

1245 SPRUCE ST

PUEBLO, COLORADO 81004

Highly visible, signalized corner location in a thriving commercial corridor with strong traffic counts and proven demand drivers.



**±23,000
VPD**

NORTHERN & SPRUCE



**SIGNALIZED
INTERSECTION**



**36
PARKING SPACES**



**±120'
FRONTAGE ON
SPRUCE ST**



**±73'
FRONTAGE ON
NORTHERN AVE**



**0.62 AC
LOT SIZE**



**8,487 SF
BUILDING SIZE**

PROPERTY HIGHLIGHTS

- ✓ Fully vacant former Dollar General available for redevelopment
- ✓ Flexible layout ideal for retail, QSR, service, medical, and more
- ✓ Prime hard-corner location with excellent visibility and access
- ✓ Strong demographics with over \$18B in annual consumer spending
- ✓ Surrounded by national retailers, restaurants, and daily-needs amenities
- ✓ Ample on-site parking with multiple curb cuts
- ✓ B-4 Commercial Zoning – Pueblo City
- ✓ Utilities available to the site

IDEAL USES

-  QSR / Drive-Thru Restaurant
-  Retail or Neighborhood Center
-  Convenience Store / Fuel
-  Medical, Dental, or Urgent Care
-  Auto-Related or Service Business
-  Owner-User Occupancy
-  Community or Non-Profit Use
-  Other Redevelopment Concepts

STRATEGIC LOCATION

Located in an established commercial node with strong traffic counts, nearby national retailers, and major demand drivers including Pueblo Community College, St. Mary-Corwin Hospital, Colorado State University – Pueblo, and Southwest Motors Event Center. Easy access to Interstate 25 and Northern Avenue enhances connectivity and visibility.

NEARBY DEMAND DRIVERS



Pueblo Community College



St. Mary-Corwin
Hospital



Colorado State
University – Pueblo



Southwest Motors
Event Center



Colorado State
Fairgrounds



Bessemer Park



FLEXIBLE ACQUISITION OPTIONS

SALE | LEASE | GROUND LEASE | BUILD-TO-SUIT
Multiple structures available to meet your business plan.



An exceptional opportunity to redevelop, reposition, or occupy a high-visibility property in one of Pueblo's most active commercial corridors.