

PUEBLO BLVD. LAND

2111 S. PUEBLO BLVD., PUEBLO, CO 81005

0.5 - 4.73 ACRES OF ARTERIAL LAND



FOR SALE OR GROUND LEASE

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PROPERTY HIGHLIGHTS

- FOR SALE PRICE:** Call Broker for Pricing
- GROUND LEASE:** Call Broker for Pricing
- LAND AREA:** 0.5 AC - 4.73 AC (206,039 SF)
- CITY/COUNTY:** Pueblo/Pueblo County
- ZONING:**  **R5** (Multiple-residential and Office District)

ABOUT THE PROPERTY

- Prime commercial land opportunity with up to 4.73 acres available; subdivision options provide flexibility for a variety of development concepts.
- Right in/Right out to be located along Pueblo Blvd for future development.
- Signalized access from Surfwood Lane to South Pueblo Boulevard offers excellent visibility and convenient ingress/egress.
- Located adjacent to one of Colorado's highest-performing Walmart Supercenters, generating significant daily consumer traffic.
- Positioned along a major retail corridor surrounded by national retailers, restaurants, and established residential neighborhoods.



DEMOGRAPHICS

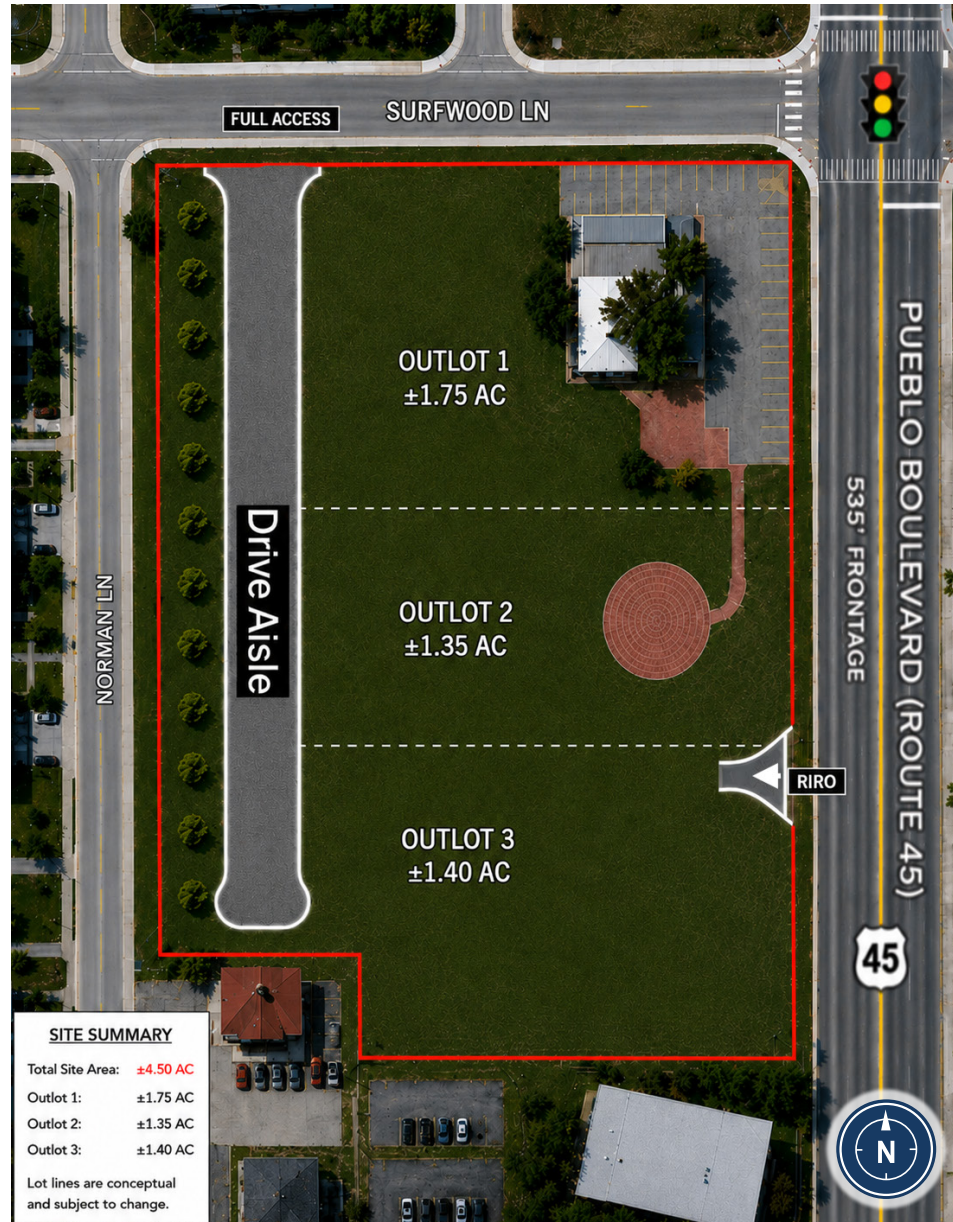
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	14,358	50,803	73,883
HOUSEHOLDS	5,651	21,034	30,287
AVERAGE HH INCOME	\$86,287	\$80,022	\$75,340

TRAFFIC COUNTS

Intersection	Vehicles Per Day
SURFWOOD LN.	4,173 VPD
S. PUEBLO BLVD.	18,042 VPD

PROPERTY DETAILS

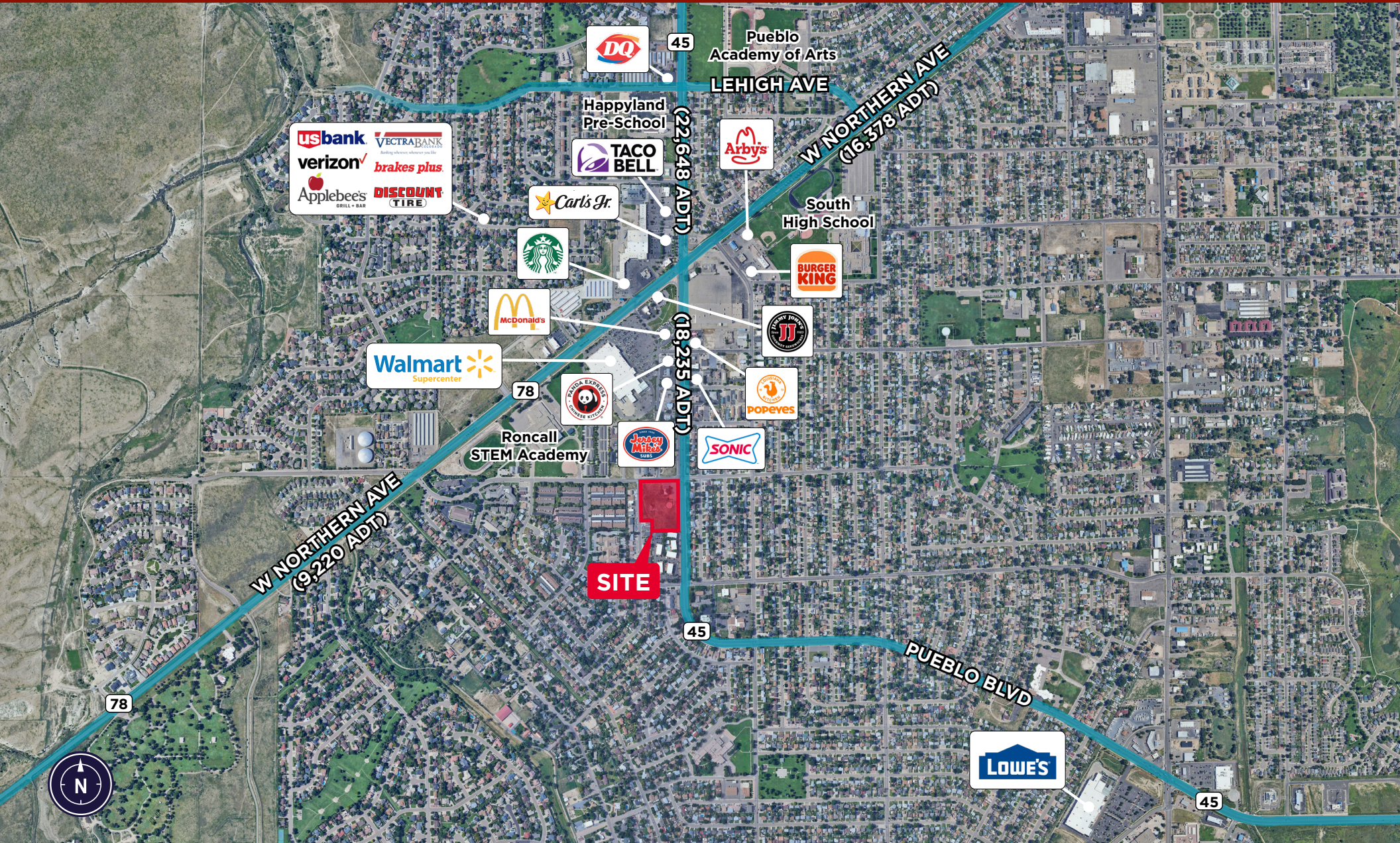
* Lot lines and pads sizes are conceptual and can be changed.



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TRADE AREA MAP



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.