



## 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!!

www.excellfund.com | 1490 N. Lafayette Street | Suite 206 | Denver, CO 80218

CONTACT ME:  
**VIRGIL SHOUSE**  
PH: 303.321.5372  
FX: 303.377.6167  
virgil@excellfund.com

# SPACE FOR LEASE

**122 W. ABRIENDO AVE  
PUEBLO, CO 81004**



**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

