

# PUEBLO WEST MARKETPLACE

904 East Hailey Lane, Pueblo West, CO 81007

FOR LEASE

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## FREESTANDING BUILDING

### NEW CONSTRUCTION

- + Newly constructed 8,400 SF freestanding building with covered drive-thru available and ample parking
- + Located near Walgreens and AutoZone with easy access off Purcell Boulevard
- + Adjacent to a Safeway and Dollar Tree anchored center
- + Across from the new Parkview Medical Center at the northwest corner of Industrial Boulevard & Purcell Boulevard



#	Tenant	SF
A	Available	1,980
B	Available	1,867
C	State Farm Insurance	1,499
D	Sangre de Cristo Dental Care	3,325

**PROPERTY DETAILS**

Two Units Available	1,980 SF and 1,867 SF
Covered Drive-Thru	Available

**TRAFFIC COUNTS**

US Highway 50 at Purcell Blvd	41,600 VPD
Purcell Blvd at Kimble	1,407 VPD

**PROPERTY DETAILS**

	5 MILE	10 MILE	15 MILE
Population	45,156	150,566	160,503
Average Household Income	\$70,924	\$58,545	\$59,499



*Fastest growing suburb in the Pueblo Area.  
75% increase in local residence over the last 10 years!*

