

1849 S PUEBLO BLVD, PUEBLO, CO 81005

8,500 SF RETAIL | FOR SUBLEASE



#1849
8,500 SF

GameStop



SALLY BEAUTY SUPPLY

ROSS DRESS FOR LESS



HARBOR FREIGHT

T-Mobile



24,229 VPD

W NORTHERN AVE

18,384 VPD

PUEBLO BLVD

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Positioned along one of Pueblo's primary commercial corridors, 1849 S Pueblo Blvd offers an opportunity to sublease $\pm 8,500$ SF in a highly visible, high-traffic location. South Pueblo Boulevard serves as a major north-south artery through the city, carrying consistent daily traffic and providing strong exposure for retail, service, or showroom users seeking both visibility and accessibility.

The surrounding trade area is anchored by a dense concentration of national and regional retailers, driving steady consumer activity throughout the day. Nearby businesses include major grocery, quick-service dining, and big-box retailers, reinforcing the corridor as a proven retail destination for the South Pueblo market. The property benefits from its proximity to established neighborhoods and convenient access points, supporting a reliable customer base and strong daytime population.

With its central location, prominent frontage, and positioning within one of Pueblo's most active retail corridors, this $\pm 8,500$ SF sublease presents a compelling opportunity for users looking to capitalize on existing traffic patterns and an established commercial environment.



AVAILABLE SPACE
8,500 SF



LEASE RATE
\$12.00 PER RSF NNN



OPERATING EXPENSES
\$3.35/SF



ZONING
B3



SUBLEASE TERM
8/31/2035



DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,938	22,888	33,128



POPULATION

1 MILE	3 MILES	5 MILES
14,434	54,873	80,505



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$85,591	\$79,129	\$75,573



Colorado Springs
Commercial

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