



Eagleridge Shopping Center
 4410 N Freeway Road
 Pueblo | Colorado

Price: \$2,675,000
CAP Rate: 6.85%
Occupancy: 100%



Offering Summary

Verizon Wireless & EyeMart Express Net Lease Investment



Net Lease Asset Acquisitions & Dispositions
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Two-Tenant NNN Lease Investment Opportunity



Eagleridge Shopping Center is a regional power center near the US Highway 50 and I-25 intersection, one of the highest traffic intersections in north Pueblo

PROPERTY HIGHLIGHTS

- Two-Tenant, Net Leased Retail Asset in Pueblo, Colorado
- 100% Leased - Corporate Verizon Plus Corporate EyeMart Express
- Excellent Interstate Visibility – Top Location
- Pad Site in Front of Home Depot
- Pueblo, Colorado – 100,000+ Population



Price:	\$2,675,000
CAP Rate:	6.85%
NOI:	\$183,294
Address:	4410 N Freeway Rd
City & County	Pueblo
Building Size:	7,840 RSF
Site Size:	1.426 Acres (62,111+/- SF)
Occupancy:	100%

- Co-tenants include Big 5 Sporting Goods, OfficeMax, PetSmart, Ross Dress for Less, Barnes & Noble, TJ Maxx and Cinemark Theaters
- Easily accessible from I-25 and Highway 50
- Center is adjacent to Sam's Club and just west of Walmart

