

UP TO 40,000 SF AVAILABLE | DIVISIBLE TO 20,000 SF | RETAIL ANCHOR SPACE

Sunset Plaza Shopping Center

1101 - 1153 S. PRAIRIE AVENUE · PUEBLO, CO 81005



SUNSET PLAZA SHOPPING CENTER holds a prominent position on South Prairie Avenue, with frontage visible from Amherst, Cambridge and Northern Avenues, directly across from the Colorado State Fairgrounds and Southwest Motors Events Center.

The available space offers rear loading and a large-box configuration suited to anchor or junior-anchor reuse, one 40,000 SF user or two 20,000 SF users.

- Safeway-anchored, with national co-tenants Wells Fargo, Wings Credit Union, AutoZone, and Little Caesars
- Broader Sunset Plaza is approximately 206,502 SF, includes 33 stores and 715 parking spaces
- Prominent South Prairie Avenue frontage
- Visibility from Amherst, Cambridge and Northern Avenues
- Surrounded by dense residential neighborhoods and daily-needs retail
- Directly across from the Colorado State Fairgrounds and Southwest Motors Events Center
- Rear loading capability and large-box configuration suitable for anchor / junior-anchor reuse

PROPERTY DETAILS

AVAILABLE SPACE:	1153 S Prairie Ave: 40,000 SF <i>divisible to 20,000 SF</i>
BUILDING SIZE:	147,603 SF
LOT SIZE:	14.327 AC
LEASE RATE:	\$10.00 PSF
NNN EXPENSES:	\$3.33 PSF (2026 est.)
YEAR BUILT:	1961
PARKING:	4.38 / 1,000 SF 175 Total Spaces
ZONING:	B-4
PARCEL NUMBER:	1503437004



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 est. population	12,763	64,788	103,959
2025 est. households	5,483	26,454	42,736
2025 est. avg HH income	\$71,535	\$76,897	\$74,055

TRAFFIC COUNTS (2026)

W Northern Ave at Lehigh Ave NE	22,971 VPD
Prairie Ave at W Mesa Ave	14,950 VPD
W Northern Ave at Vinewood Ln E	18,376 VPD

Source: CoStar Group, All Rights Reserved