

Park West Business Campus

COMMERCIAL LOTS FOR SALE

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SEC OF US HWY 50 & N PUEBLO BLVD
PUEBLO, CO 81008



DEMOGRAPHICS

NIelsen CLARITAS 2014 ESTIMATE

RADIAL DISTANCE	MILE 1			MILE 3			MILE 5		
	POPULATION	AVG HH INCOME	NO OF FAMILY HHs	POPULATION	AVG HH INCOME	NO OF FAMILY HHs	POPULATION	AVG HH INCOME	NO OF FAMILY HHs
Population	1,068	\$58,989	268	21,975	\$59,133	5,441	82,312	\$54,580	20,481
Avg HH Income			421			8,376			33,345
No of Family HHs									
No of Households									

DRIVE TIMES	5 MIN			10 MIN			15 MIN		
	POPULATION	AVG HH INCOME	NO OF FAMILY HHs	POPULATION	AVG HH INCOME	NO OF FAMILY HHs	POPULATION	AVG HH INCOME	NO OF FAMILY HHs
Population	8,236	\$61,172	2,208	68,283	\$53,073	16,752	133,978	\$54,799	34,208
Avg HH Income			3,429			27,573			53,820
No of Family HHs									
No of Households									

PUEBLO WEST

NIelsen CLARITAS DEMOGRAPHICS

	2000 CENSUS	2010 CENSUS	2014 ESTIMATE
Population	17,103	29,637	31,486
No of Households	6,073	10,728	11,178
Avg HH Income			\$78,067

TRAFFIC COUNTS

2012 MPSI

On Pueblo Blvd, South of Hwy 50	17,776 CPD
On Hwy 50, East of Pueblo Blvd	31,529 CPD
On Hwy 50, West of Pueblo Blvd	34,205 CPD

TOM CONE

tomcone@oliverreg.com

719.598.3000

www.oliverreg.com



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- ✓ AVAILABLE LOTS: 1 to 28 Acres
- ✓ SALE PRICE: \$4.50 - \$8.00/SF
- ✓ ZONING: Commercial / R-3 & R-4

Park West Business Campus

1 SCMC FIL 1 / BLK 1

(B4 ZONING)

Lot 2 IntelliTec College

Lot 3 Sold

Lot 4 2.33 Acres

Lot 5 Sold

Lot 6 Office Building

Lot 7 3.38 Acres

Lot 8 4.31 Acres

Lot 9 4.34 Acres

Lot 10 Social Security Administration

Lot 11 North Pointe Gardens

2 SCMC, FIL 1 / BLK 2

(B4 ZONING)

Lot 3 Park West Medical

3 SCMC, FIL 1 / BLK 3

(B4 ZONING)

Lot 1 Sold

Lot 2 ENT Credit Union

4 PWSUB, FIL 1 / BLK 1

(B4 ZONING)

Lot 1 Maple Leaf Orthopedics

Lot 2 Park West Medical

5 PWSUB, FIL 3 / BLK 1

(B4 ZONING)

Lot 1 Park West Dental

Lot 2 Pro Therapy

6 PWSUB, FIL 5 / BLK 1

(B3 ZONING)

Lot 1 Spanish Peaks Health

Lot 2 Up to 28.35 Acres

7 PWBC FIL 6, BLK 1

(B3 ZONING)

Lot 1 Bonaventure Assisted Living

Lot 2 3.86 Acres

Lot 3 5.84 Acres

8 PWSUB, FIL 5 / BLK 2

(R5 ZONING)

Lot 1 2.62 Acres

9 PWSUB, FIL 5 / BLK 3

(R5 ZONING)

Lot 1 4.15 Acres

10 PWSUB, FIL 5 / BLK 3

(R5 ZONING)

Lot 1 3.88 Acres

Park West Medical Complex

Acute Medical Specialist - Internal Medicine
 Hanger Prosthetics and Orthotics
 Parkview Medical Center
 Parkview Cardio-Pulmonary Coumadin Clinic
 Parkview Orthopedics at Maple Leaf
 Parkview Outpatient Rehab
 Parkview Cardio Pulmonary
 Park West Medical Office
 Park West Surgery Center
 Park West Imaging
 Park West Urgent Care
 Bonfils Blood Center
 Pueblo Bone & Joint Clinic

Rocky Mountain Cancer Centers
 Scenta Ear, Nose & Throat and Allergy
 Southern Colorado Clinic Physicians
 Southern Colorado Clinic Urgent Care
 Urology of Southern Colorado
 New Body Solutions / Smooth Illusions

