

Regency Square – Pueblo, CO

RETAIL PROPERTY FOR LEASE | REGENCY SQUARE



Property Description

Regency Square is a 119,780 SF multi-tenant shopping center situated on 12.03 acres, currently 94.1% leased to a diversified mix of national, regional, and service-oriented tenants. The center is anchored by Ross Dress for Less, Dollar Tree, Harbor Freight Tools, Oak Street Health, Pizza Ranch, and Starbucks, creating a stable and e-commerce-resistant tenant lineup

Location Description

The center ranks as the #1 most visited shopping center within a 5-mile radius, generating 1.7M annual visits (Placer.ai). Individual tenants also outperform their respective chains, including a Top 8% Dollar Tree and Top 11% Starbucks in Colorado.

Key Property Information

Regency Square is strategically positioned at the signalized intersection of South Pueblo Boulevard (23,995 VPD) and West Northern Avenue (18,113 VPD)—one of Pueblo's most established and highest-trafficked retail corridors. The center sits directly adjacent to a top-performing Walmart Supercenter, which generates 2.7M annual visits and ranks #15 of 75 Walmarts in Colorado. This adjacency drives consistent daily traffic and strong cross-shopping for tenants. The property benefits from exceptional regional connectivity, drawing customers from a broad trade area extending 20+ miles in all directions. Regency Square is minutes from major community anchors including Colorado State University–Pueblo, Pueblo Community College, the Colorado State Fairgrounds, and Downtown Pueblo. The immediate area is supported by dense residential neighborhoods, strong daytime employment, and a stable consumer base of 82,500+ residents within five miles. Pueblo serves as the economic hub of southeastern Colorado, offering a diverse employment base in manufacturing, healthcare, education, and government. Major employers such as EVRAZ North America, CS Wind, Parkview Health, and the City of Pueblo contribute to a strong and consistent workforce population. With convenient access to I-25 and U.S. Highway 50, Regency Square is positioned within a highly accessible, high-visibility retail node that continues to outperform the broader market.

Lease Spaces

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Lease Information

Lease Type:	NNN
Total Space:	800 - 5,516 SF

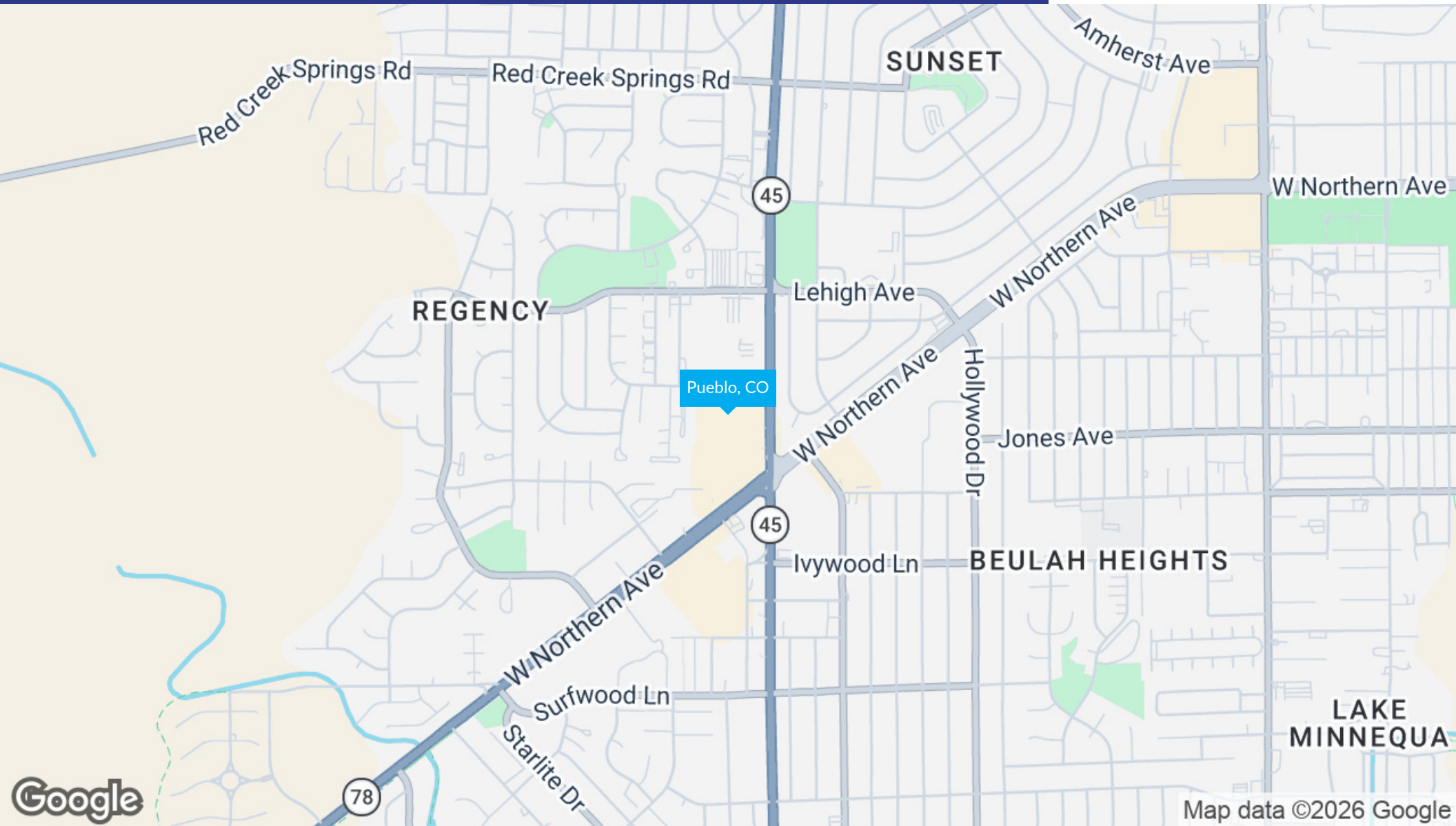
Lease Term:	Negotiable
Lease Rate:	\$13 - \$28 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1803 A	Available	5,516 SF	NNN	\$13.00 SF/yr	-
1835 B	Available	800 SF	NNN	\$28.00 SF/yr	-
1837	Available	800 SF	NNN	\$25.00 SF/yr	-

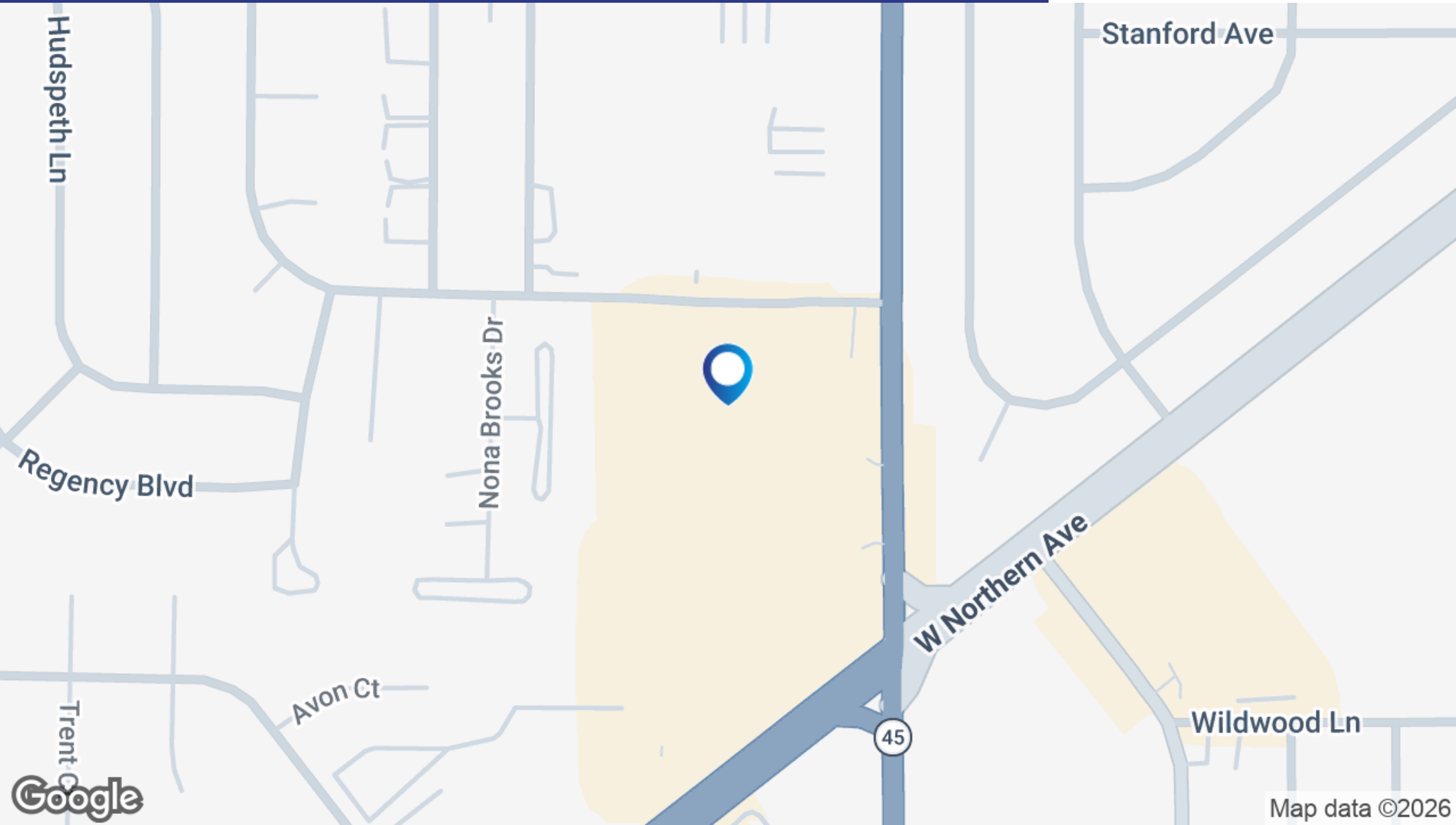
Regional Map

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Location Map

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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	786	3,132	13,483
Average Age	48.9	45.4	45.8
Average Age (Male)	45.4	43.1	43.3
Average Age (Female)	52.0	50.3	46.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	344	1,372	5,582
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$99,629	\$89,121	\$88,654
Average House Value	\$261,222	\$262,345	\$271,065

2023 American Community Survey (ACS)

