

FOR LEASE

SUNSET PLAZA  
1101 S. Prairie Ave  
Pueblo, CO 81005



RETAIL



SHOPPING CENTER FEATURES

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
NNN EXPENSES	\$2.16 PSF Annually
T.I. ALLOWANCE	Negotiable
ZONING	B-4 (Community Business District)
PARKING SPACES	326



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2016 Population	13,433	64,672	104,911
Avg. HH Income	\$46,137	\$51,192	\$50,266
Traffic Count (S. Prairie Ave)	16,625 vehicles per day		



For more information, please contact:

Greg Kaufman, Principal  
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[www.COREcommbc.com](http://www.COREcommbc.com)

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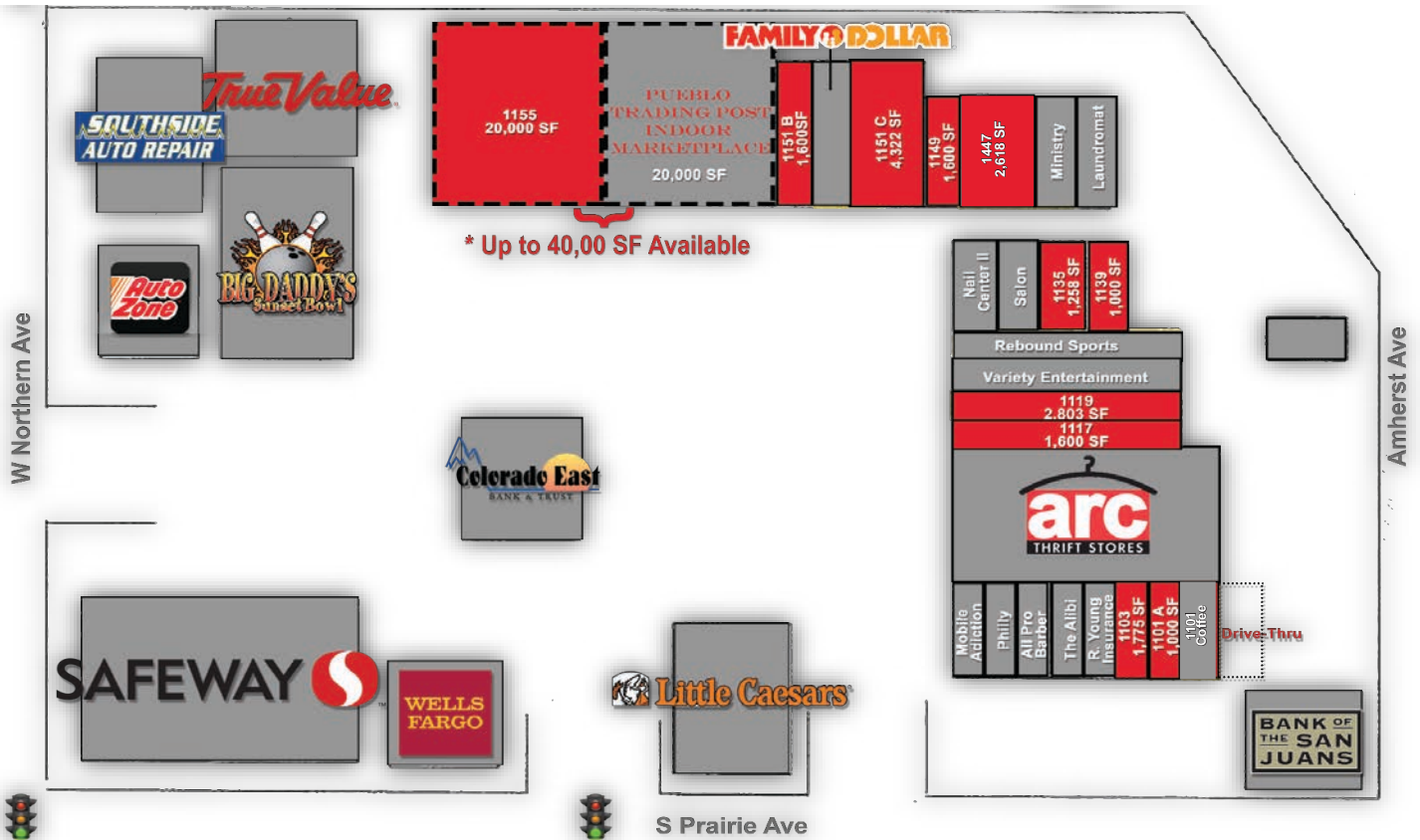
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### GREAT FOR:

- 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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