

MIXED-USE BUILDING FOR SALE

Historic Downtown Pueblo

128 SOUTH UNION AVENUE, PUEBLO, CO 81003

RETAIL

PRICE REDUCED - INCOME PRODUCING PROPERTY!



RETAIL/OFFICE & TWO APARTMENTS

RARE OPPORTUNITY IN HISTORIC DOWNTOWN PUEBLO!

Beautifully restored two-story historic building on tree-lined South Union Avenue and East D Street. Situated in revitalized downtown shopping district, within easy walking distance to Historic Arkansas Riverwalk in south Pueblo, Colorado, and offering convenient access to I-25.

Property Details

Price Reduced	\$475,000 Now \$430,000
Building Area	4,000 SF
Zoning	HB

Street Level

Grand entry and two hard walled offices
One restroom, shower, and mechanical room
Large open main floor: approx. 20' x 26'

Upper Level

Two second floor apartments: 1BR/1BA - fully leased
Front entry from Union Avenue
Front Apt: \$675/Mo.
Rear Apt: \$650/Mo.

Garden Level

Open floor plan and two restrooms
Rear exit to reserved parking

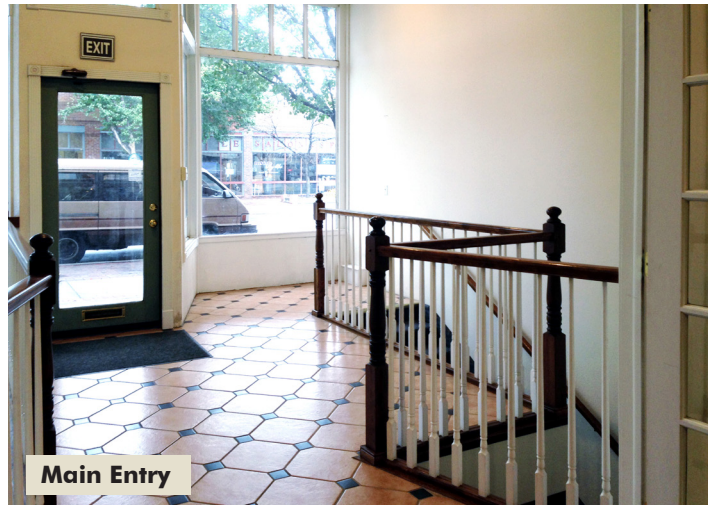
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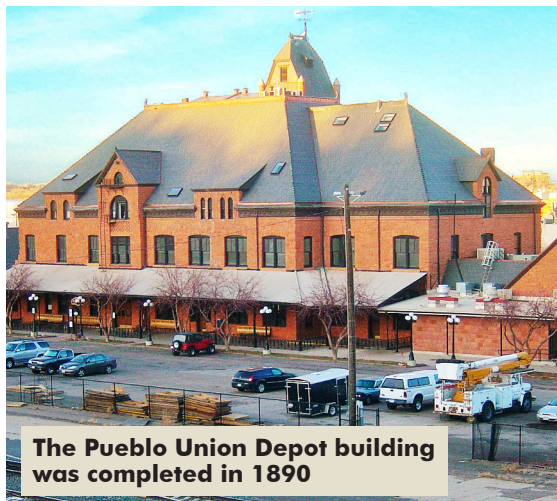
Street Level



Main Entry



Garden Level



The Pueblo Union Depot building was completed in 1890



Pueblo's historically significant downtown shopping area boasts 83 buildings on the National Historic Register. With the Historic Union Depot on one end and the Historic Riverwalk on the other, this District is perfect for strolling, gallery hopping, shopping, or eating ice cream and cupcakes.



Dine, stroll or enjoy a boat or gondola ride along this river-inspired park. The Historic Arkansas Riverwalk commemorates the river's original location with history, public art, interactive fountains, and great events. The international headquarters for the Professional Bull Riders Association also saddles up along the Riverwalk.

HISTORY

The Historic Arkansas Riverwalk of Pueblo (HARP) is a 32 acre urban waterfront experience open to the Public daily. The Riverwalk returned the Arkansas River to its historic location at the heart of downtown Pueblo, after being diverted in the 1920s due to a devastating flood that destroyed much of Pueblo. The Riverwalk's current location serves the community by revitalizing a segment of the downtown area that was previously unsightly and unusable. This urban development transforms the community and has been vital in attracting new businesses, thereby helping to stabilize the economic base of the city.



Stroll down shaded tree lined streets to all the shops and restaurants

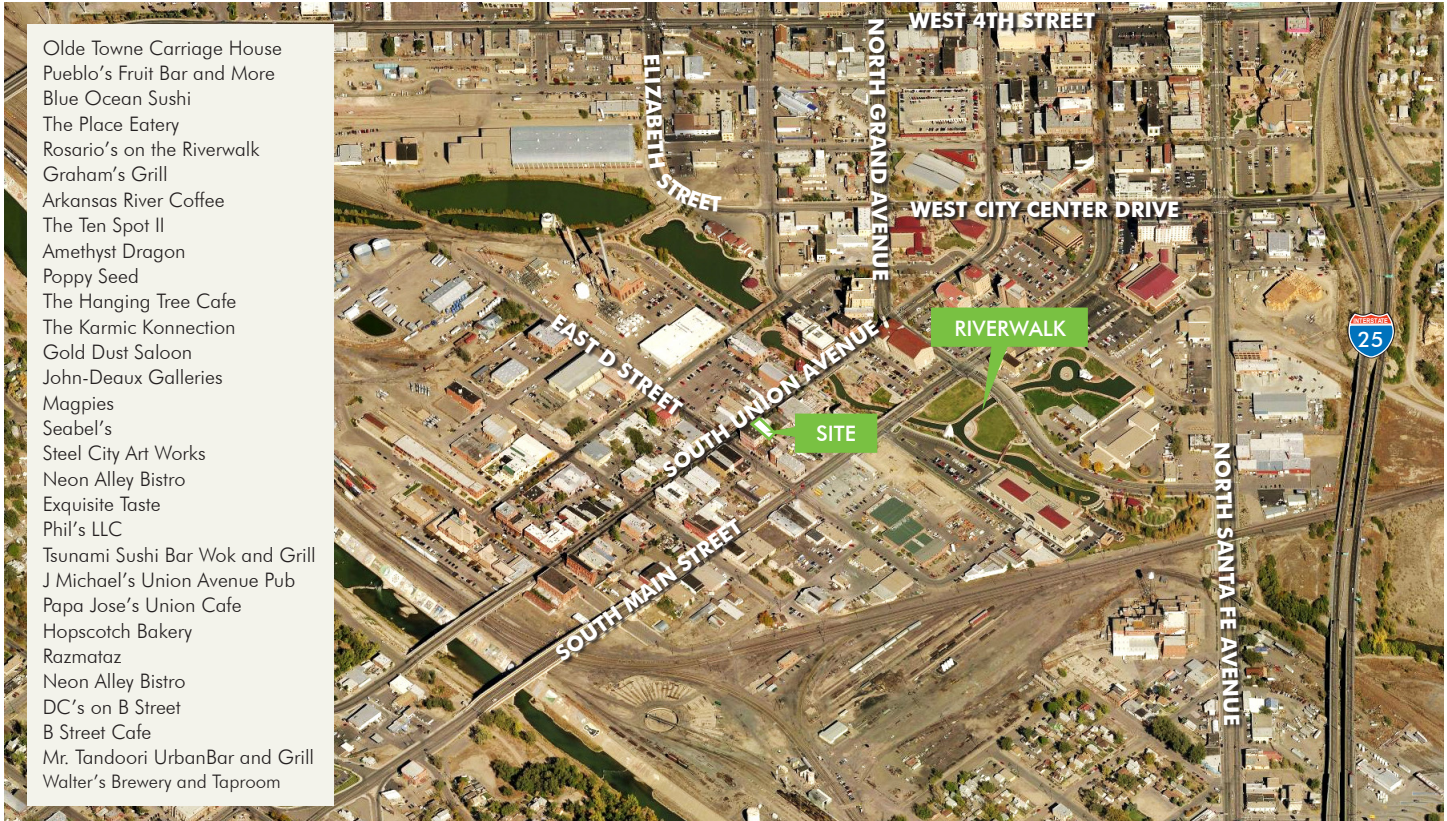


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- Olde Towne Carriage House
- Pueblo's Fruit Bar and More
- Blue Ocean Sushi
- The Place Eatery
- Rosario's on the Riverwalk
- Graham's Grill
- Arkansas River Coffee
- The Ten Spot II
- Amethyst Dragon
- Poppy Seed
- The Hanging Tree Cafe
- The Karmic Konection
- Gold Dust Saloon
- John-Deaux Galleries
- Maggies
- Seabel's
- Steel City Art Works
- Neon Alley Bistro
- Exquisite Taste
- Phil's LLC
- Tsunami Sushi Bar Wok and Grill
- J Michael's Union Avenue Pub
- Papa Jose's Union Cafe
- Hopscotch Bakery
- Razmataz
- Neon Alley Bistro
- DC's on B Street
- B Street Cafe
- Mr. Tandoori UrbanBar and Grill
- Walter's Brewery and Taproom

2016 Demographics

	1 Mile	3 Mile	5 Mile
Population	7,207	76,192	118,237
Average HH Income	\$36,622	\$46,152	\$55,890
Households	3,165	31,380	47,679

Traffic Counts

I-25 at E. 3rd Street	58,700
W. 4th Street at N. Elizabeth Street	17,900
S. Union at S. Elizabeth Street	12,075
S. Main Street at S. Elizabeth Street	8,375

CONTACT

Patrick Kerscher

Senior Associate
 +1 719 471 6045
 patrick.kerscher@cbre.com

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