

For Lease

965 W US Hwy 50

Pueblo, CO 81008



PROPERTY SUMMARY

965 US Hwy 50 is a three tenant building on an outparcel adjacent to Lowe's. This property is located with frontage on one of Pueblo's busiest highways with excellent visibility and access. The building was recently renovated in 2023.



RETAIL BUILDING

BUILDING SIZE 5,200 RSF

AVAILABLE	SIZE	PRICE
• Suite 120	1,580 RSF	\$22.00 PSF

OPERATING EXPENSES \$12.48 PSF
Est. 2026

YEAR BUILT 2004

ZONING Commercial Special Use

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	7,025	48,346	90,137
HOUSEHOLDS	3,031	19,689	36,937
AVE HH INCOME	\$83,985	\$78,691	\$74,658

COMBINED TRAFFIC COUNTS

W US 50	N ELIZABETH STREET E	44,105	VPD	2025
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*Sourced by CoStar

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