

# EXCELL FUND BROKERAGE, L.L.C.

*a full service commercial real estate company*

## SPACE FOR LEASE

122 W. ABRIENDO AVE.  
PUEBLO, CO 81004



## \$3.50 - 10.00 NNN

### SUMMARY

**Cross Streets:** Colorado Ave & Abriendo  
**Market:** Colorado  
**County:** Pueblo  
**Lease Rates:** \$3.50 - \$10.00 psf/nnn  
**GLA:** 18,624 SF  
**Land SF:** 30,056 SF  
**Zoning:** B-4 Business Zone  
**Parking:** Front Street Parking & 36 Spaces

### SPACE AVAILABLE

**Flex Space**  
4,275 SF  
\$3.50 / PSF / NNN

**Retail Space**  
1,017 SF  
\$10.00 / PSF / NNN

Partial Renovation in 2006

## LOCATED DOWNTOWN!!

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**Traffic Counts: Over 15,000 VPD**

## DEMOGRAPHICS:

### POPULATION 2015

1 MILE: 10,435

3 MILE: 75,684

5 MILE: 113,215

### 2015 MEDIAN HOUSEHOLD INCOME

1 MILE: \$28,912

3 MILE: \$31,865

5 MILE: \$36,210

