

For Lease

965 W US Hwy 50

Pueblo, CO 81008



PROPERTY SUMMARY

965 US Hwy 50 is a retail investment property. This property is located with frontage on one of Pueblo's busiest streets with excellent visibility and access. The building was recently renovated in 2023.

RETAIL BUILDING

BUILDING SIZE 5,200 RSF

AVAILABLE	SIZE	PRICE
• Suite 120	1,580 RSF	\$22.00 PSF

OPERATING EXPENSES \$12.48 PSF
Est. 2026

YEAR BUILT 2004

ZONING Commercial Special Use

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	7,444	49,715	92,219
HOUSEHOLDS	3,228	20,361	37,895
AVE HH INCOME	\$71,485	\$67,074	\$63,317

COMBINED TRAFFIC COUNTS

W US 50	N ELIZABETH STREET E	44,105	VPD	2025
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*Sourced by CoStar

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