

# For Lease

## Retail

# Sunset Plaza

1101 S Prairie Ave  
Pueblo, CO 81005

### PROPERTY SUMMARY

#### AVAILABLE SPACES

**SUITE 1153** 20,000-40,000 SF \$10.00 PSF

**PROJECT SIZE** 147,603 SF

**LOT SIZE** 3.54 Acres

**ZONING** B-4  
(Community Business District)

**PARKING** 326 Spaces

**NNN EXPENSES** \$2.10 Est.

**TI ALLOWANCE** Negotiable

#### Great For:

- Coffee Shop
- Salon & Spa
- Dental Office
- Optical Center
- Audiologist
- Chiropractic Office
- Physical Rehab Center
- Fitness Center
- Real Estate Office
- Mortgage Center
- Liquor Store
- Specialty Grocer
- Pharmacy
- Restaurant
- Ice Cream Shop



**WELLS  
FARGO**

**SAFeway**

**Little  
Caesars**

**Auto  
Zone**

**True Value**

**KING  
Soopers**

**arc  
THRIFT STORES**

**Walgreens**

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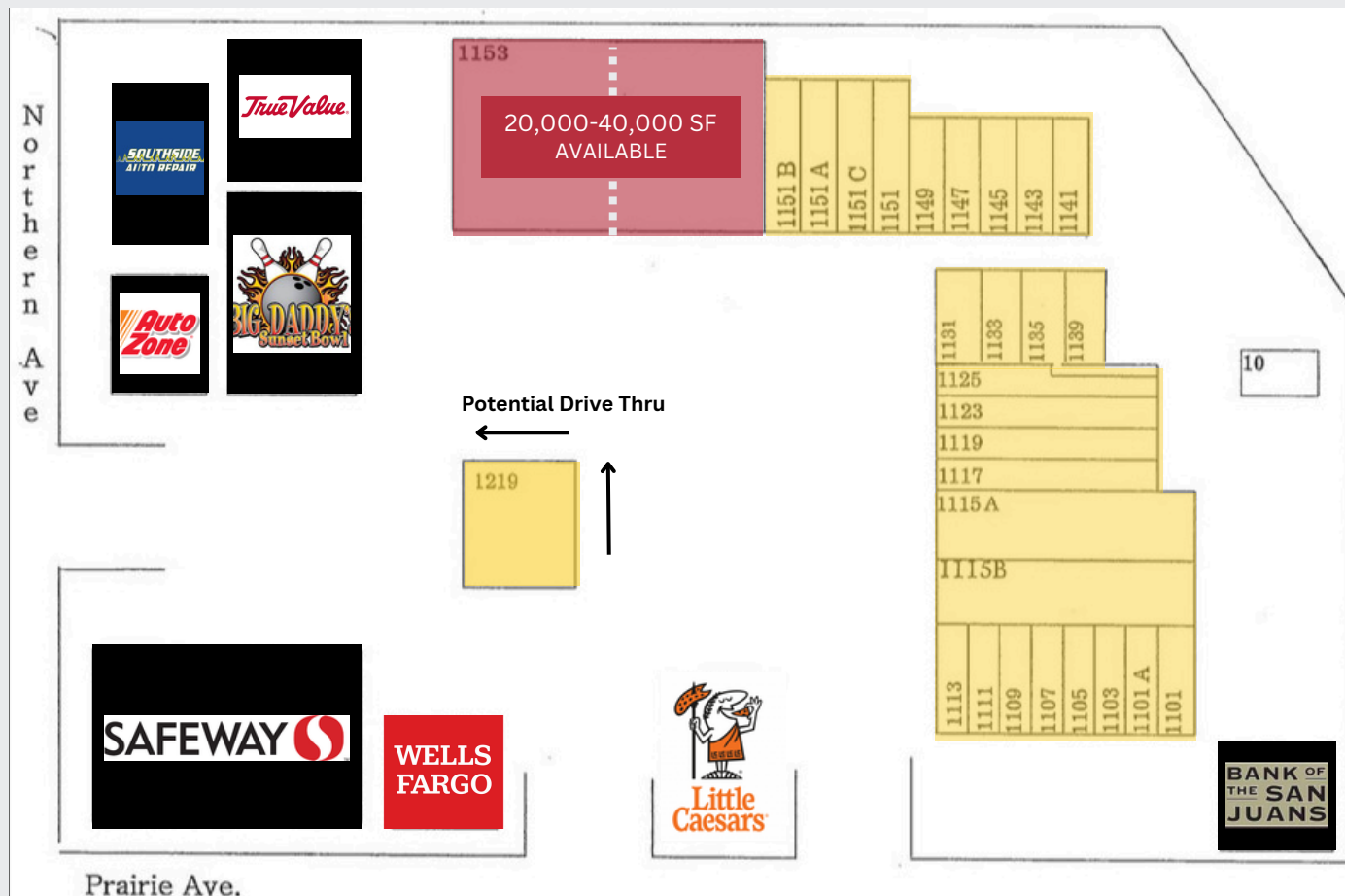
**KCRE  
ADVISORS**

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	13,242	66,458	108,589
<b>HOUSEHOLDS</b>	5,710	27,193	44,697
<b>AVE HH INCOME</b>	\$59,468	\$65,616	\$63,180

### COMBINED TRAFFIC COUNTS

Prairie Ave | W Mesa Ave S 14,899 VPD 2025

\*Sourced by CoStar



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