

For Lease

Free Standing Building

2035 S Pueblo Blvd

Pueblo, CO 81005

Medical | Retail | Office



PROPERTY SUMMARY

2035 S. Pueblo Blvd is a free-standing building located in a high-visibility area in Pueblo, CO. The building was completely renovated and converted to a medical facility in 2017. Space is ideal for urgent care, dental office, dialysis center, veterinarian clinic, chiropractic office, med-spa, retail or office.

Features:

- **Prime Location:** Situated on South Pueblo Boulevard, this property benefits from great exposure to traffic.
- **Ample Parking:** The property provides ample parking space, making it convenient for customers and clients.
- **Access to Amenities:** The property is close to local amenities, making it convenient for both customers and employees.
- Large back-up generator

BUILDING FEATURES

TOTAL BUILDING SIZE 5,025 SF

LEASE RATE NNN \$17.00 PSF NNN

ZONING B4 Regional Business District

YEAR BUILT 2004

Nearby Retailers & Restaurants:



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



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Floor Plan



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	14,409	51,719	75,773
HOUSEHOLDS	5,706	21,451	31,104
AVE HH INCOME	\$85,519	\$79,884	\$75,325

COMBINED TRAFFIC COUNTS

S Pueblo Blvd	O'Neal Ave S	15,189	VPD	2025
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*Sourced by CoStar

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