



PROPERTY DESCRIPTION

Situated at 635 W Corona St, Pueblo, CO, 81004, this impressive property offers a prime leasing opportunity. Boasting a versatile layout, modern amenities, and ample parking, this spacious building provides an inviting and functional space for potential tenants. The attractive architecture and well-maintained grounds make a lasting impression, while the interior's open floor plan offers flexibility for customization. Conveniently situated in a thriving business district, this property is ideal for a wide range of businesses seeking a prominent location for their operations. With its desirable features and exceptional potential, this property is poised to accommodate the needs of a thriving business. The broker is disclosing that he is a licensed real estate agent in the state of Colorado and that he has an ownership interest in the property.

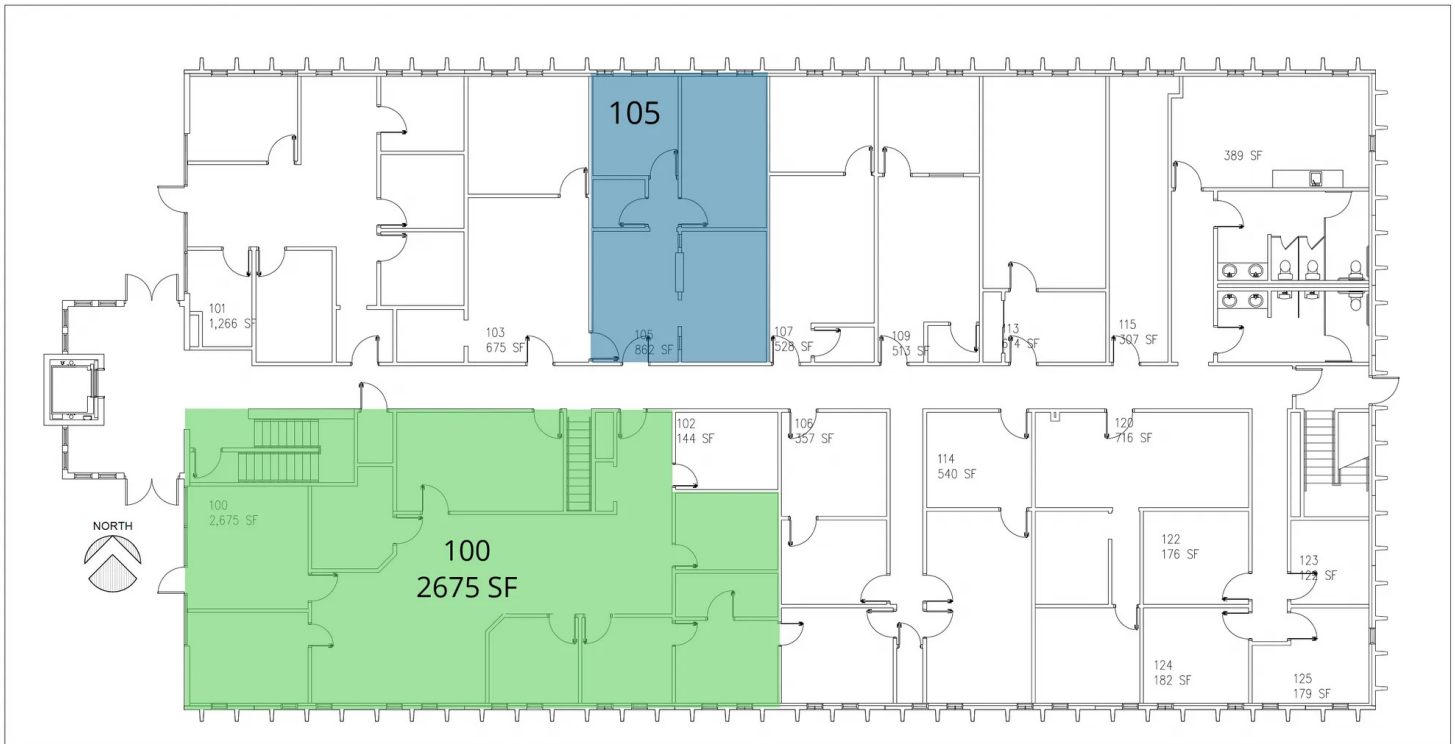
HIGHLIGHTS

- Highly visible corner lot
- Ample parking space
- Versatile floor plan
- Highly accessible location
- Signage opportunity available
- Close proximity to amenities
- Prime retail or office space
- Updated HVAC system
- Beautifully landscaped exterior

OFFERING SUMMARY

Lease Rate:	\$750.00 - 1700 per month (MG)
Available SF:	701 - 1,221 SF
Lot Size:	0.744 Acres
Building Size:	23,995 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,929	31,896	47,675
Total Population	9,434	76,906	115,391
Average HH Income	\$64,574	\$65,356	\$72,965



LEGEND

Available

Available Soon

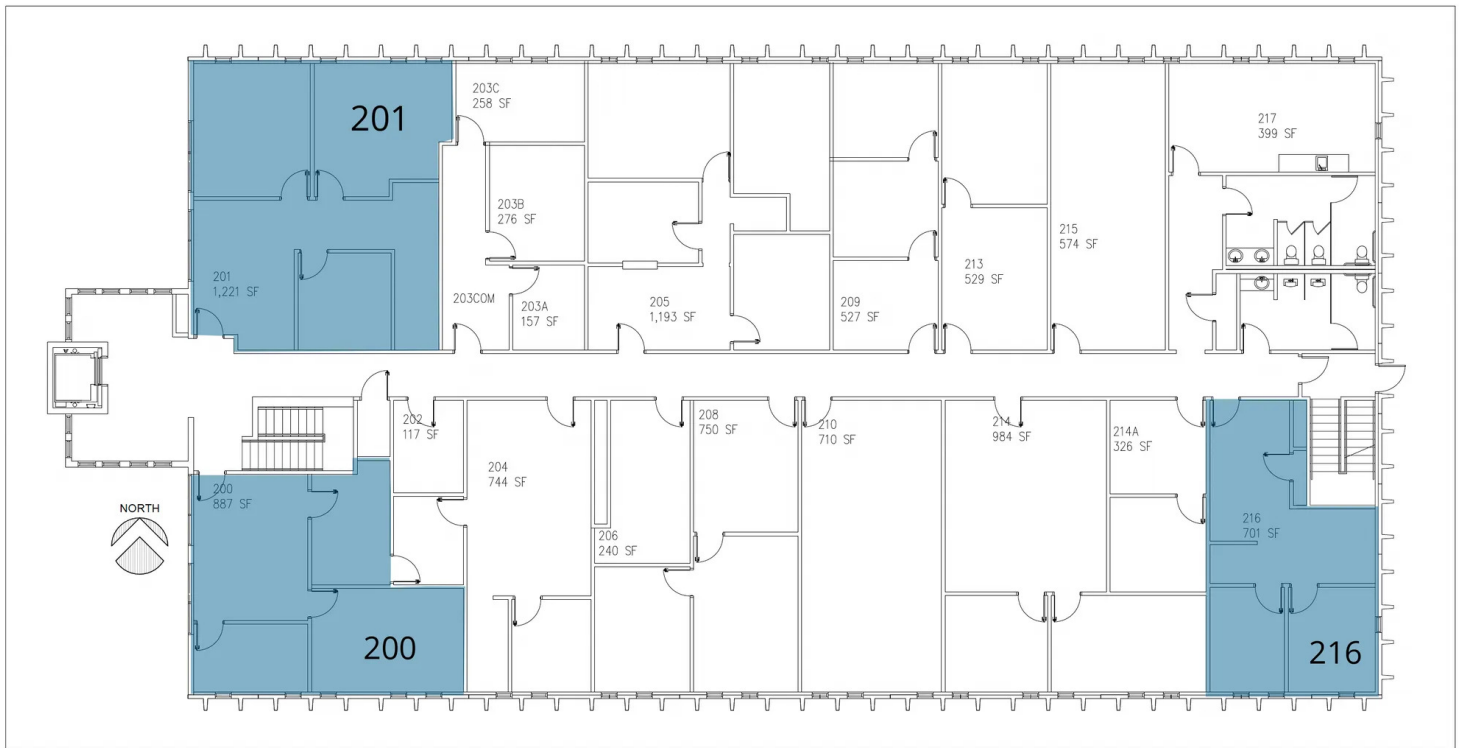
LEASE INFORMATION

Lease Type:	MG
Total Space:	701 - 1,221 SF

Lease Term:	Negotiable
Lease Rate:	\$850 - \$1,700 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 105	Available	862 SF	Modified Gross	\$850 per month



LEGEND

Available

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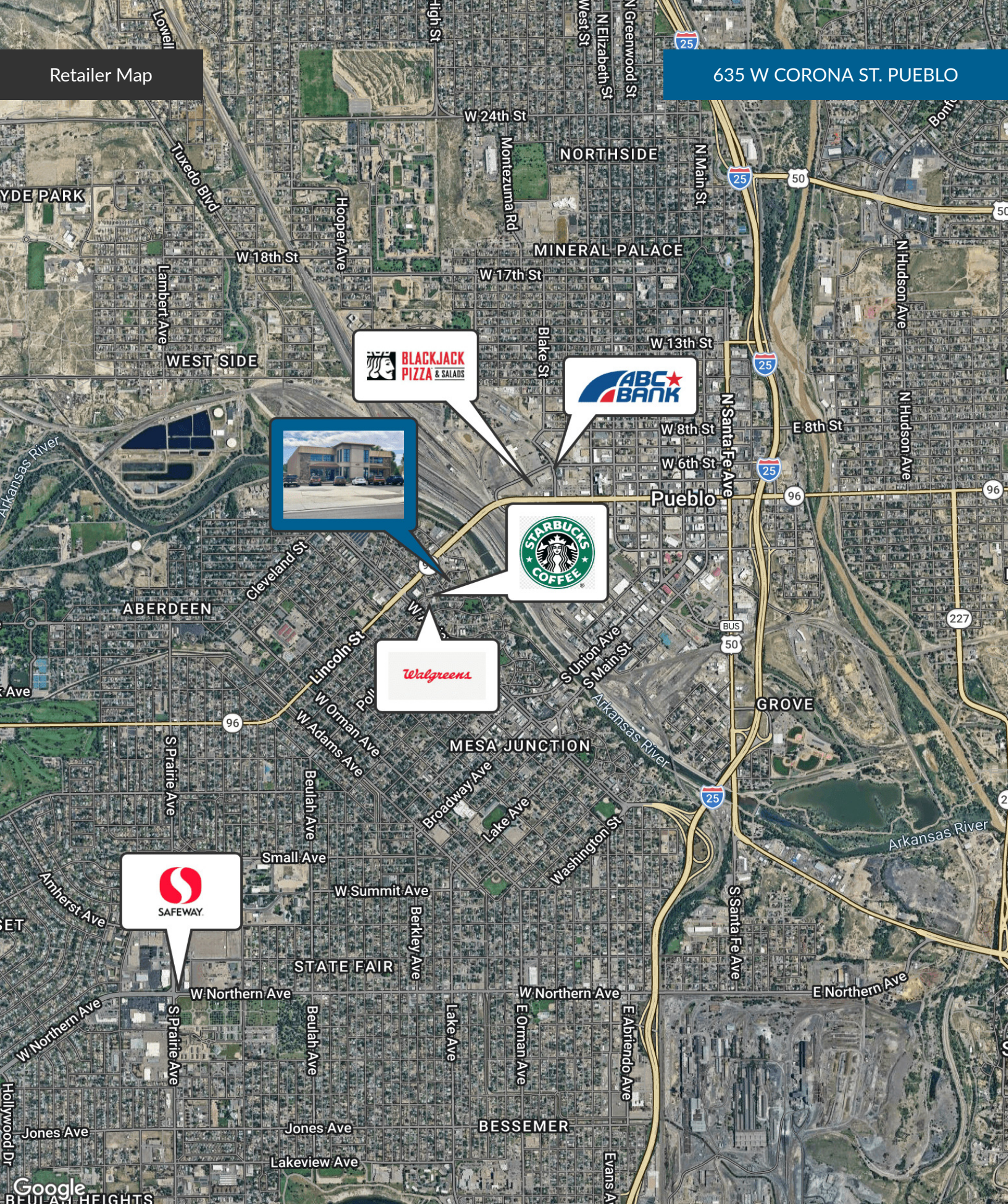
SUITE	TENANT	SIZE	TYPE	RATE
Suite 200	Available	887 SF	Modified Gross	\$1,470 per month
Suite 201	Available	1,221 SF	Modified Gross	\$1,700 per month
Suite 216	Available	701 SF	Modified Gross	\$1,000 per month

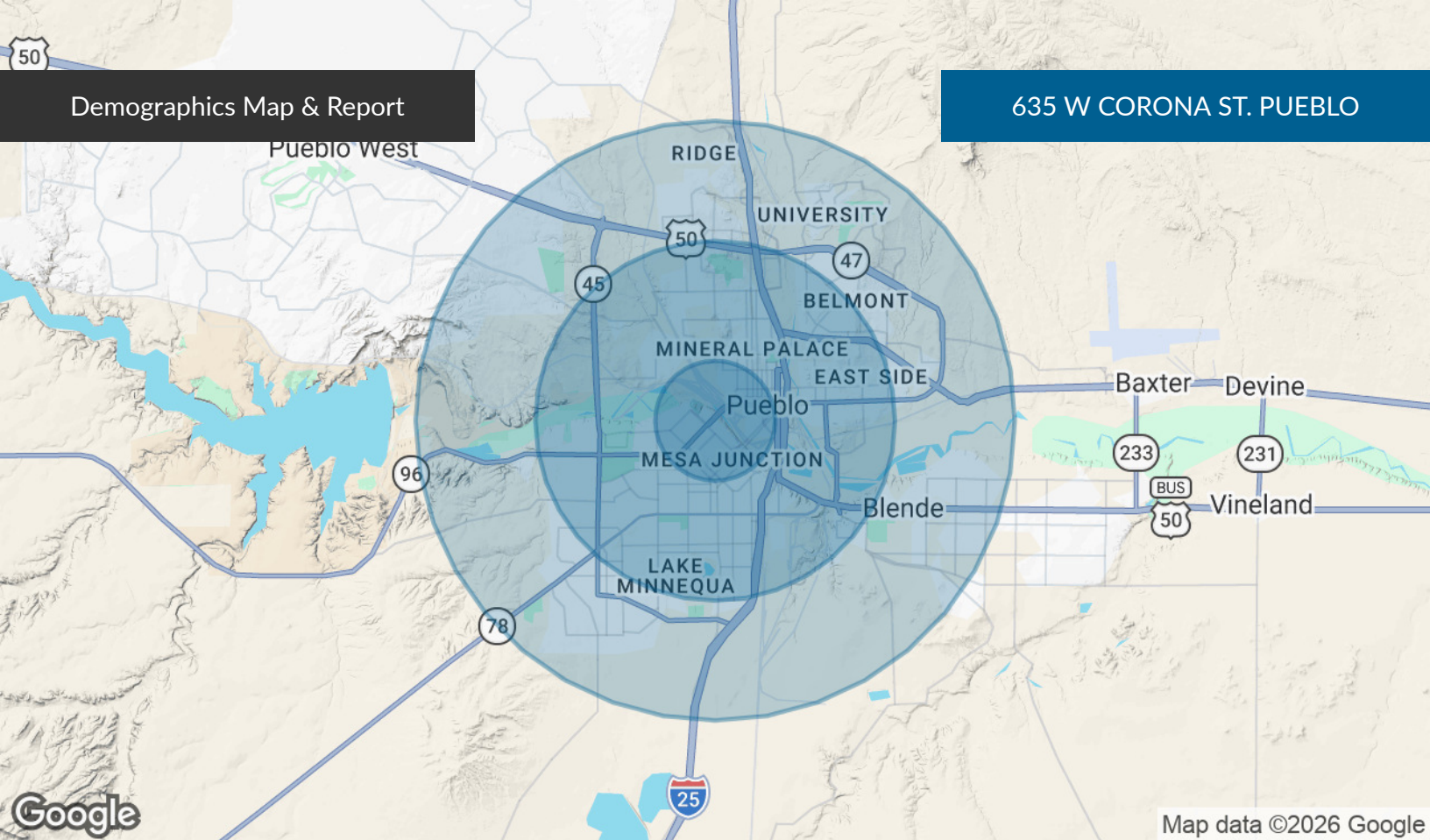
Additional Photos



635 W CORONA ST. PUEBLO







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,434	76,906	115,391
Average Age	40.0	38.4	39.3
Average Age (Male)	38.4	36.3	37.5
Average Age (Female)	41.3	40.5	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,929	31,896	47,675
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,574	\$65,356	\$72,965
Average House Value	\$204,842	\$207,535	\$244,935

2023 American Community Survey (ACS)