

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

3 SCMC, FIL 1 / BLK 3

B4 ZONING

LOT 1 Sold

LOT 2 ENT Credit Union

4 PWSUB, FIL 1 / BLK 1

B4 ZONING

LOT 1 Maple Leaf Orthopedics

LOT 2 Park West Medical

5 PWSUB, FIL 3 / BLK 1

B4 ZONING

LOT 1 Park West Dental

LOT 2 Pro Therapy

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

Park West Medical Complex

- 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

uchealth

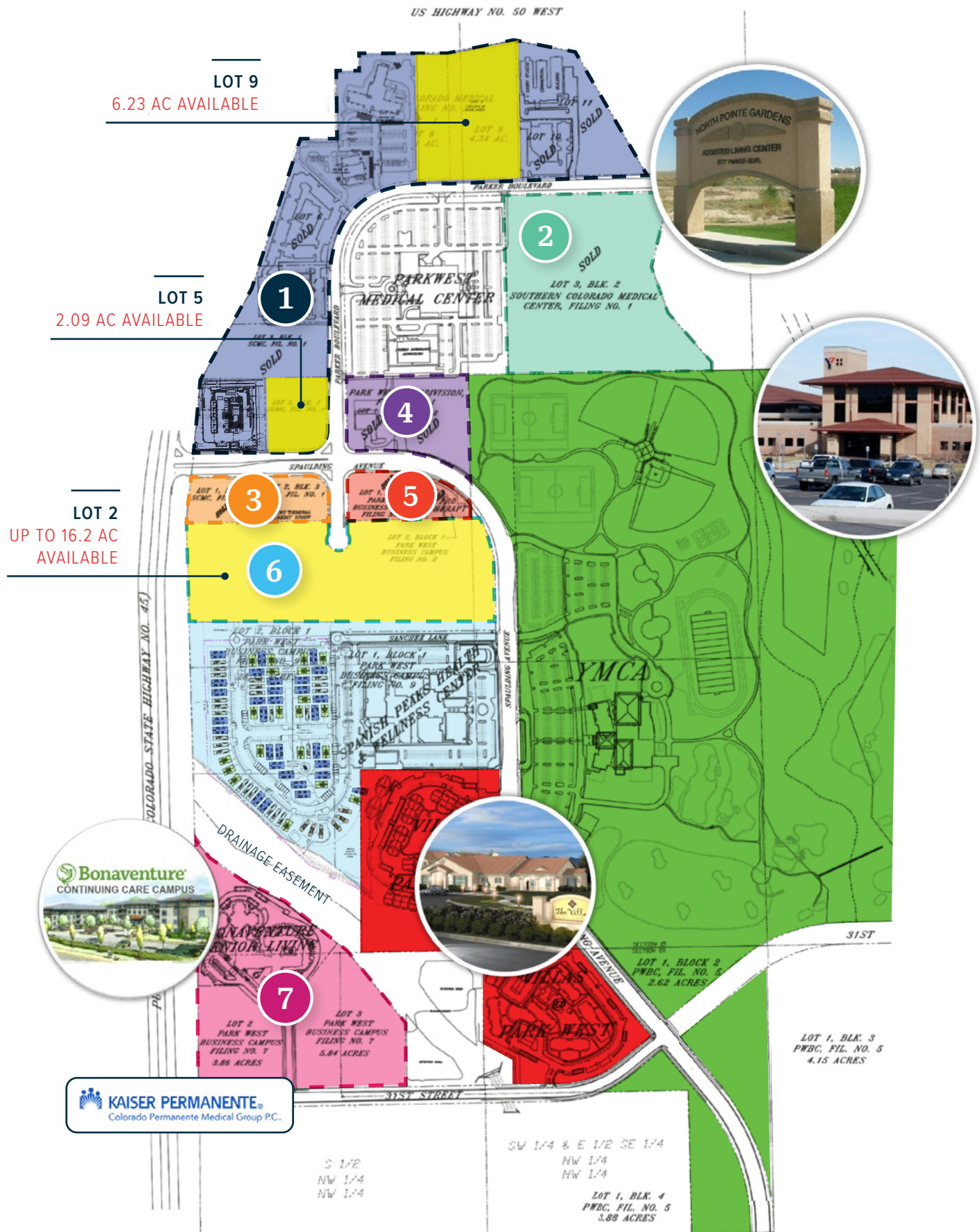


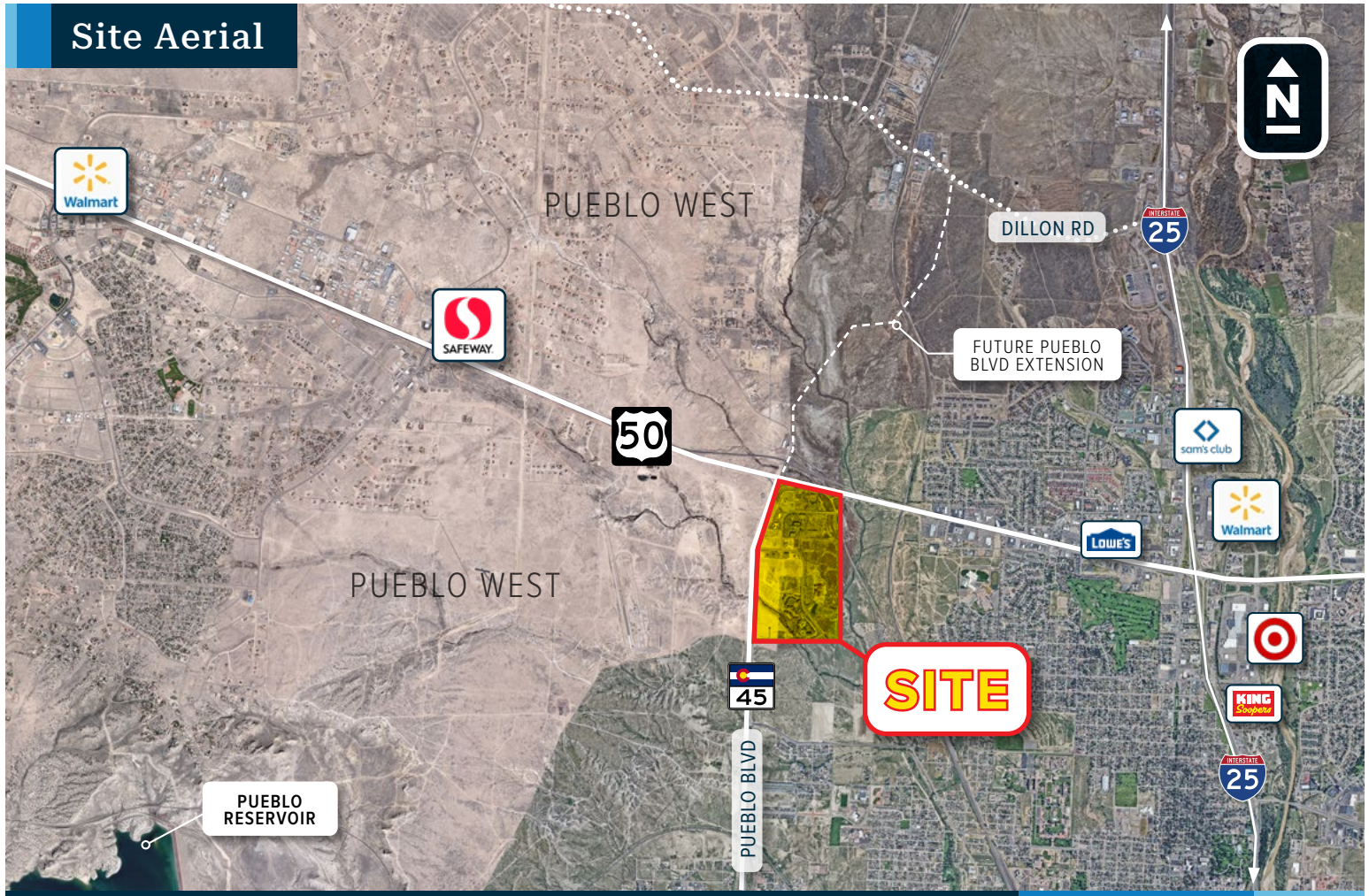
PARKVIEW



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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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