FOR LEASE

SUNSET PLAZA 1101 S. Prairie Ave Pueblo, CO 81005



RETAIL						
E Prairie Ave			Inbridge Ave	E P		To be a second sec
	Vorth		C P	1	SHOPPING CE	NTER FEATURES
SAFEWAY CONSTRUCTION OF THE STORES SAFEWAY CONSTRUCTURES				AVAILABLE SPACE	1,000-40,000 SF	
				PROJECT SIZE	147,603 SF	
				LOT SIZE	3.54 Acres	
				LEASE RATES	Junior Box: \$6.00 PSF NNN Inline: \$7.00-\$8.50 PSF NNN	
	1 Mile	3 Miles	5 Miles		NNN Expenses	\$2.16 PSF Annually
Est. 2016 Population	13,433	64.672	104,911		T.I. ALLOWANCE	Negotiable
Avg. HH Income	\$46,137	\$51,192	\$50,266		Zoning	B-4 (Community Business District)
Traffic Count (S. Prairie Ave)	16,625	5 vehicles p	per day		PARKING SPACES	326

BROKERAGE COMMERCIAL COMMERCIAL

For more information, please contact:

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www.COREcommbc.com

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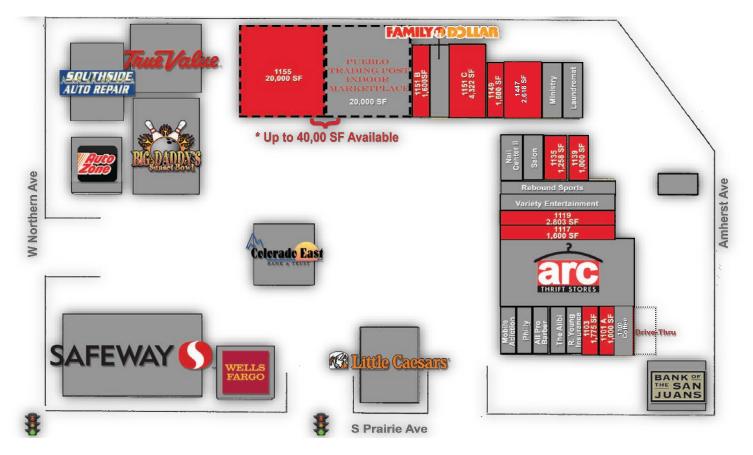
GREAT FOR:

- Salon & Spa
- Dental Office
- Optical Center
- Audiologist
- Chiropractic Office
- Physical Rehab Center
- Fitness Center

- Real Estate Office
- Mortgage Center
- Liquor Store
- Specialty Grocer
- Pharmacy
- Restaurant



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