



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

FOR SALE/LEASE: FREESTANDING ±69,912 SF BUILDING

1545 S Prairie Avenue, Pueblo, CO 81005



CoStar
POWERBROKER

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILICRE.COM - DRE #01834124

EXECUTIVE SUMMARY

This exceptional 69,912 SF freestanding building on a 6.17-acre lot offers a versatile opportunity for owner-users, retailers, medical service providers, investors, and developers. Formerly a Safeway/Albertson's Supermarket, the property features an open floor plan, multiple refrigeration areas, a pharmacy with a dedicated drive-thru lane and window, a back office, a loading dock, 4 restrooms, and a freestanding 100 SF kiosk building.

Located at a signalized intersection with 300 feet of frontage on S Prairie Street, the site boasts excellent signage and visibility, 5 curb cuts for seamless access, and a large pylon sign. With a roof replaced approximately 7-10 years ago, fire sprinklers throughout, and abundant natural light, this property is ideally suited for retail, self-storage, restaurant, or redevelopment uses.

PROPERTY DETAILS

Address	1545 S. Prairie Avenue, Pueblo, CO 81005
APN	1-5-10-1-00-013
Rentable building area	±69,912 SF
Site area	±268,896 SF / 6.17 AC
Year Built/ Renovated	1969 / 2010
Zoning	B-4 (Central Business District)
Use	Commercial - Retail
Parking	347 surface spaces
Total Units	1
Frontage	±300 feet facing S Prairie Ave
Ingress/Egress	5 curb cuts (4 vehicle, 1 pedestrian)
Price	\$4,900,000
Price/SF	\$70.09



PROPERTY OVERVIEW



CONSTRUCTION OVERVIEW

Foundation:	Poured concrete slab
Framing:	Structural steel w/ masonry and concrete
Roof:	Membrane roofing age approx. 7-10 years
Exterior walls:	Brick with masonry and stucco accent
Fire protection:	100% sprinkled

MECHANICAL OVERVIEW

HVAC:	6 roof top units
Heating:	5 ceiling mount units

UTILITIES OVERVIEW

Black Hills Energy:	Natural gas
Board of Water:	Water / sewer
Xcel Energy:	Electric utility

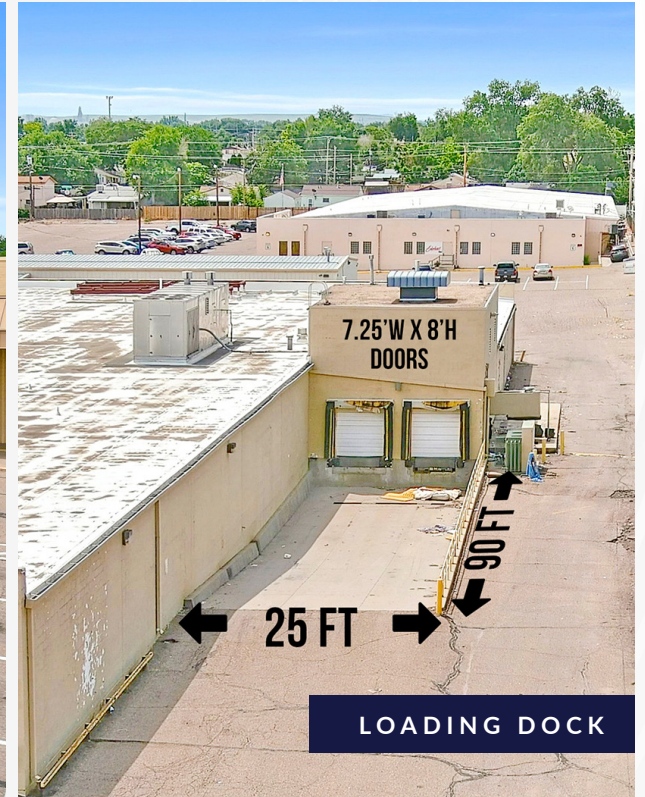
PROPERTY PHOTOS



RENTABLE AREA
±69,912 SF



SITE AREA
±268,896 SF



DRIVE-THRU EXTERIOR

PROPERTY PHOTOS



DRIVE-THRU INTERIOR



ZONING BREAKDOWN



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Zone District: B-4 (Central Business District)

Purpose. The standards of this district (B-4) are intended to provide areas for the location of business and other central services required by the region at large.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
Floor Area Ratio: 4
Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
Minimum Lot Width: 50'
Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1).

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

ZONING BREAKDOWN

USES BY RIGHT

1. Accessory commissary
2. Accessory community garden
3. Adult day service center
4. Ambulance service
5. Art gallery
6. Auditorium
7. Automobile dealership
8. Automobile rental
9. Bakery, retail
10. Banquet hall
11. Bar, tavern
12. Beauty salon or barbershop
13. Bed and breakfast home
14. Bed and breakfast inn
15. Blood bank or donor station
16. Body art studio
17. Bowling alley
18. Broadcasting studio
19. Butcher shop
20. Car wash
21. Catering service
22. Charitable institution
23. Child care center
24. Civic club
25. Community center
26. Dog care facility
27. Farmers market
28. Financial drive-up facility
29. Financial institution
30. Funeral home
31. Gas station
32. General service
33. Health club
34. Hospital
35. Hotel (Motel)
36. Instructional studio
37. Laundromat
38. Laundry service
39. Library
40. Massage establishment
41. Mortuary
42. Museum
43. Office, general
44. Office, medical
45. Office, professional
46. Parking lot
47. Parking structure
48. Pet shop
49. Pharmacy
50. Precious metal purchaser
51. Print shop
52. Public utilities
53. Recreation facilities, indoor
54. Religious institution
55. Residence, established
56. Residence, established
57. Restaurant
58. Restaurant, carry-out
59. Retail sales, antiques
60. Retail sales, auto parts
61. Retail sales, big box
62. Retail sales, garden center
63. Retail sales, general
64. Retail sales, liquor store
65. Retail sales, secondhand
66. Retail sales, tires
67. School, college or university
68. School, general
69. School, preschool
70. Temporary farmers market
71. Temporary mobile food vendor
72. Theater, general
73. Theater, multiplex
74. Urgent care facility
75. Wedding facility

ZONING BREAKDOWN

USES BY REVIEW

1. Accessory heliport, emergency medical
2. Commercial, established
3. Commissary
4. Community correctional facility or program
5. Contractor's shop
6. Crematory
7. Flea market
8. Food and drink processing facility, minor
9. Food warehousing
10. Heliport, emergency medical
11. Homeless shelter
12. Hospice care facility
13. Kennel (cattery)
14. Laboratory
15. Medical marijuana center (dispensary) (Limited use permit)
16. Microbrewery
17. Parks, trails and open space
18. Pawnshop
19. Pawnshop, automobile
20. Payday loan agency
21. Recreation facilities, general
22. Residence, condominium
23. Residence, multi-family
24. Residence, watchman or caretaker
25. Retail sales, thrift
26. Shooting range
27. Storage facility, outdoor
28. Storage facility, self-storage
29. Student Housing

30. Temporary retail sales, intermittent
31. Tow service
32. Transit station
33. Truck sales and service
34. Truck stop
35. Warehousing uses
36. Wholesaling uses
37. Wind Turbine

CONDITIONAL USES

1. Accessory antenna
2. Accessory commercial patio
3. Accessory drive-thru
4. Accessory emergency generator
5. Accessory medical marijuana home cultivation
6. Accessory medical marijuana optional cultivation
7. Accessory solar array
8. Adult entertainment
9. Artist studio
10. Automobile repair, lube shop
11. Automobile repair, repair shop
12. Brewpub
13. Community garden
14. Development in floodplain
15. Mixed-use
16. Recreational vehicle, sales and service
17. Rental shop, equipment

18. Rental shop, general
19. Repair shop, consumer items
20. Repair shop, durable goods
21. Retail marijuana testing facility
22. Retail sales, building materials
23. School, trade
24. Smoking lounge
25. Temporary construction yard
26. Temporary mobile auto repair
27. Temporary outdoor sales, seasonal
28. Tower (Antenna)
29. Veterinary clinic
30. Woodworking

TOP EMPLOYERS



Vestas Towers America is a global leader in sustainable wind energy solutions. 29,000 employees help to create a better world by designing, manufacturing, installing, developing, and servicing wind energy and hybrid projects all over the world. With +145 GW of wind turbines installed in 85 countries.



Ingersoll Rand is a global market leader with a broad range of innovative and mission-critical air, fluid, energy, specialty vehicle and medical technologies, providing services and solutions to increase industrial productivity and efficiency.



United Technologies Corporation At Raytheon Technologies, bringing together the brightest, most innovative minds across aviation, space and defence.



Parkview Health Parkview Regional Medical Center is a not-for-profit, community-based health system serving a northeast Indiana and northwest Ohio population of more than 895,000. With more than 13,000 employees, we're the region's largest employer.



CAE formerly Doss Aviation CAE, following the aquisition of the former Doss Aviation business, is now operating and delivering the U.S. Air Force Initial Flight Training (IFT) program.



INDUSTRY RANKINGS

#1

State in Private
Aerospace Employment
Concentration

Colorado Space Coalition, 2020

#6

State for Startup Early
Job Creation

Kauffman Foundation, 2019

#4

State for Concentration
of STEM Workers

Census Bureau, 2020

#3

State for Startup Early
Job Creation

Kauffman Foundation, 2019

#2

State to Start a Business

FitSmallBusiness.com, 2019

#2

State for Technology &
Science

Milken Institute, 2020

INCENTIVES

Job Growth Incentive Tax Credit: This program provides a state income tax credit equal to 50% of the Federal Insurance Contributions Act (FICA) paid by the business on the net new job growth for each calendar year in the credit period.

Location Neutral Employment Incentive: This program provides companies that will be approved for a Job Growth Incentive Tax Credit with an additional cash incentive for each remote worker employed in an eligible rural county.

Strategic Fund Job Growth Incentive: This incentive gives a cash payment to companies that create and maintain new permanent jobs in Colorado for one year.

Skill Advance Colorado Job Training Grant: A customized job training program that focuses on companies relocating to or expanding in Colorado and provides funds to net new hires.

Advanced Industries Accelerator Program: These programs support job creation and innovation for businesses creating advanced technologies and operating in one of Colorado's seven advanced industries.

Rural Jump-Start Tax Credit: This tax credit helps new businesses start in or move into rural, economically distressed areas and hire new employees.

Enterprise Zone Program: In designated enterprise zones, businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments.

LOCATION OVERVIEW

PUEBLO, COLORADO

How about 300 Days of sunshine along with the friendliest, hardest working people in Colorado and with some of the lowest costs of doing business in Colorado!

Pueblo is the gateway to Southern Colorado, with its 150 year history of manufacturing starting with Evraz Steel Mill, the oldest steel mill East of the Mississippi, and new home to Vestas Wind Towers, one of the World's largest manufacturers of wind towers.

Ideally located at the crossroads of I-25 and US 50 and the intersection of BNSF/ UP railroads, Pueblo, CO is the place to be!

The Pueblo community has a vision to promote a competitive advantage by creating jobs and helping business thrive by offering actual cash incentives to companies relocating or expanding here through a local ½ cent sales tax fund, something very unique in the economic development realm.



HEALTH AND WELLNESS

In addition to the infinite ways to get your heart rate up, Colorado is home to a progressive healthcare infrastructure with thousands of medical clinics and hospitals, community non-profits and fitness centers.



ARTS AND CULTURE

Denver's International Airport, Airforce Academy's Cadet Chapel, Aspen Art Museum, Denver Art Museum, The Denver Performing Arts Complex, Vail International Dance Festival, Red Rock Amphitheater.



RECREATION

During snow season, there is 26 ski resorts. After the snow melts and the rivers and lakes rise, the rafters, kayakers, tubers, paddle-boarders, and fly-fishers come out to play.



LOCATION OVERVIEW

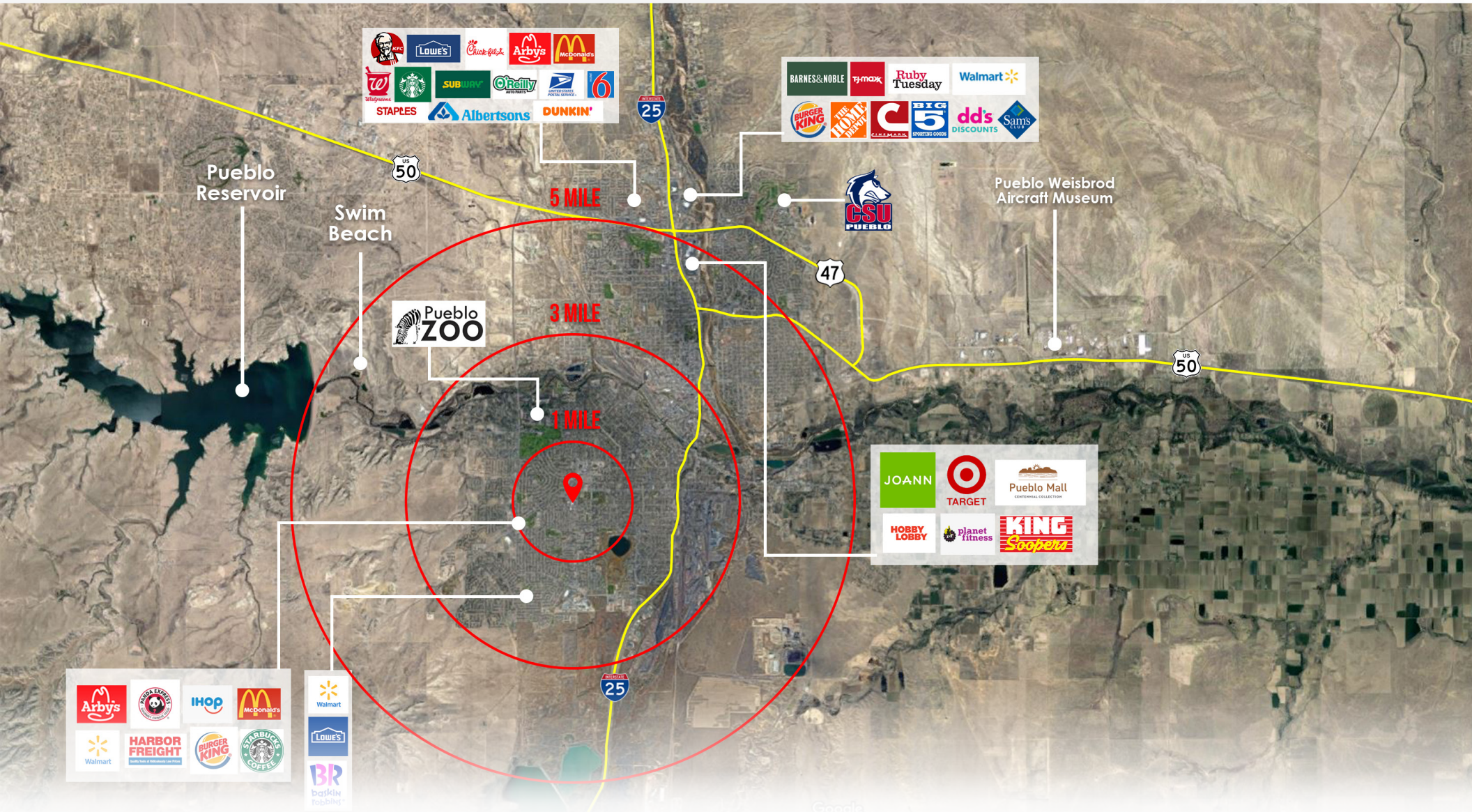
Pueblo County

Located in the heart of Pueblo County, the property benefits from heavy pedestrian and automobile traffic in a highly accessible and walkable area with a Walk Score of 70. Adjacent to public transportation, including the S Prairie/Wedgewood Bus Stations, the site is surrounded by schools, places of worship, shopping centers, restaurants, entertainment venues, and medical facilities.

Nearby attractions include the Pueblo Riverwalk, Colorado State Fairgrounds (within walking distance), Pueblo Zoo, City Park, Pueblo Creative Corridor, and Rosemount Museum, offering a dynamic mix of recreational and cultural destinations. Conveniently located minutes from Pueblo Memorial Airport and major highways, including I-25 and Colorado Highway 45 (Pueblo Boulevard), the property also benefits from nearby lodging options like Courtyard by Marriott, SpringHill Suites, and Hampton Inn & Suites.

Neighboring tenants include well-known national brands such as King Soopers, Safeway, Wells Fargo Bank, KFC, and O'Reilly Auto Parts, further cementing the location as a thriving retail and commercial hub.

5-MILE RADIUS MAP



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the featured tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Walmart



PUEBLO ACADEMY OF ARTS



NORTHERN AVE

NORTHERN AVE



SAFeway



SOUTH HIGH SCHOOL



WEDGEWOOD DR

Walgreens



NORTHERN AVE

AVAILABLE
± 69,553 SF

JONES AVE

PRAIRIE AVE



JONES AVE

PSAS PUEBLO SCHOOL OF ARTS



AERIAL MAP

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Estimate	14,282	63,427	100,260
2029 Projection	14,561	64,888	102,734
Daytime Population	11,498	51,783	81,467
2024 Households	6,009	25,874	41,246
Avg HH Income	\$59,102	\$66,519	\$63,204
Avg HH Size	2.30	2.30	2.30

2024 TRAFFIC COUNTS	NORTHERN AVE	PRAIRIE AVE
Cars per Day	±22,661	±16,155



**COMMERCIAL
REAL ESTATE**



MICHAEL SHARON

Senior Vice President

(818) 572-4050 | msharon@illicre.com

DRE#01495419



THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM ILLI COMMERCIAL REAL ESTATE AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ILLI COMMERCIAL REAL ESTATE OR THE OWNER OF THE PROPERTY ("OWNER"). THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND FROM THE OWNER, ILLI COMMERCIAL REAL ESTATE OR OTHERWISE. SUCH INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS MADE ANY INVESTIGATION, AND NEITHER MAKES ANY WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS ILLI COMMERCIAL REAL ESTATE OR OWNER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS. NO REPRESENTATION OR WARRANTY WHATSOEVER IS MADE BY OWNER OR ILLI COMMERCIAL REAL ESTATE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS AND TENANTS MAKE AND RELY ON THEIR OWN INDEPENDENT INVESTIGATION AND TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN. THE SUBJECT PROPERTY CONTAINS OPERATING BUSINESSES. DO NOT DISTURB TENANTS OR SPEAK WITH STAFF OF BUSINESSES ABOUT THIS OFFERING