

# BELMONT SHOPPING CENTER

1004-1114 CONSTITUTION ROAD

PUEBLO, COLORADO 81001



CLICK HERE  
TO TAKE A  
VIRTUAL TOUR



## RETAIL SPACES AVAILABLE FOR LEASE

LEASE RATE: \$8.00-\$12.00/SF NNN

Belmont Shopping Center is located on the north side of Highway 50 just east of Interstate 25. The center has numerous corporate tenants such as Pizza Hut, Auto Zone, Save-a-Lot, and Family Dollar. Please call broker for more information.

### PROPERTY HIGHLIGHTS

|           |                                            |
|-----------|--------------------------------------------|
| Tenancy   | Multi                                      |
| Signage   | Building                                   |
| OpEx      | NNN \$3.58/SF (Est. 2024)                  |
| Vacant SF | 37,843 SF                                  |
| Parking   | 400 Surface spaces                         |
| Access    | Accessible by two controlled intersections |

### AVAILABILITIES

| UNIT   | SQUARE FOOTAGE |
|--------|----------------|
| 1004   | 524            |
| 1012   | 1,752          |
| 1018   | 6,264          |
| 1020   | 13,553         |
| 1022B  | 1,350          |
| 1108   | 7,200          |
| 1110-A | 7,200          |

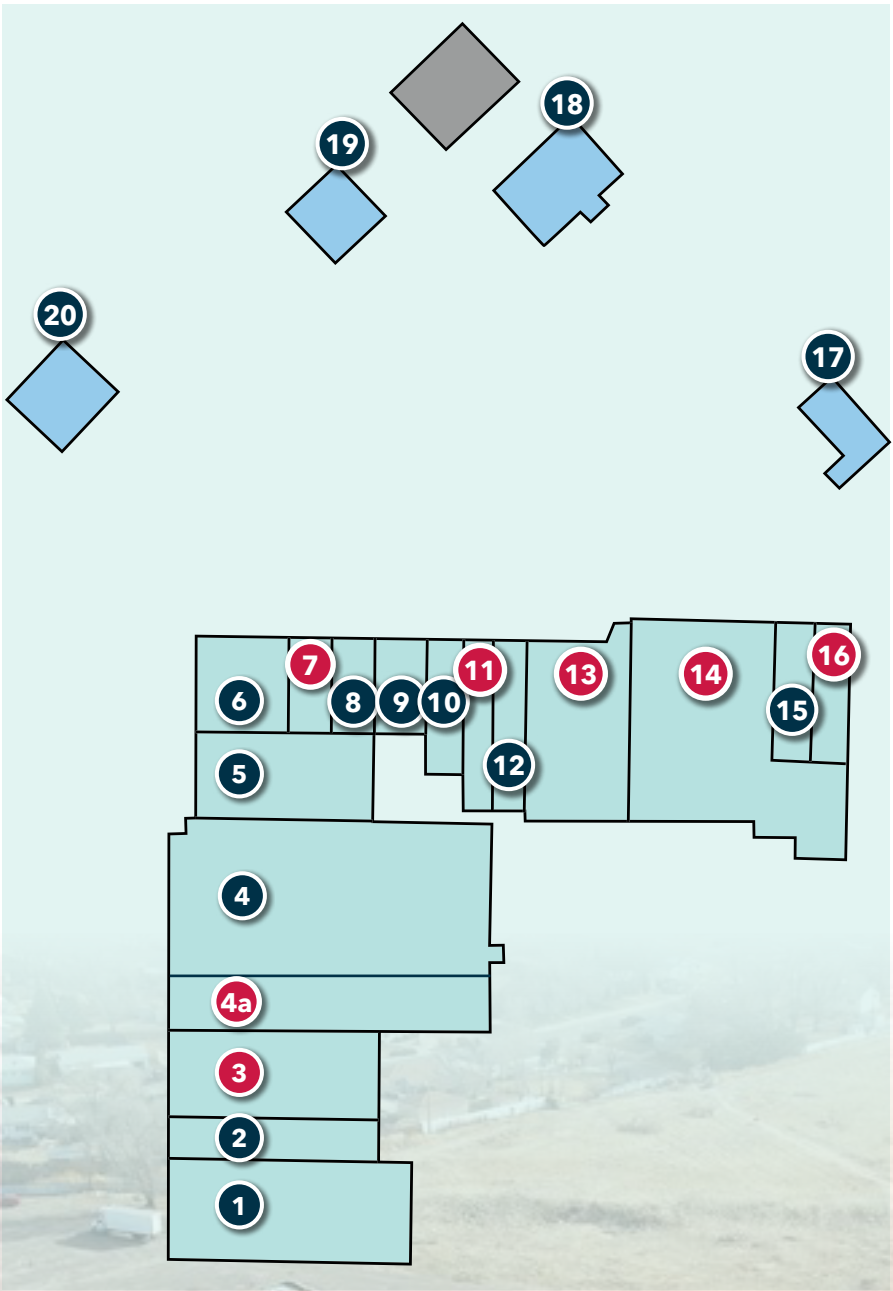


BELMONT SHOPPING CENTER



1004-1114 CONSTITUTION ROAD

PUEBLO, COLORADO 81001



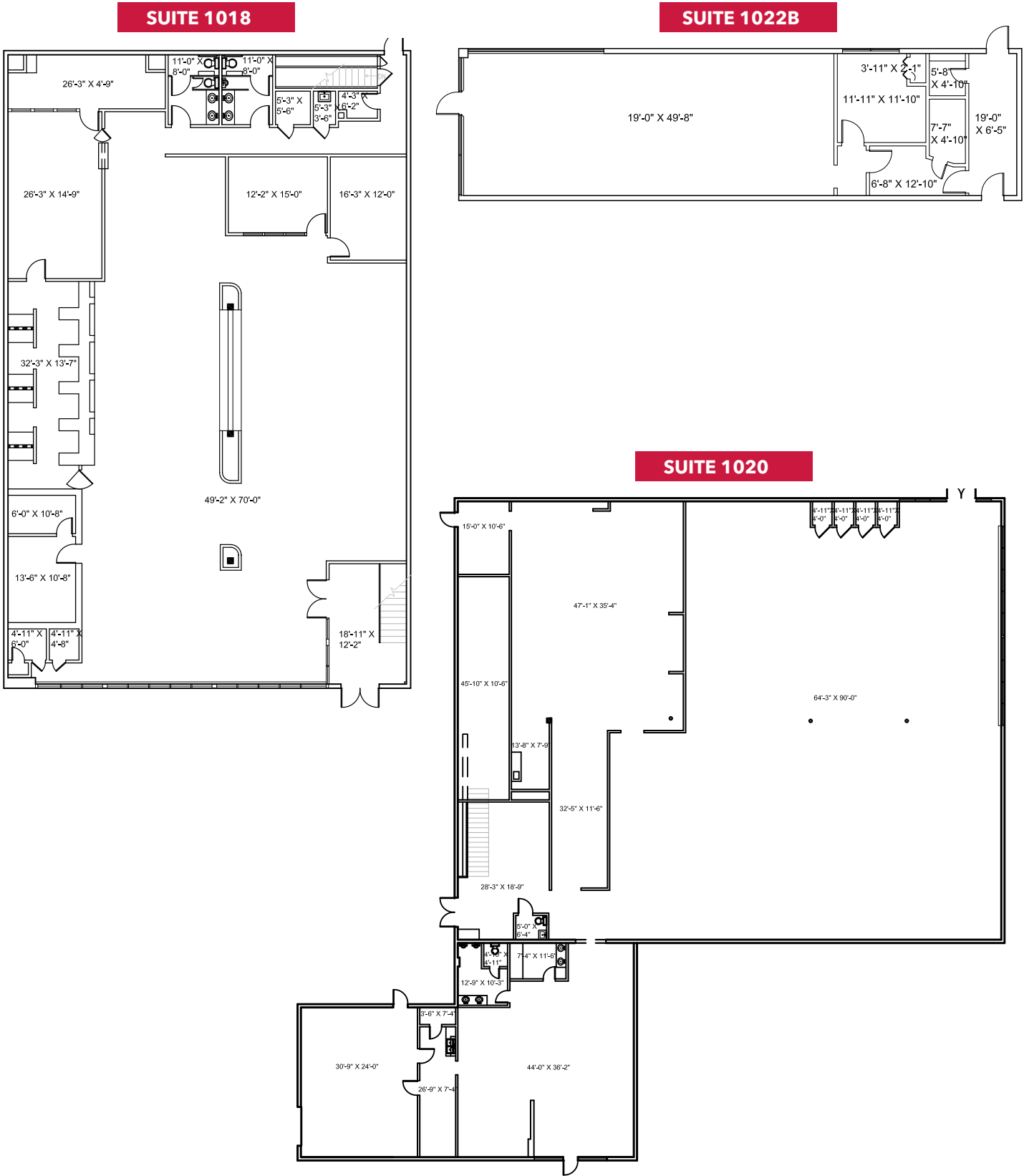
| #  | SUITE       | TENANT                         | SF     |
|----|-------------|--------------------------------|--------|
| 1  | 1102        | Family Dollar                  | 8,960  |
| 2  | 1106        | Pizza Hut                      | 1,250  |
| 3  | 1108        | VACANT                         | 7,200  |
| 4  | 1110        | Save-A-Lot                     | 24,510 |
| 4A | 1110-A      | VACANT                         | 7,200  |
| 5  | 1112        | Rent-A-Center                  | 6,000  |
| 6  | 1114        | Liquor Store                   | 2,384  |
| 7  | 1004        | VACANT                         | 524    |
| 8  | 1006        | Sol de Mexico                  | 560    |
| 9  | 1008        | El Pana Barber                 | 720    |
| 10 | 1010        | H&R Block                      | 1,320  |
| 11 | 1012        | VACANT                         | 1,752  |
| 12 | 1014 & 1016 | China Moon                     | 3,500  |
| 13 | 1018        | VACANT                         | 6,264  |
| 14 | 1020        | VACANT                         | 13,553 |
| 15 | 1022A       | Computer Depot                 | 1,650  |
| 16 | 1022B       | VACANT                         | 1,350  |
| 17 | PAD         | Smoker Friendly/<br>Glass Werx | 1,550  |
| 18 | PAD         | Spectator Sports               | 2,604  |
| 19 | PAD         | Los Carnales                   | 1,548  |
| 20 | PAD         | US Bank                        | 1,920  |





BELMONT SHOPPING CENTER  
1004-1114 CONSTITUTION ROAD  
PUEBLO, COLORADO 81001

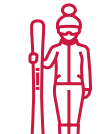
FLOOR PLANS



PUEBLO BY THE NUMBERS



ABOUT  
PUEBLO

 **PUEBLO**  
IS AN OUTDOOR ENTHUSIAST'S PARADISE

 **259**  
ANNUAL NUMBER OF DAYS OF SUNSHINE

 **4,692 FEET**  
ELEVATION

 **STEEL CITY**  
PUEBLO IS ONE OF THE LARGEST STEEL PRODUCING CITIES IN THE U.S.

 **AFFORDABLE**  
PUEBLO OFFERS AN AFFORDABLE COST OF LIVING



PUEBLO  
MAJOR EMPLOYERS

- Evraz Rocky Mountain Steel
- St. Mary-Corwin Medical Center
- Pueblo City Schools
- Colorado State University, Pueblo
- Parkview Medical Center
- Pueblo County Government
- Vestas Towers America
- Convergys/Concentrix
- Target Distribution Center
- Colorado Mental Health Institute, Pueblo
- City & County of Pueblo
- Trane Manufacturing
- Rocky Mountain Steel Mills
- Walmart
- QualMed, Inc.
- Benesight, Inc.

CORPORATE  
NEIGHBORS

- MSSM Industrial
- Construction
- Doss Aviation
- Swire Coca Cola
- Trinity Packaging
- National Weather Service
- UTC Aerospace Systems
- KMG Electronic Chemicals
- Trane Commercial Systems
- Big R Holdings Home
- Bottini Wood Products
- Waste Connections of Colorado
- Rusler Implement
- Target

DEMOGRAPHIC  
SNAPSHOT

 **MEDIAN HOME VALUE**  
**\$197,700**

 **POPULATION**  
**111,430**

 **NUMBER OF HOUSEHOLDS (3 MILE RADIUS)**  
**21,176**

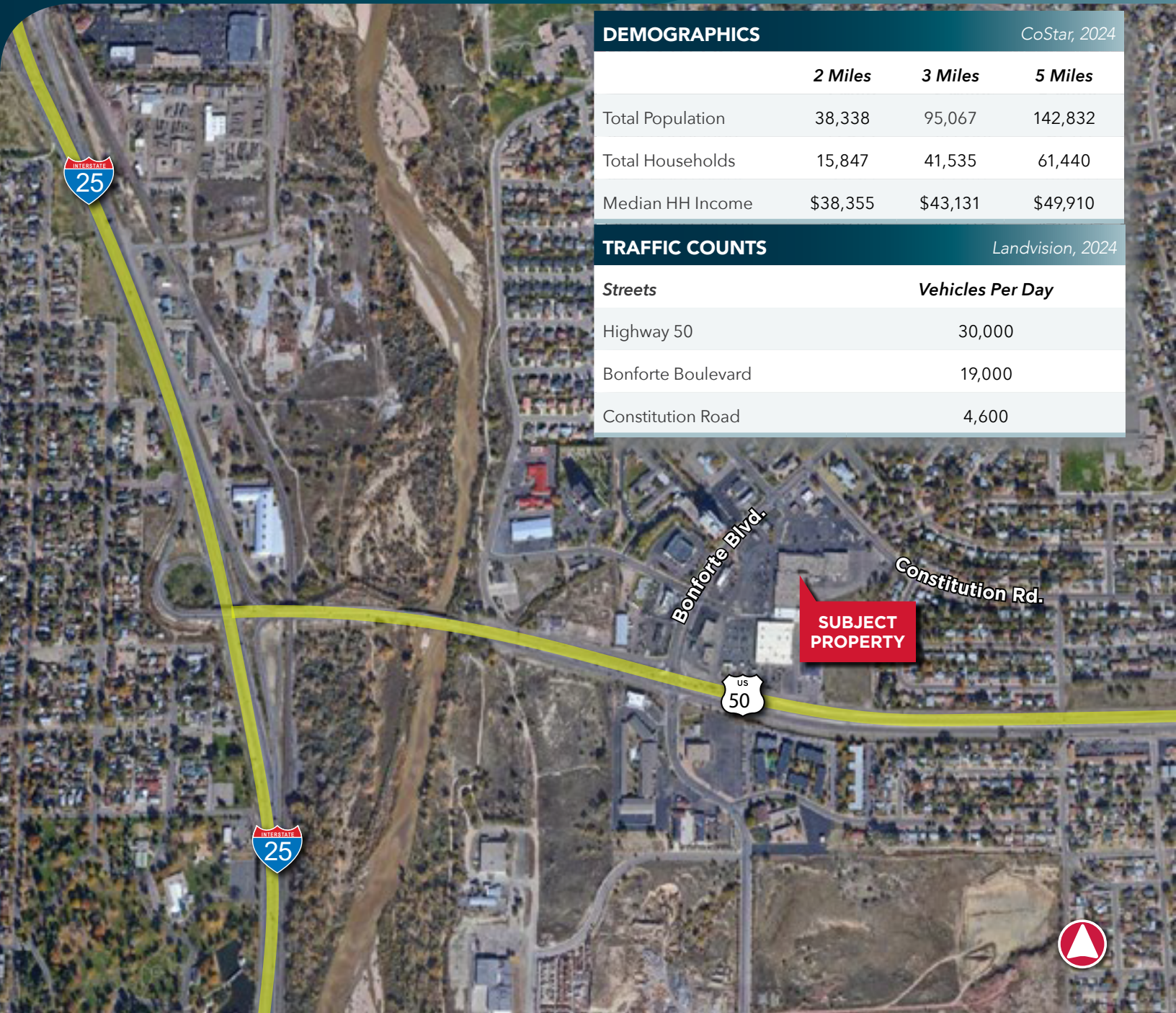
 **AVERAGE AGE**  
**37.8**

 **POPULATION GROWTH 2022-2023**  
**0.005%**

# BELMONT SHOPPING CENTER

1004-1114 CONSTITUTION ROAD

PUEBLO, COLORADO 81001



| DEMOGRAPHICS       |                  |          |          | CoStar, 2024     |
|--------------------|------------------|----------|----------|------------------|
|                    | 2 Miles          | 3 Miles  | 5 Miles  |                  |
| Total Population   | 38,338           | 95,067   | 142,832  |                  |
| Total Households   | 15,847           | 41,535   | 61,440   |                  |
| Median HH Income   | \$38,355         | \$43,131 | \$49,910 |                  |
| TRAFFIC COUNTS     |                  |          |          | Landvision, 2024 |
| Streets            | Vehicles Per Day |          |          |                  |
| Highway 50         | 30,000           |          |          |                  |
| Bonforte Boulevard | 19,000           |          |          |                  |
| Constitution Road  | 4,600            |          |          |                  |

## PLEASE CONTACT

Ray Rosado, CCIM | Principal  
C 720-209-5546  
rrosado@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.