

FOR LEASE

NEW MULTI-TENANT STRIP CENTER

4010 - 4016 West Northern Avenue, Pueblo, CO 81005

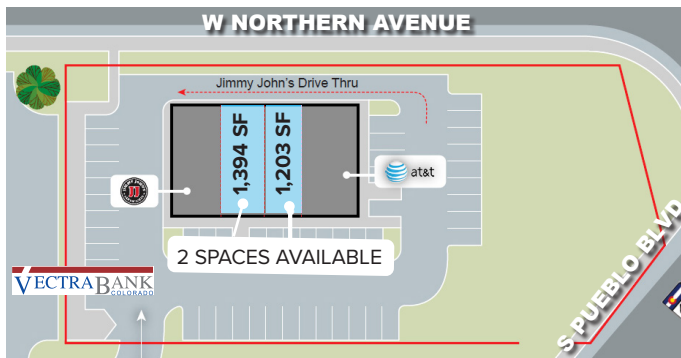


**SPECIAL
PROMO RATE**
For the 1st year
of \$18.00/SF
for a 5-year deal
for any lease
signed by 12/31/20!

GREAT LOCATION

EXCELLENT CORNER EXPOSURE!

This new multi-tenant strip center is located on the corner of W. Northern Avenue and S. Pueblo Boulevard with excellent visibility. Shadow anchored by a 24-hr Walmart Supercenter, with many national credit tenants nearby, such as Lowe's, King Soopers, Family Dollar and Walgreens.



PROPERTY DETAILS

Available Space	Suite 4012 - 1,203 SF Suite 4014 - 1,394 SF
Building Size	6,000 SF
Lease Rate	\$29.00/SF
NNN	\$10.41/PSF
Zoning	B-4
Parking	50 Parking Spaces



2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,882	55,902	80,668
Households	6,127	23,098	32,726
Average Household Income	\$60,571	\$54,915	\$50,980

2019 TRAFFIC COUNTS

W. Northern Avenue at S. Pueblo Boulevard	19,800 VPD
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