

BELMONT SHOPPING CENTER

1004-1114 CONSTITUTION ROAD

PUEBLO, COLORADO 81001



[CLICK HERE
TO TAKE A
VIRTUAL TOUR](#)



RETAIL SPACES AVAILABLE FOR LEASE

LEASE RATE: \$8.00-\$12.00/SF NNN

Belmont Shopping Center is located on the north side of Highway 50 just east of Interstate 25. The center has numerous corporate tenants such as Pizza Hut, Auto Zone, Save-a-Lot, and Family Dollar. Please call broker for more information.

PROPERTY HIGHLIGHTS

| | |
|------------------|--|
| Tenancy | Multi |
| Signage | Building |
| OpEx | NNN \$3.58/SF (Est. 2024) |
| Vacant SF | 31,579 SF |
| Parking | 400 Surface spaces |
| Access | Accessible by two controlled intersections |

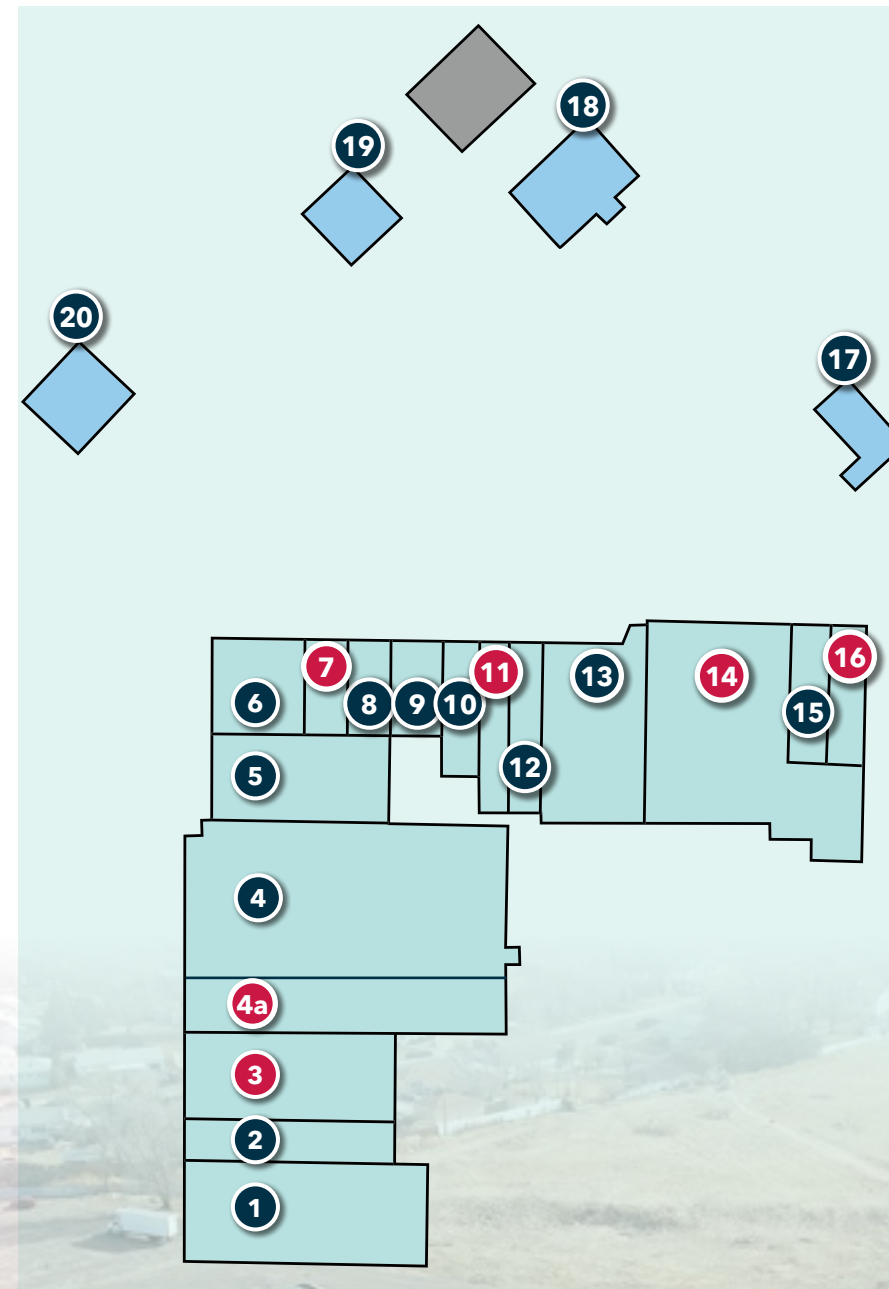
AVAILABILITIES

| UNIT | SQUARE FOOTAGE |
|--------|----------------|
| 1004 | 524 |
| 1012 | 1,752 |
| 1020 | 13,553 |
| 1022B | 1,350 |
| 1108 | 7,200 |
| 1110-A | 7,200 |

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| # | SUITE | TENANT | SF |
|----|-------------|----------------------------|--------|
| 1 | 1102 | Family Dollar | 8,960 |
| 2 | 1106 | Pizza Hut | 1,250 |
| 3 | 1108 | VACANT | 7,200 |
| 4 | 1110 | Save-A-Lot | 24,510 |
| 4A | 1110-A | VACANT | 7,200 |
| 5 | 1112 | Rent-A-Center | 6,000 |
| 6 | 1114 | Liquor Store | 2,384 |
| 7 | 1004 | VACANT | 524 |
| 8 | 1006 | Sol de Mexico | 560 |
| 9 | 1008 | El Pana Barber | 720 |
| 10 | 1010 | H&R Block | 1,320 |
| 11 | 1012 | VACANT | 1,752 |
| 12 | 1014 & 1016 | China Moon | 3,500 |
| 13 | 1018 | Cole's Hotlap Hobbies | 6,264 |
| 14 | 1020 | VACANT | 13,553 |
| 15 | 1022A | Computer Depot | 1,650 |
| 16 | 1022B | VACANT | 1,350 |
| 17 | PAD | Smoker Friendly/Glass Werx | 1,550 |
| 18 | PAD | Spectator Sports | 2,604 |
| 19 | PAD | Los Carnales | 1,548 |
| 20 | PAD | US Bank | 1,920 |



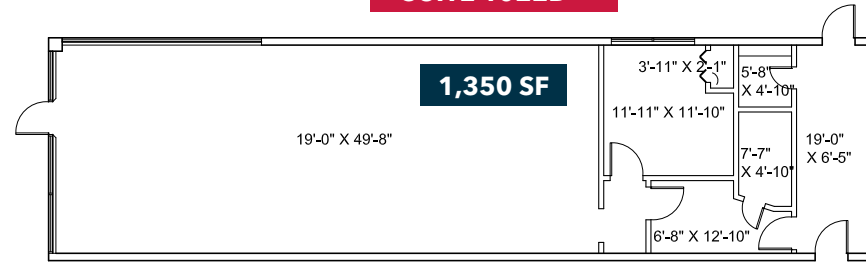
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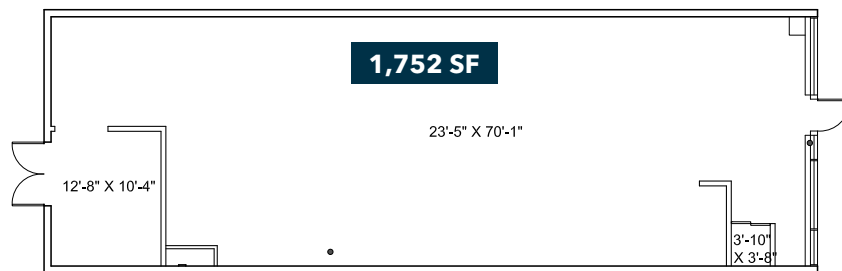
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FLOOR PLANS

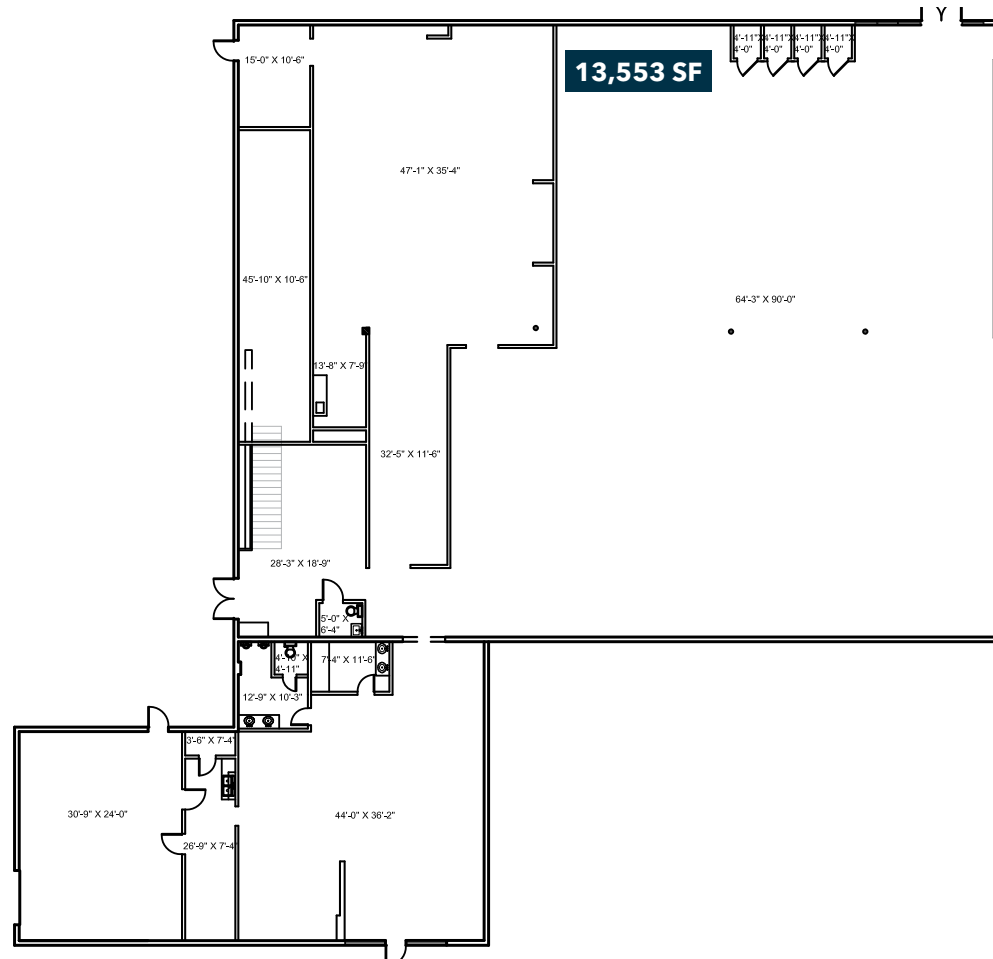
SUITE 1022B



SUITE 1012



SUITE 1020



PUEBLO BY THE NUMBERS

ABOUT PUEBLO



PUEBLO

IS AN OUTDOOR ENTHUSIAST'S PARADISE



259

ANNUAL NUMBER OF DAYS OF SUNSHINE



4,692 FEET

ELEVATION



STEEL CITY

PUEBLO IS ONE OF THE LARGEST STEEL PRODUCING CITIES IN THE U.S.



AFFORDABLE

PUEBLO OFFERS AN AFFORDABLE COST OF LIVING



PUEBLO MAJOR EMPLOYERS

- Evraz Rocky Mountain Steel
- St. Mary-Corwin Medical Center
- Pueblo City Schools
- Colorado State University, Pueblo
- Parkview Medical Center
- Pueblo County Government
- Vestas Towers America
- Convergys/Concentrix
- Target Distribution Center
- Colorado Mental Health Institute, Pueblo
- City & County of Pueblo
- Trane Manufacturing
- Rocky Mountain Steel Mills
- Walmart
- QualMed, Inc.
- Benesight, Inc.

CORPORATE NEIGHBORS

- MSSM Industrial
- Construction
- Doss Aviation
- Swire Coca Cola
- Trinity Packaging
- National Weather Service
- UTC Aerospace Systems
- KMG Electronic Chemicals
- Trane Commercial Systems
- Big R Holdings Home
- Bottini Wood Products
- Waste Connections of Colorado
- Rusler Implement
- Target

DEMOGRAPHIC SNAPSHOT

MEDIAN HOME VALUE
\$197,700

POPULATION
111,430

NUMBER OF HOUSEHOLDS
(3 MILE RADIUS)
21,176

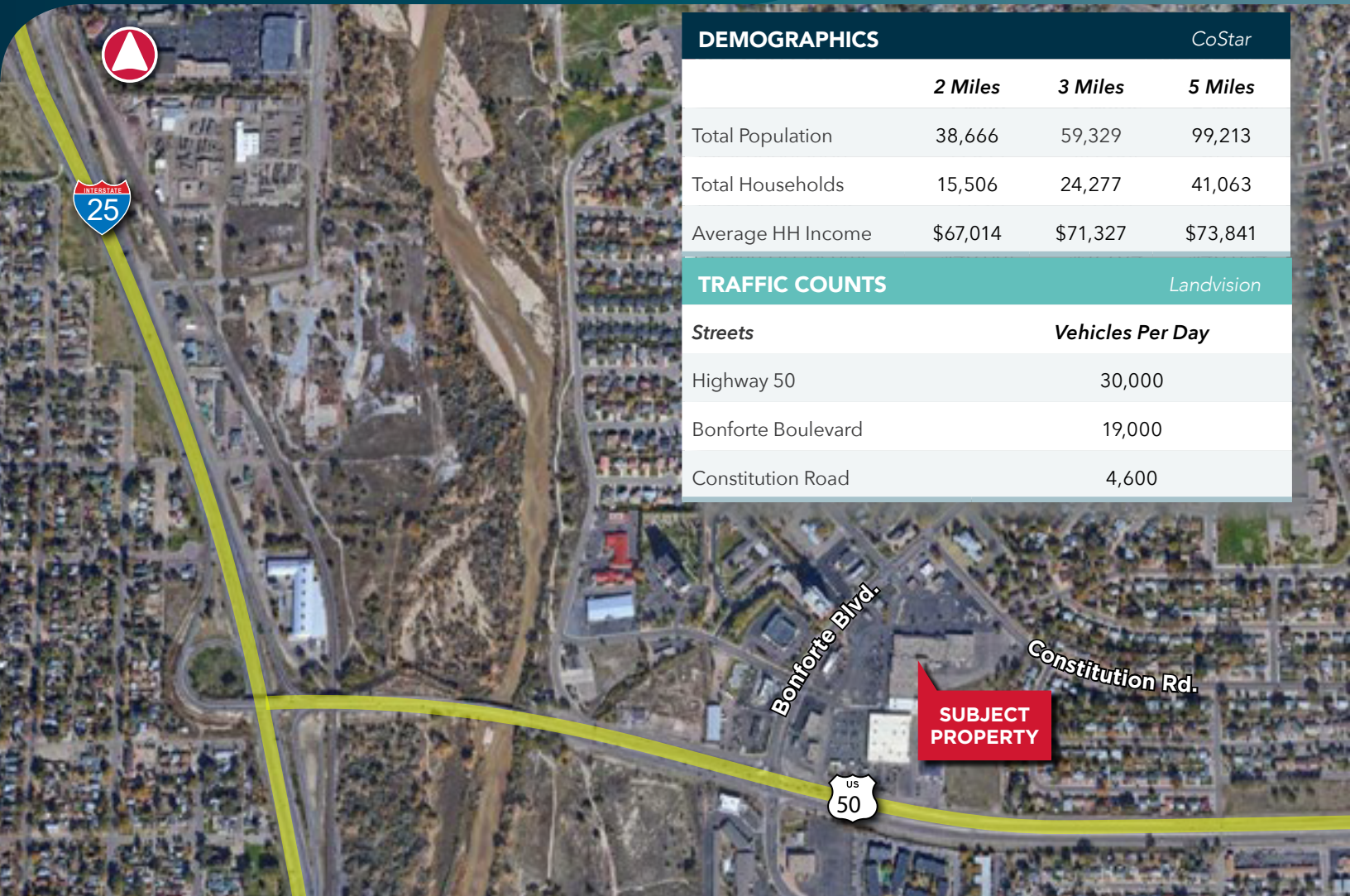
AVERAGE AGE
37.8

POPULATION GROWTH
2022-2023
0.005%

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| DEMOGRAPHICS | CoStar | | |
|-------------------|----------|----------|----------|
| | 2 Miles | 3 Miles | 5 Miles |
| Total Population | 38,666 | 59,329 | 99,213 |
| Total Households | 15,506 | 24,277 | 41,063 |
| Average HH Income | \$67,014 | \$71,327 | \$73,841 |

| TRAFFIC COUNTS | Landvision | |
|--------------------|------------|------------------|
| | Streets | Vehicles Per Day |
| Highway 50 | | 30,000 |
| Bonforte Boulevard | | 19,000 |
| Constitution Road | | 4,600 |

\$116,549,073
Spent on Food & Alcohol within a 2-mile radius
CoStar 2024

\$102,879,876
Spent on Transportation & Maintenance within a 2-mile radius
CoStar 2024

\$56,825,951
Spent on Entertainment, Hobbies & Pets within a 2-mile radius
CoStar 2024

PLEASE CONTACT

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