

# Park West Business Campus

## COMMERCIAL LOTS FOR SALE

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SEC OF US HWY 50 & N PUEBLO BLVD  
PUEBLO, CO 81008



### DEMOGRAPHICS

NIelsen CLARITAS 2014 ESTIMATE

#### RADIAL DISTANCE

	MILE 1	MILE 3	MILE 5
Population	1,068	21,975	82,312
Avg HH Income	\$58,989	\$59,133	\$54,580
No of Family HHs	268	5,441	20,481
No of Households	421	8,376	33,345

#### DRIVE TIMES

	5 MIN	10 MIN	15 MIN
Population	8,236	68,283	133,978
Avg HH Income	\$61,172	\$53,073	\$54,799
No of Family HHs	2,208	16,752	34,208
No of Households	3,429	27,573	53,820

### PUEBLO WEST

NIelsen CLARITAS DEMOGRAPHICS

	2000 CENSUS	2010 CENSUS	2014 ESTIMATE
Population	17,103	29,637	31,486
No of Households	6,073	10,728	11,178
Avg HH Income			\$78,067

### TRAFFIC COUNTS

2012 MPSI

On Pueblo Blvd, South of Hwy 50	17,776 CPD
On Hwy 50, East of Pueblo Blvd	31,529 CPD
On Hwy 50, West of Pueblo Blvd	34,205 CPD

**TOM CONE**

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- ✓ AVAILABLE LOTS: 1 to 28 Acres
- ✓ SALE PRICE: \$4.50 - \$8.00/SF
- ✓ ZONING: Commercial / B-3, B-4 & R-5

# Park West Business Campus

- 1 SCMC FIL 1 / BLK 1**  
(B4 ZONING)  
Lot 2 IntelliTec College  
Lot 3 Sold  
Lot 4 2.33 Acres  
Lot 5 Sold  
Lot 6 Office Building  
Lot 7 3.38 Acres  
Lot 8 4.31 Acres  
Lot 9 4.34 Acres  
Lot 10 Social Security Administration  
Lot 11 North Pointe Gardens

- 2 SCMC, FIL 1 / BLK 2**  
(B4 ZONING)  
Lot 3 Park West Medical

- 3 SCMC, FIL 1 / BLK 3**  
(B4 ZONING)  
Lot 1 Sold  
Lot 2 ENT Credit Union

- 4 PWSUB, FIL 1 / BLK 1**  
(B4 ZONING)  
Lot 1 Maple Leaf Orthopedics  
Lot 2 Park West Medical

- 5 PWSUB, FIL 3 / BLK 1**  
(B4 ZONING)  
Lot 1 Park West Dental  
Lot 2 Pro Therapy

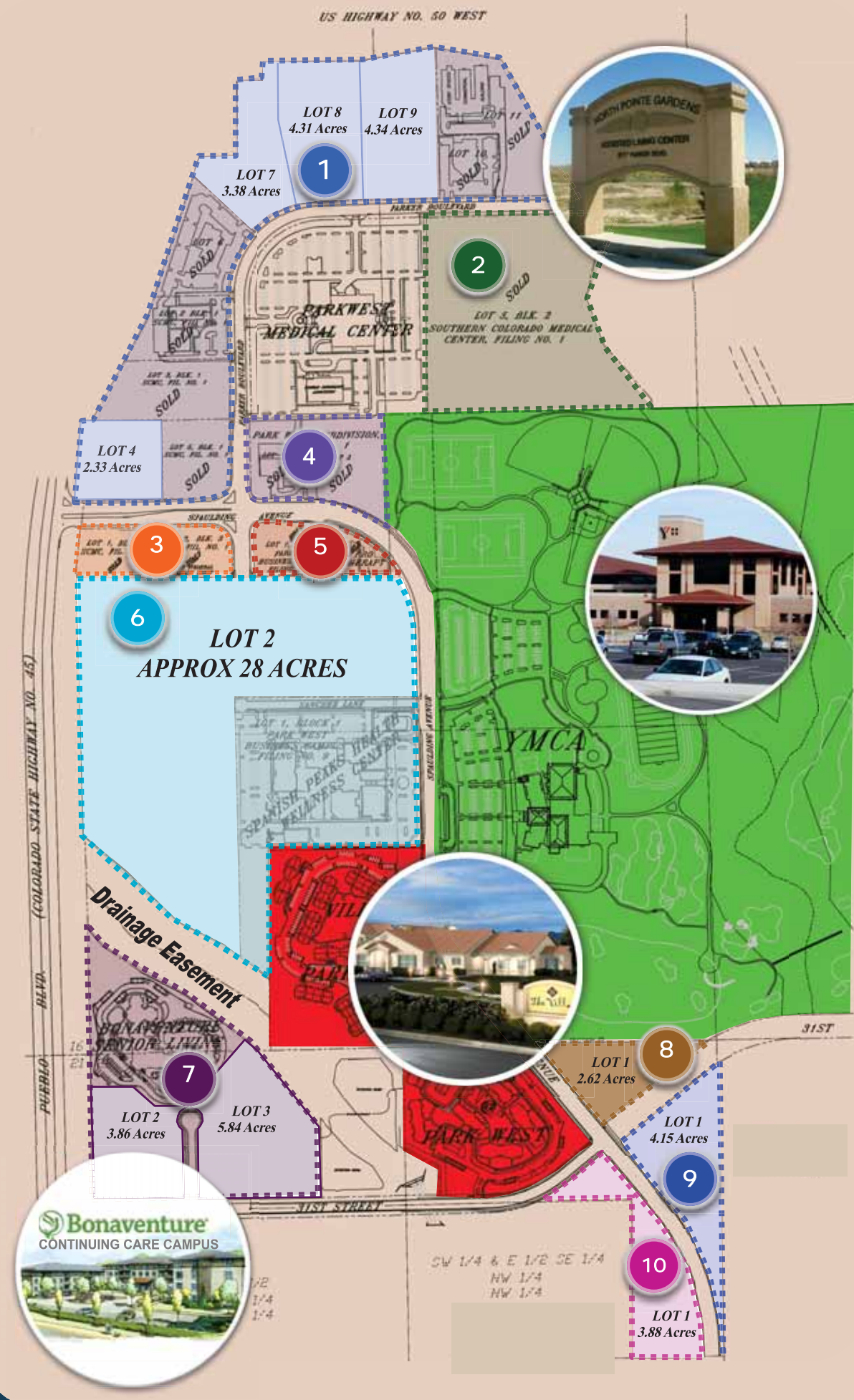
- 6 PWSUB, FIL 5 / BLK 1**  
(B3 ZONING)  
Lot 1 Spanish Peaks Health  
Lot 2 Up to 28.35 Acres

- 7 PWBC FIL 6, BLK 1**  
(B3 ZONING)  
Lot 1 Bonaventure Assisted Living  
Lot 2 3.86 Acres  
Lot 3 5.84 Acres

- 8 PWSUB, FIL 5 / BLK 2**  
(R5 ZONING)  
Lot 1 2.62 Acres

- 9 PWSUB, FIL 5 / BLK 3**  
(R5 ZONING)  
Lot 1 4.15 Acres

- 10 PWSUB, FIL 5 / BLK 3**  
(R5 ZONING)  
Lot 1 3.88 Acres



## Park West Medical Complex

- Acute Medical Specialist - Internal Medicine
- Hanger Prosthetics and Orthotics
- Parkview Medical Center
- Parkview Cardio-Pulmonary Coumadin Clinic
- Parkview Orthopedics at Maple Leaf
- Parkview Outpatient Rehab
- Parkview Cardio Pulmonary
- Park West Medical Office
- Park West Surgery Center
- Park West Imaging
- Park West Urgent Care
- Bonfils Blood Center
- Pueblo Bone & Joint Clinic
- Rocky Mountain Cancer Centers
- Scenta Ear, Nose & Throat and Allergy
- Southern Colorado Clinic Physicians

- Southern Colorado Clinic Urgent Care
- Urology of Southern Colorado
- New Body Solutions / Smooth Illusions

