

Retail For Lease

Pueblo Crossing

5955 N. Elizabeth Street
Pueblo, CO 81008



PROPERTY SUMMARY

Pueblo Crossing is located in North Pueblo with easy access to I-25 and 7 minutes from Colorado State University at Pueblo. This shopping center is anchored by Dick's Sporting Goods and Kohls - offering great co-tenancy.

Lendmark
Financial Services



sleep  number.



PROPERTY SPECIFICATIONS

BUILDING SIZE	13,752 SF
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SUITE	SIZE	LEASE RATE NNN
• 5943-5947	2,173 SF	\$25.00 PSF

OPERATING EXPENSES (2025 Est.)

Real Estate Taxes	\$4.09 PSF
Insurance	\$0.83 PSF
CAM (with 5% annual increases)	<u>\$2.25 PSF</u>
TOTAL	\$7.17 PSF
*Uncontrollable Expenses Billed Qtrly	

YEAR BUILT	2017
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ZONING	PUD
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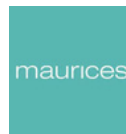
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SUITE	TENANT	SIZE
5931	Sleep Number	2,400 SF
5937	GNC	1,400 SF
5939	Sport Clips	1,400 SF

SUITE	TENANT	SIZE
5943-5947	AVAILABLE	2,173 SF
5951	Lendmark	1,943 SF
5955	Xfinity	4,000 SF



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Signage Available



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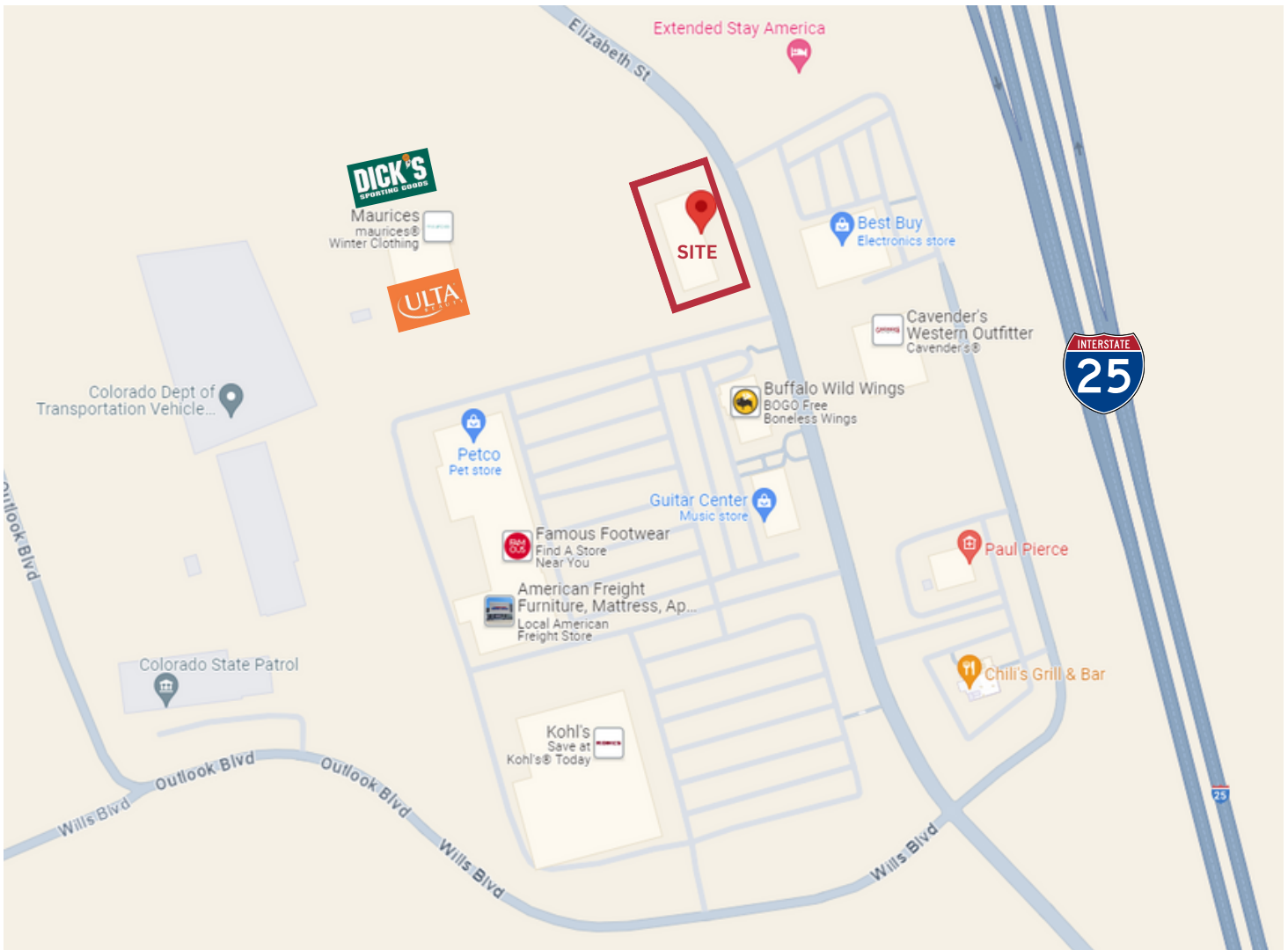


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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	3,287	22,858	64,160
HOUSEHOLDS	1,302	9,666	25,575
AVE HH INCOME	\$70,438	\$60,454	\$66,365

COMBINED TRAFFIC COUNTS

N I-25	E Platteville Blvd N	32,082	VPD	2022
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*Sourced by CoStar

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