

FOR SALE

Freestanding Restaurant

711 WEST ABRIENDO AVENUE, PUEBLO, CO 81004

RETAIL

PRICE REDUCED TO \$350,000!



RARE OPPORTUNITY

TO OWN A FREESTANDING RESTAURANT BUILDING IN HISTORIC SOUTH PUEBLO

This well-known property is in a highly visible location on a divided tree-lined avenue in Historic South Pueblo. Situated across the street from the Pueblo Community College, with a Loaf 'N Jug and Walgreens next door, this property will go fast. Interstate 25 is approximately 1.5 miles away with easy access via the East 4th Street exit ramp.

- + Price: ~~WAS \$425,000~~
NOW \$350,000
- + Building: 2,420 SF
- + Land: 19,166 SF
- + Parking: 16 Free Surface Spaces
- + Zoning: B2
- + Constructed: 1974



Traffic Counts

West Abriendo Avenue at Lincoln Street	21,600
West 4th Street at Wilson Avenue	35,100

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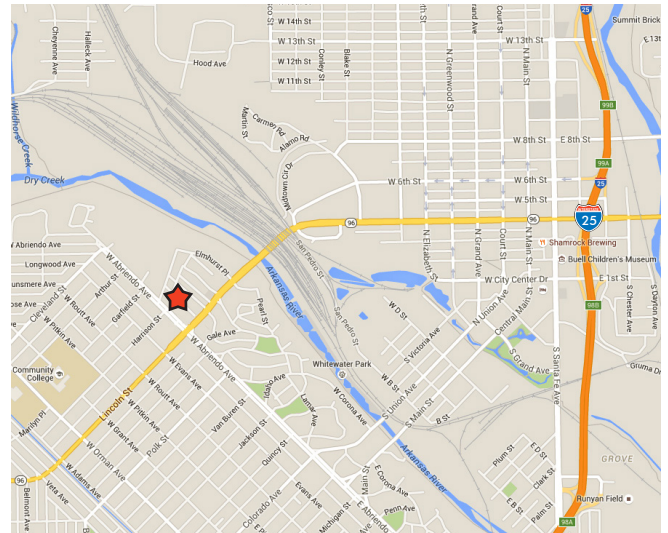
RETAIL

ACROSS FROM PUEBLO COMMUNITY COLLEGE



2016 Demographics

	1 Mile	3 Mile	5 Mile
Population	8,213	72,479	113,432
Average HH Income	\$43,888	\$43,465	\$50,096
Households	3,746	31,093	46,868



CONTACT

Patrick Kerscher

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

Dan Rodriguez

Senior Associate
 +1 719 471 60456
 dan.rodriguez@cbre.com

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