

FOR LEASE

New Construction

4010 WEST NORTHERN AVENUE, PUEBLO, CO 81005

RETAIL



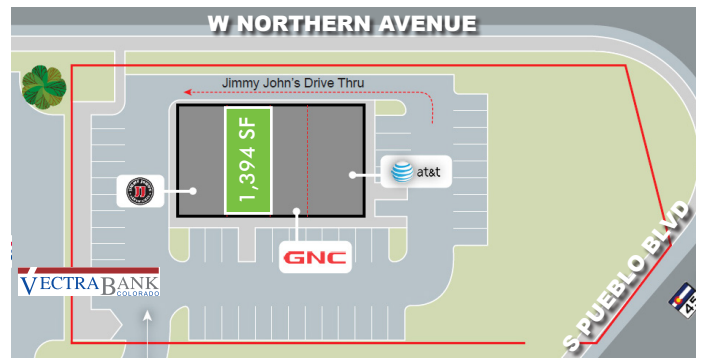
GREAT LOCATION

EXCELLENT CORNER EXPOSURE!

This brand 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 4014 - 1,394 SF
Building Size	6,000 SF
Lease Rate	\$24.00/SF
NNN	\$9.30/PSF (2018 est.)
Zoning	B-4
Parking	50 Parking Spaces



2016 Estimated Demographics

	1 mile	3 mile	5 mile
Population	14,612	55,049	79,515
Avg. Household Income	\$68,068	\$58,331	\$53,597
Households	6,019	22,804	32,273

Traffic Counts

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