

Park West Business Campus

Commercial Lots For Sale

SEC U.S. HWY 50 & N PUEBLO BLVD., PUEBLO, CO 81008



PARK WEST BUSINESS CAMPUS, located just 10 minutes east of I-25, offers over 24 acres available for sale. The Campus is home to Park West Medical Complex, the Social Security Administration, Kaiser Permanente, Bonaventure Assisted Living, YMCA and many more.

- **Available Lots For Sale:** 2.09 to 16.2 Acres
- **Sale Price:** \$8.00 - \$17.00 / SF
- **Zoning:** Commercial / B-3, B-4
- Located in a designated Opportunity and Enterprise Zone providing special tax incentives and credits for businesses. [Click to find out more about the incentives.](#)
- Flexible zoning allows for a variety of retail and office uses. Potential uses include medical or general office, pharmacy, restaurant, child care center and more.



1) SCMC, FIL 1 / BLK 1

B4 ZONING

LOT 2	IntelliTec College
LOT 3	SOLD
LOT 4	Maverik Gas Station
LOT 5	2.09 Acres Available
LOT 6	Office Building
LOT 7	Retina Associates
LOT 8	The Center at Park West
LOT 9	6.23 Acres Available
LOT 10	Social Security Administration
LOT 11	North Pointe Gardens

2) SCMC, FIL 1 / BLK 2

B4 ZONING

LOT 3	Park West Medical
LOT 1	Sold
LOT 2	ENT Credit Union
LOT 3	SCMC, FIL 1 / BLK 3

B4 ZONING

LOT 1	Maple Leaf Orthopedics
LOT 2	Park West Medical
LOT 1	PWSUB, FIL 1 / BLK 1

5) PWSUB, FIL 3 / BLK 1

B4 ZONING

LOT 1	Park West Dental
LOT 2	Pro Therapy
LOT 5	PWSUB, FIL 3 / BLK 1

6) PWSUB, FIL 5 / BLK 1

B3 ZONING

LOT 1	Spanish Peaks Health
LOT 2	Up to 16.2 Acres Available

7) PWSUB, FIL 6 / BLK 1

B3 ZONING

LOT 1	Bonaventure Assisted Living
LOT 2	Kaiser Permanente
LOT 3	Kaiser Permanente
LOT 7	PWSUB, FIL 6 / BLK 1

Park West Medical Complex

 uchealth

- Acute Medical Specialist Internal Medicine
- Hanger Prosthetics and Orthotics
- Parkview Medical Center
- Parkview Cardio-Pulmonary Coumadin Clinic
- Parkview Orthopedics at Maple Leaf
- Parkview Outpatient Rehab
- Parkview Cardio Pulmonary
- Park West Medical Office
- Park West Surgery Center
- Park West Imaging
- Park West Urgent Care
- Bonfils Blood Center
- Pueblo Bone & Joint Clinic
- Rocky Mountain Cancer Centers
- Scenta Ear, Nose & Throat and Allergy
- Southern Colorado Clinic Physicians
- Southern Colorado Clinic Urgent Care
- Urology of Southern Colorado
- New Body Solutions / Smooth Illusions

 **PARKVIEW**

 **Hanger CLINIC**

 **ROCKY MOUNTAIN CANCER CENTERS**

 **BONFILS BLOOD CENTER**

 **PARK WEST IMAGING**

 **New Body Solutions**

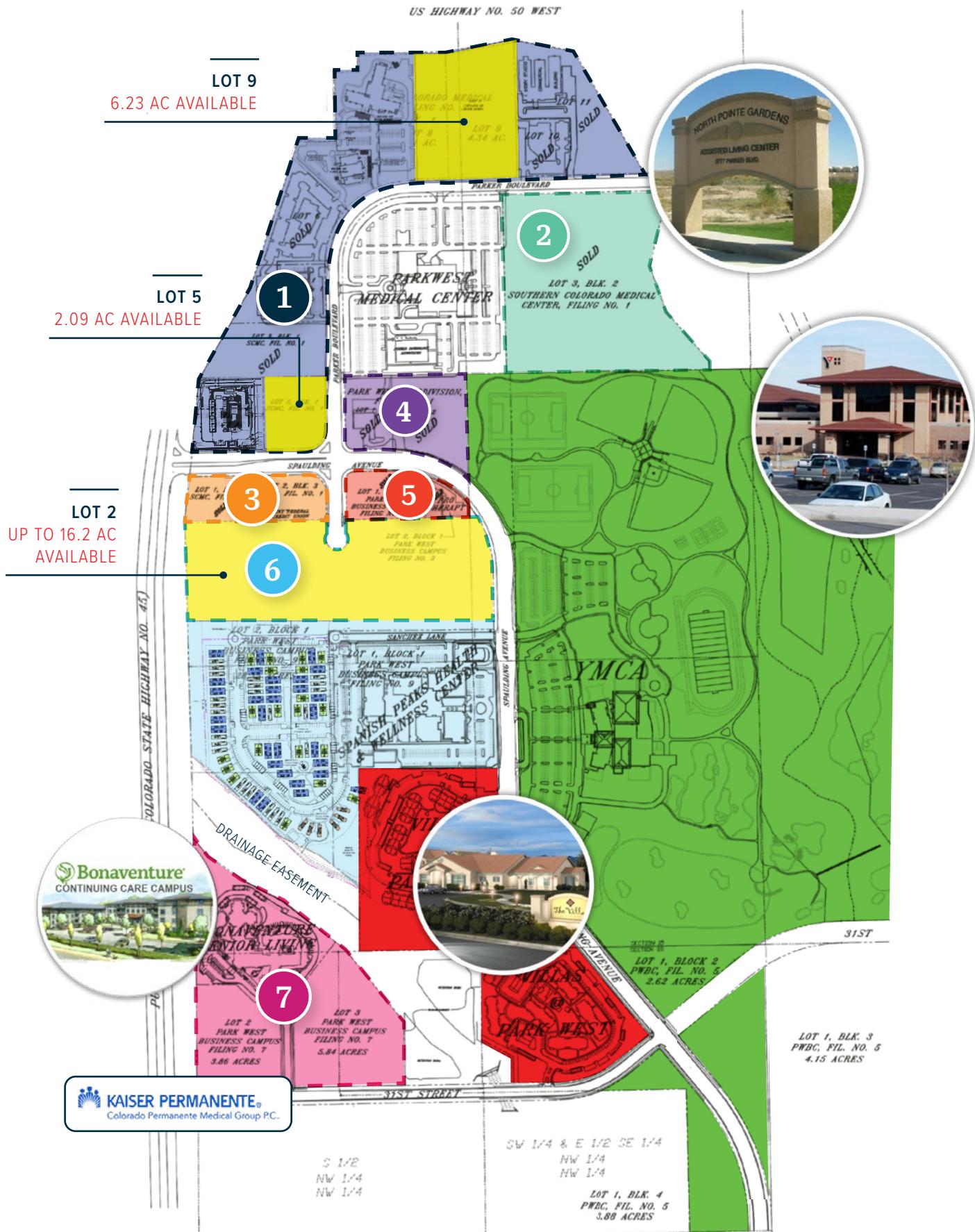
 **Pueblo Bone & Joint Clinic**

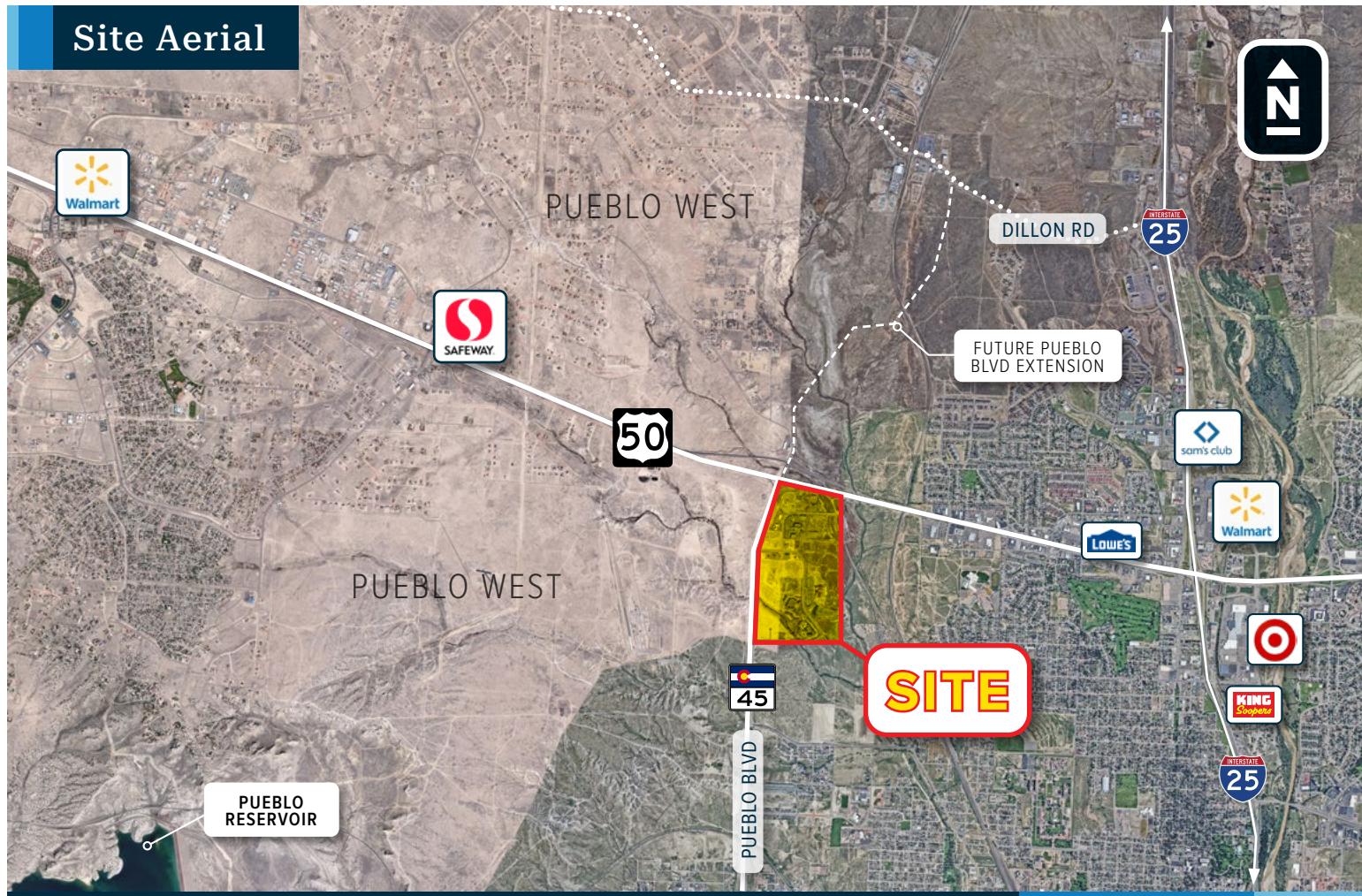
COMMERCIAL LOTS FOR SALE

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Demographics & Traffic Counts

DRIVE TIME - MINUTES

	5 MIN	10 MIN	15 MIN
2024 Est. Population	2,371	46,506	142,724
2024 Est. HHs	815	19,344	57,725
2024 Est. Avg. HH Income	\$79,906	\$79,936	\$79,344

RADIUS - MILES

	1 MILE	3 MILES	5 MILES
2024 Est. Population	1,302	25,073	91,063
2024 Est. Households	438	9,818	37,431
2024 Est. Avg. HH Income	\$90,909	\$81,623	\$78,929

TRAFFIC COUNTS

Collection and Cross Street	VPD
Pueblo Blvd at U.S. Hwy 50	43,095 VPD
Pueblo Blvd at Williams Creek	26,713 VPD
U.S. Hwy 50 at Pueblo Blvd (W)	41,578 VPD

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