

OFFICE BUILDING FOR LEASE

# THE CORONA OFFICE BUILDING

635 W CORONA ST, PUEBLO, CO 81004



## PROPERTY DESCRIPTION

Situated at 635 W Corona St, Pueblo, CO, 81004, this impressive property offers a prime leasing opportunity. Boasting a versatile layout, modern amenities, and ample parking, this spacious building provides an inviting and functional space for potential tenants. The attractive architecture and well-maintained grounds make a lasting impression, while the interior's open floor plan offers flexibility for customization. Conveniently situated in a thriving business district, this property is ideal for a wide range of businesses seeking a prominent location for their operations. With its desirable features and exceptional potential, this property is poised to accommodate the needs of a thriving business. The broker is disclosing that he is a licensed real estate agent in the state of Colorado and that he has an ownership interest in the property.

## HIGHLIGHTS

- Highly visible corner lot
- Ample parking space
- Versatile floor plan
- Highly accessible location
- Signage opportunity available

## OFFERING SUMMARY

Lease Rate	\$600.00 - \$1,700.00 per month (MG)
Available SF	385 - 950 SF
Building Size	23,995 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,056	3,867
Total Population	673	2,239	8,808
Average HH Income	\$52,810	\$55,590	\$61,739



**JAMIE MITCHELL**

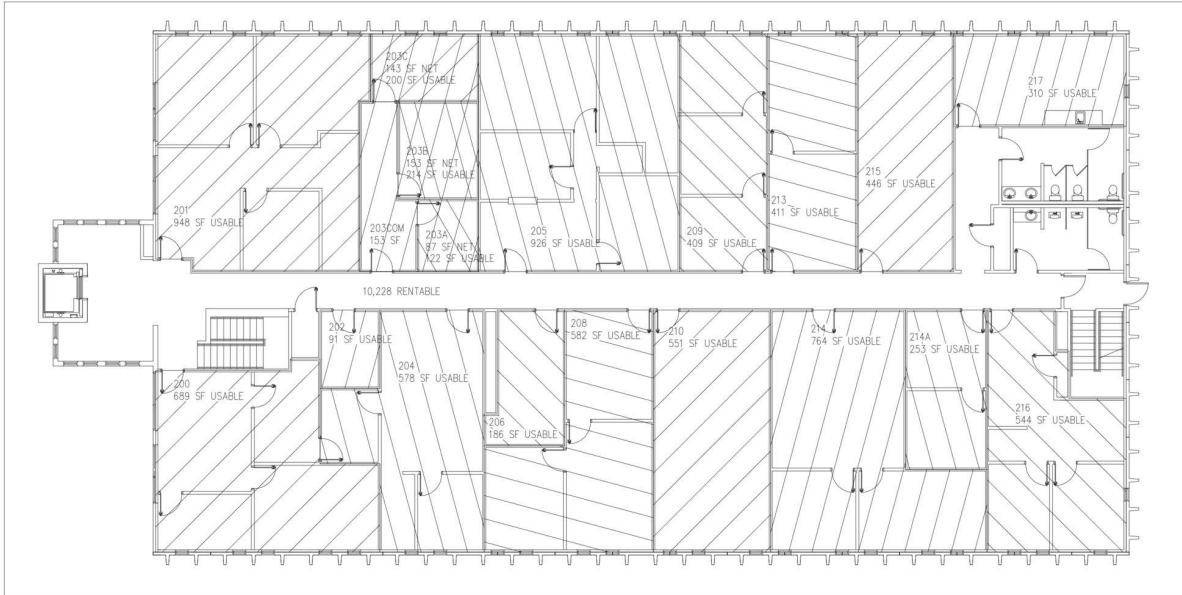
720.704.1739


jamie@myelitecre.com

Elite CRE | 6000 East Evans Avenue, Denver, CO 80222 | 720.496.9181 | myelitecre.com

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DATE: 14MAY21 PROJECT: 2021-PUEBLO	635 WEST CORONA STREET PUEBLO, CO	 C. PELL, ARCHITECT, LLC cpell_arch@yahoo.com 6354 S. BLACKHAWK WAY, 303-718-1343
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2ND FLOOR  
1/10"=1'-0"

## LEASE INFORMATION

Lease Type:	MG
Total Space:	385 - 950 SF

Lease Term:	Negotiable
Lease Rate:	\$600.00 - \$1,700.00 per month

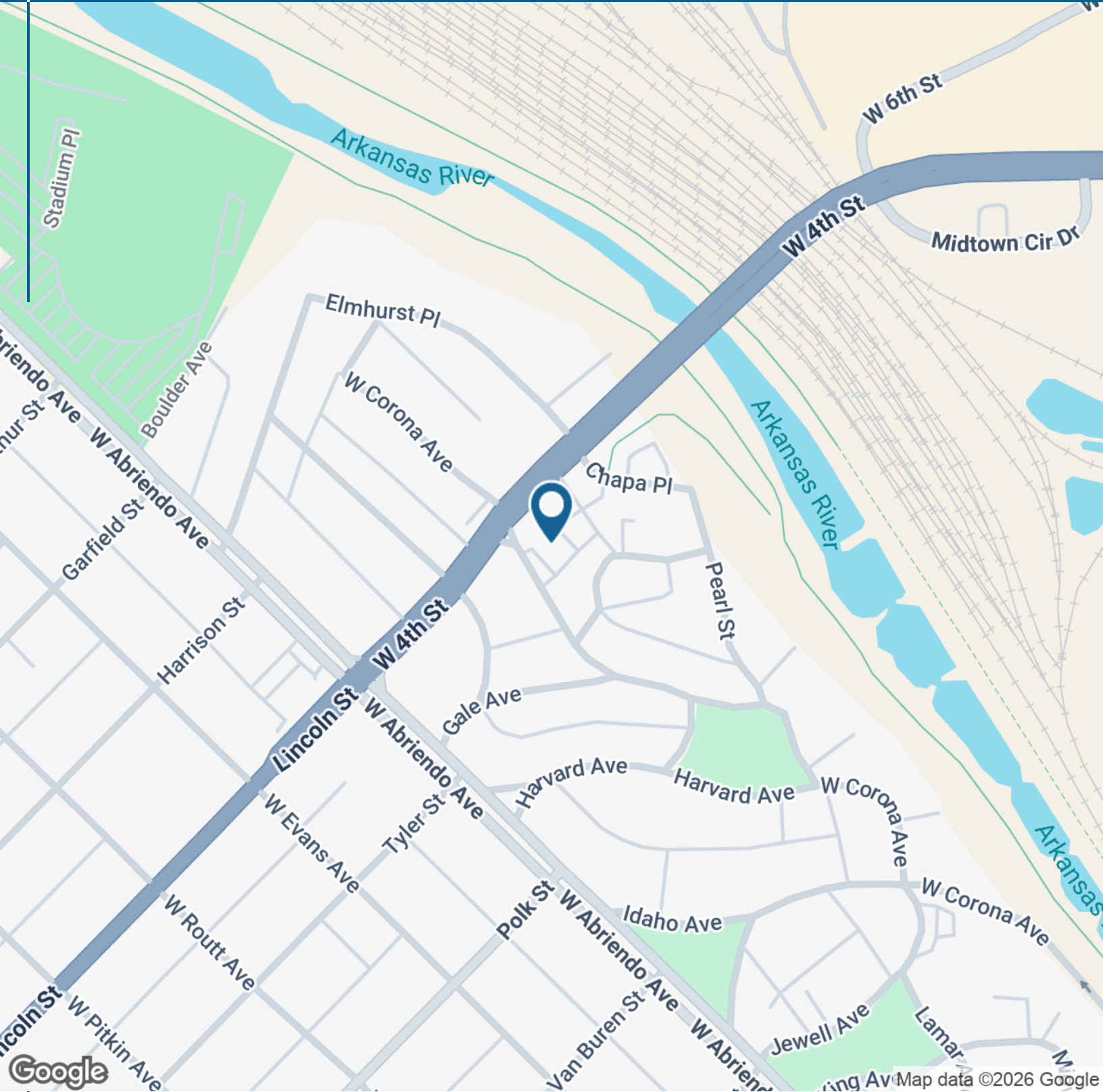
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 210	Available	515 SF	Modified Gross	\$950 per month	-
Unit 214 + 214A	Available	950 SF	Modified Gross	\$1,700 per month	-
Unit 215	Available	385 SF	Modified Gross	\$750 per month	-
Unit 24LL	Available	400 SF	Modified Gross	\$600 per month	-

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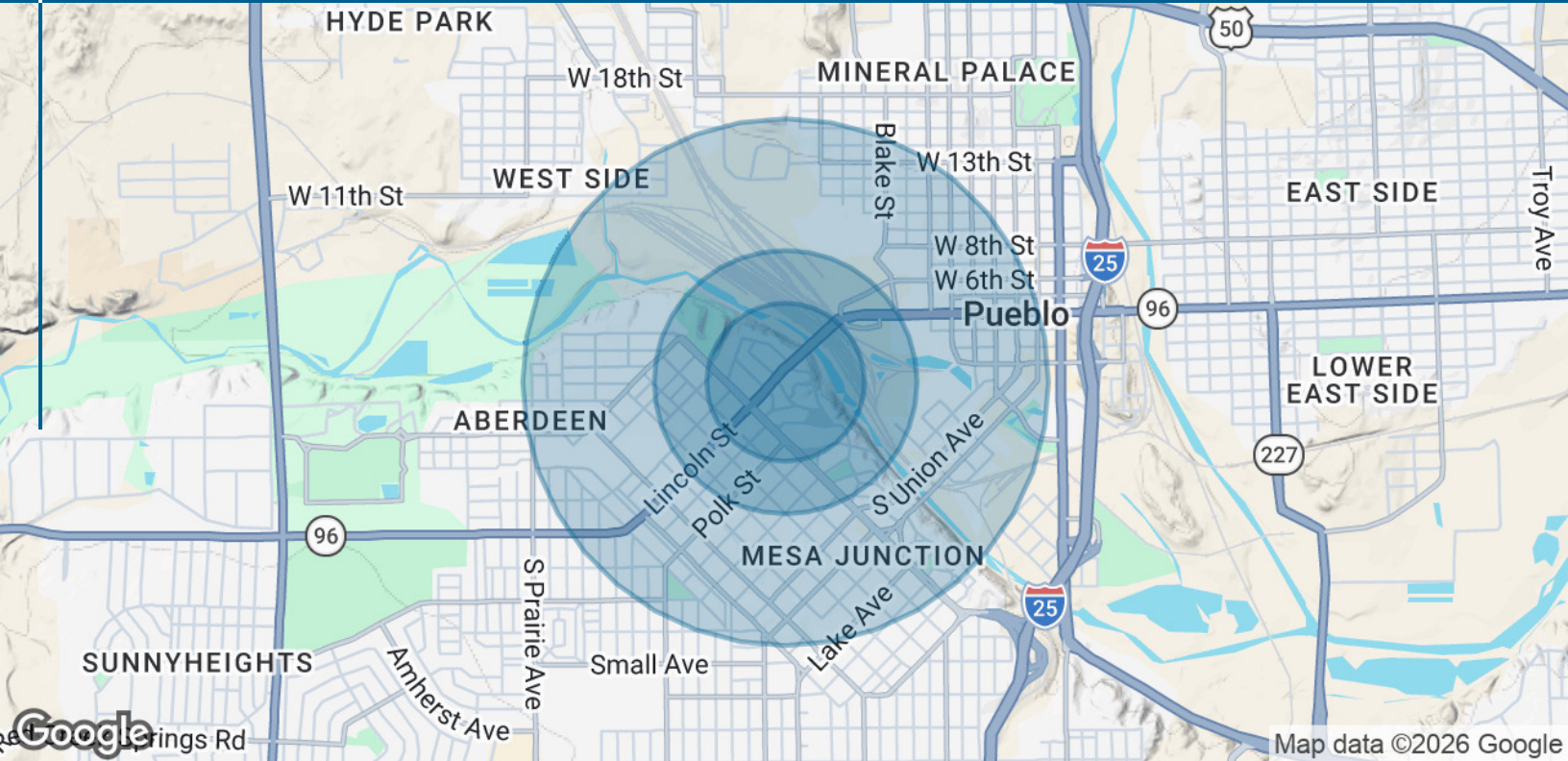
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	673	2,239	8,808
Average Age	41	41	42
Average Age (Male)	41	41	42
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,056	3,867
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$52,810	\$55,590	\$61,739
Average House Value	\$257,162	\$257,789	\$267,548

Demographics data derived from AlphaMap



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