

# For Lease

## Free Standing Building

# 2035 S Pueblo Blvd

Pueblo, CO 81005



## 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, or med-spa.

### 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

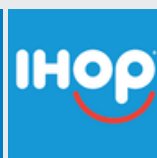
**TOTAL BUILDING SIZE** 5,025 SF

**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   |
|------------------------|----------|----------|----------|
| <b>2025 POPULATION</b> | 14,409   | 51,719   | 75,773   |
| <b>HOUSEHOLDS</b>      | 5,706    | 21,451   | 31,104   |
| <b>AVE HH INCOME</b>   | \$85,519 | \$79,884 | \$75,325 |

### COMBINED TRAFFIC COUNTS

|                      |                     |               |            |             |
|----------------------|---------------------|---------------|------------|-------------|
| <b>S Pueblo Blvd</b> | <b>O'Neal Ave S</b> | <b>15,189</b> | <b>VPD</b> | <b>2025</b> |
|----------------------|---------------------|---------------|------------|-------------|

\*Sourced by CoStar

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