

FOR LEASE

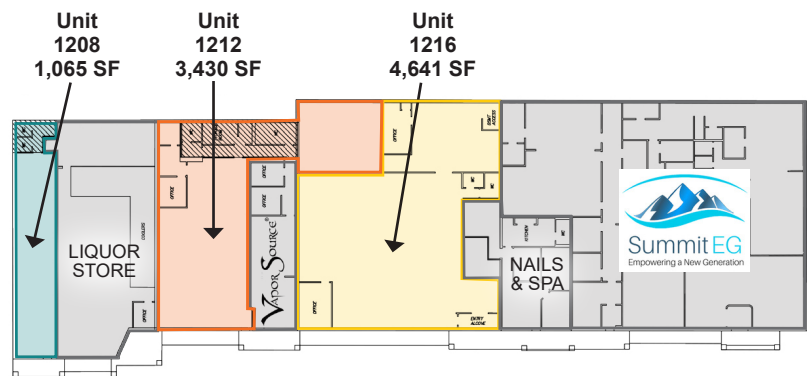
TREASURE ISLAND

1208-1236 SOUTH PRAIRIE AVENUE • PUEBLO, CO 81005



EXCELLENT VISIBILITY AND MONUMENT SIGNAGE

- Located on the NWC of South Prairie Avenue between W. Mesa Avenue and W. Northern Avenue just South of the Colorado State Fairgrounds
- Safeway and Wells Fargo Bank located across the street
- Two convenient entrances into shopping center
- 50 free Surface Parking Spaces; Ratio of 1.25/1,000 SF
- NNN - \$3.44/SF (2020)



Available Space

Unit	Size	Description	Price
1208	1,065 SF	Retail	\$12.00/SF NNN
1212	3,430 SF	Retail: Next to Liquor Store	\$11.00/SF NNN
1216	4,641 SF	Retail	\$11.00/SF NNN

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,394	66,757	106,886
HOUSEHOLDS	6,219	26,960	43,738
AVERAGE HOUSEHOLD INCOME	\$50,723	\$53,078	\$52,969

TRAFFIC COUNTS

W. NORTHERN AVENUE AND S. PRAIRIE AVENUE	18,400 VPD
S. PRAIRIE AVENUE AND W. MESA AVENUE	13,225 VPD



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