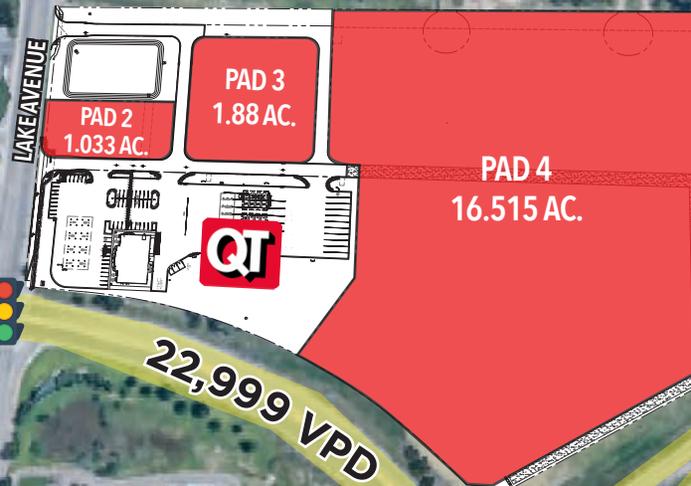


PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

4298-3120 Lake Avenue
Pueblo, CO 81000



EXECUTIVE SUMMARY

Jones Lang LaSalle (JLL) is pleased to present an exceptional 19.42-acre commercial development opportunity strategically located at the northeast corner of Pueblo Boulevard and Lake Avenue in Pueblo, Colorado 81000.

This premier site offers outstanding highway visibility from Southern I-25 corridor, capturing 38,742 vehicles per day. The properties are adjacent to a newly constructed QuikTrip convenience store, benefiting from established traffic patterns and retail momentum in the area. The site sits within one of Pueblo's primary retail development zones, providing immediate access to the region's growing commercial market.

The property's combination of exceptional visibility, strong traffic counts, adjacency to proven retail anchors, and location within an established commercial corridor creates an ideal opportunity for national retailers seeking regional market penetration.

Investment Highlights

- Easy access directly off of I-25 and Pueblo Road
- Adjacent to Brand New High Volume QuikTrip Location
- Monument Signage Opportunities with high visibility

Allowable Uses

Hospitality, Financial Services, Health & Wellness, Specialty Retail, Food Service (sit down), Service Retailers and Professional Services

Use Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site-specific basis. Call for details.



PROPERTY OVERVIEW



PURCHASE PRICE

CONTACT BROKER



LAND AREA

19.42 ACRES

(3 parcels available)
Pad 2 - 1.033 Acres
Pad 3 - 1.88 Acres
Pad 4 - 16.515 Acres



ZONING

B-3



UTILITIES

AVAILABLE



AMENITY MAP



The South Gate area, positioned along the southern I-25 corridor, represents one of Pueblo's primary retail development zones. This area benefits from excellent highway visibility and accessibility, making it attractive for national retailers seeking regional market penetration. The proximity to I-25 provides access to both local Pueblo shoppers and pass-through traffic from Colorado Springs to the north and New Mexico markets to the south.

The city's position as a regional center means retail developments can capture trade area extending beyond city limits. Interstate accessibility is crucial for modern retail site selection, making I-25 frontage particularly valuable.

DEMOGRAPHICS

POPULATION	1 MILE	1 MILE	1 MILE
POPULATION 2030 (OR 5 YEAR PLUS PROJECTION)	4,285	84,438	145,291
DAYTIME POPULATION	4,041	90,426	148,899
AVERAGE HH SIZE	2.29	2.35	2.39
MEDIAN AGE (2025)	38	41	40
EMPLOYMENT			
TOTAL BUSINESSES	122	2,927	4,847
TOTAL EMPLOYEES	1,662	38,082	61,811

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