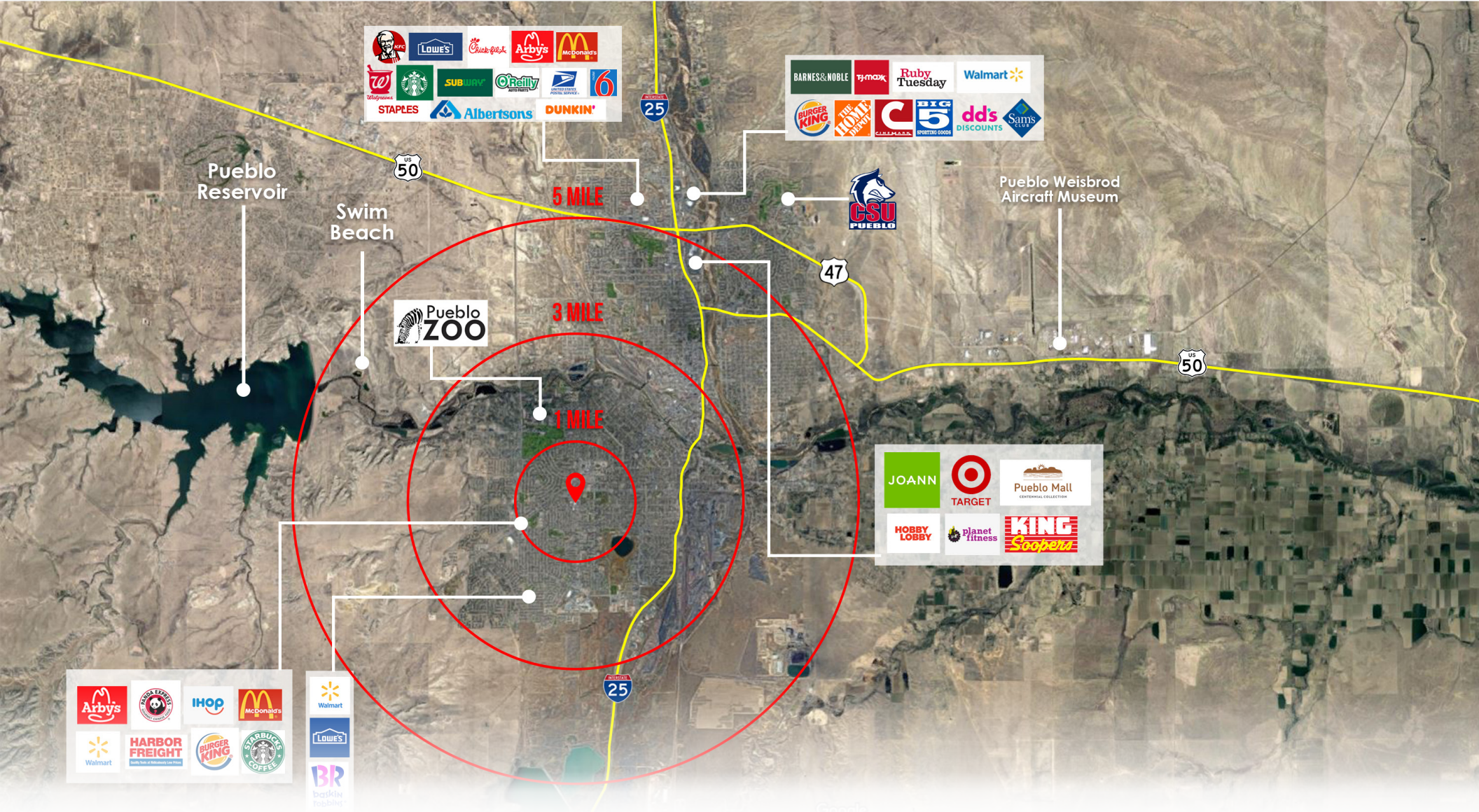
2022 HH INCOME	1 MILE	2 MILE	3 MILE
Average Household Income	\$53,524	\$57,070	\$58,386
Median Household Income	\$40,948	\$42,819	\$42,593
Owner Occupied	3,910	13,949	16,541
Renter Occupied	2,177	7,604	9,473
Median Home Value	\$152,182	\$159,715	\$165,364

2022 TRAFFIC COUNTS	PRAIRE AVE	NORTHERN AVE
Cars per Day	± 17,211	± 22,661

FREESTANDING BUILDING
PUEBLO, CO

5-MILE AREAL VIEW

1545 S Praire Avenue, Pueblo, CO 81005



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.




Walmart



AVAILABLE
± 69,553 SF



AERIAL MAP

 **AVAILABLE**
818.501.2212



COMMERCIAL
REAL ESTATE

MICHAEL SHARON
SENIOR VICE PRESIDENT
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.