

FOR LEASE

Eagleridge Shopping Center

4130 N FREEWAY ROAD, PUEBLO, CO 81008

RETAIL

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TWO SPACES NOW AVAILABLE!



2017 Demographics

	1 Mile	3 Mile	5 Mile
Population	3,579	46,657	80,220
Average Household Income	\$68,859	\$55,235	\$52,617
Households	1,711	18,509	32,437

Traffic Counts

N Elizabeth Street at W US HWY 50 (2005)	43,700 VPD
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CONTACT

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SPACE FOR LEASE

RETAIL END CAP UNITS

The Eagleridge Shopping Center has great highway exposure facing I-25 at Dillon Drive. It is shadow anchored by many national retailers including Cinemark Tinseltown Theater, Ross Dress for Less, PetSmart, Barnes and Noble, T.J. Maxx, Visionworks, Ruby Tuesday, Big 5 Sporting Goods, Home Depot and Walmart Supercenter.

With The Pueblo Mall located just a half mile to the south, there are many dining and shopping options available in this area!



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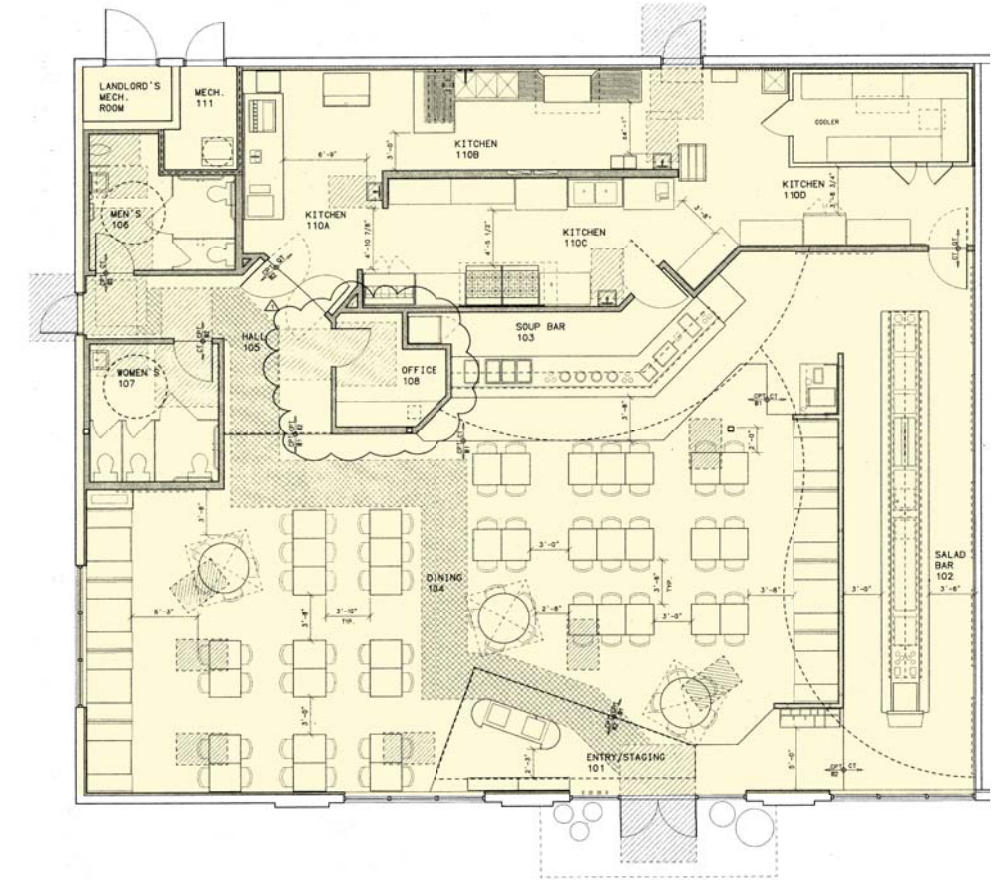


2ND GENERATION RESTAURANT SPACE

- + Turn-key space
- + Occupancy 121 seats
- + FF&E available
- + Two restrooms

Space Details

Lease Rate:	\$25.00/NNN
NNN:	\$6.25/SF (2017 est.)
End cap unit:	4,227 SF



RETAIL END CAP

- + B3 zoning
- + Opportunity to construct outdoor patio
- + Incredible I-25 exposure

Space Details

Lease Rate:	\$19.00/NNN
NNN:	\$6.25/SF (2017 est.)
End cap unit:	2,941 SF

