

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**

TrueValue

Walgreens

**KING
Soopers**

**arc
THRIFT STORES**

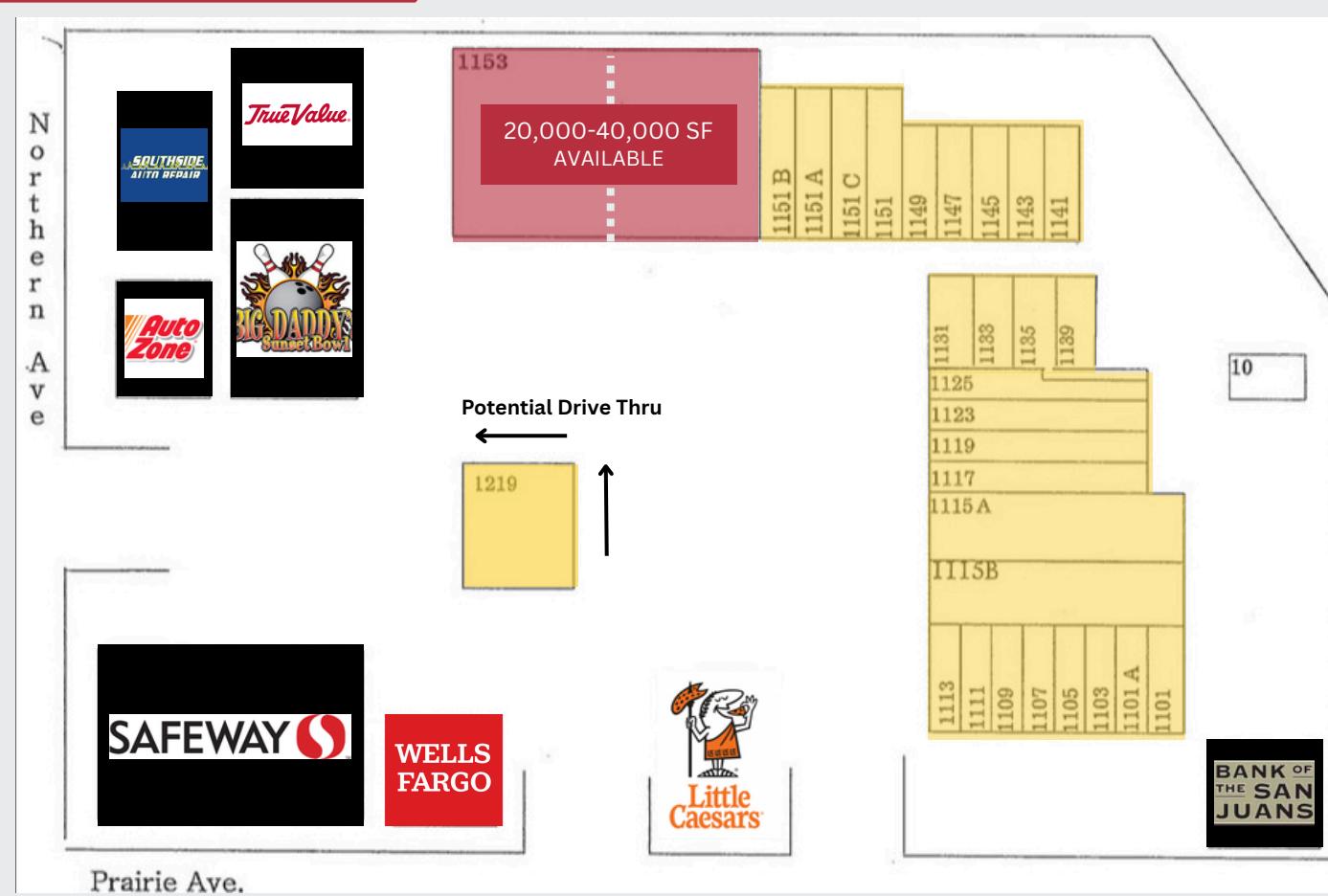
Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com

**KCRE
ADVISORS**

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DEMOGRAPHICS

COMBINED TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile	Prairie Ave W Mesa Ave S	14,899	VPD	2025
2024 POPULATION	13,242	66,458	108,589				*Sourced by CoStar
HOUSEHOLDS	5,710	27,193	44,697				
AVE HH INCOME	\$59,468	\$65,616	\$63,180				



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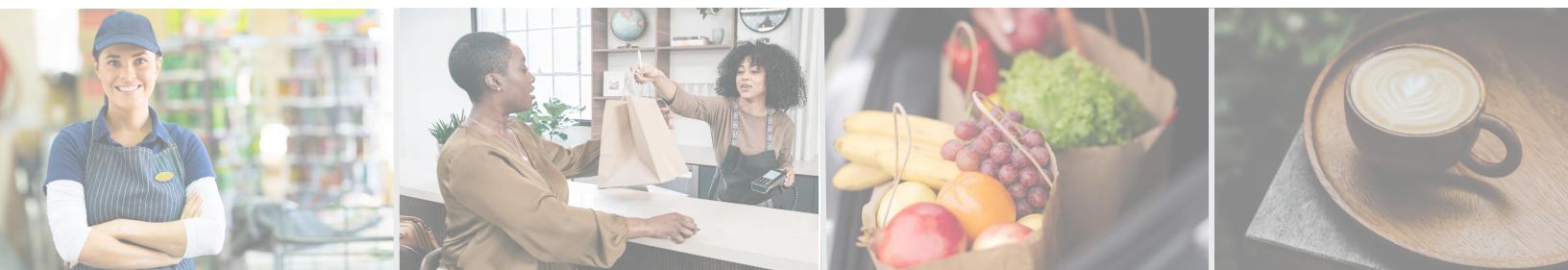
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

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