

# Retail Space

## Ground Lease or Lease

# 902 W. US Hwy 50

Pueblo, CO 81008



## PROPERTY SUMMARY

Position your business for success with this high-visibility commercial property located directly on W US Hwy 50, one of Pueblo's busiest and most established commercial corridors. This property offers exceptional exposure, strong traffic counts, and convenient access for customers.

- High-traffic frontage on US Hwy 50 with excellent signage opportunities
- Flexible floor plan ideal for retail, restaurant, or office use
- Ample on-site parking
- Surrounded by national retailers & restaurants

## BUILDING FEATURES

<b>BUILDING SIZE</b>	6,689 SF
<small>*Source: Pueblo Co. Assessor</small>	
<b>GROUND LEASE RATE</b>	Call Broker
<b>LEASE RATE</b>	\$28-\$38 PSF NNN
<b>PROPERTY TAXES</b>	\$0.82 PSF
<b>INSURANCE</b>	\$0.84 PSF
<b>CAM</b>	\$3.50 PSF
<b>YEAR BUILT</b>	1974, 1980
<b>ZONING</b>	B4
<b>PARKING</b>	50 Spaces <small>*To be confirmed by tenant</small>
<b>LOT SIZE</b>	31,576 SF

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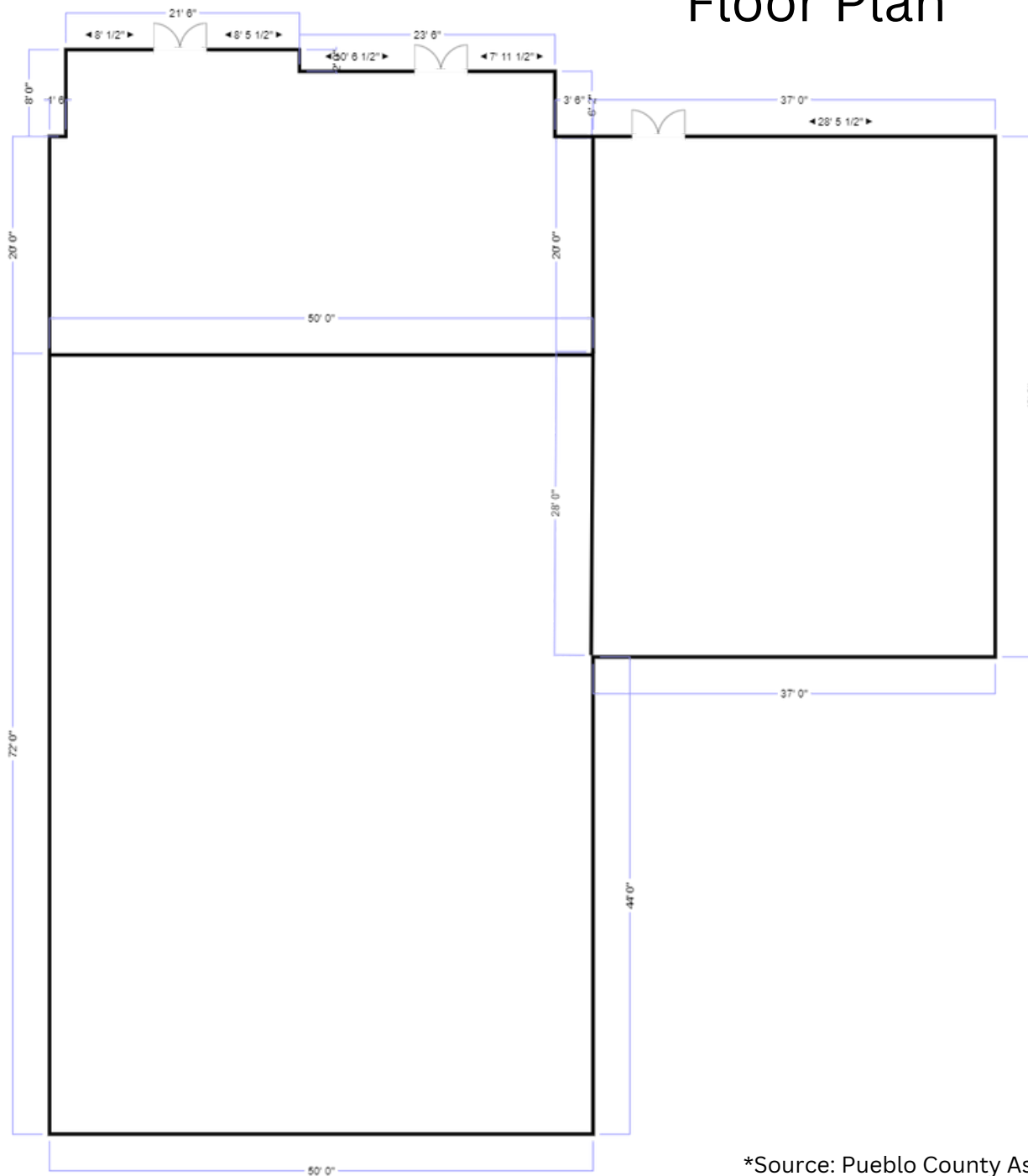
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## Floor Plan



\*Source: Pueblo County Assessor

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2025 POPULATION	6,264	50,391	91,477
HOUSEHOLDS	2,710	20,533	37,530
AVE HH INCOME	\$83,031	\$78,034	\$74,544

COMBINED TRAFFIC COUNTS				
US Hwy 50	N Elizabeth Street E	45,533	VPD	2025

\*Sourced by CoStar

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