



# Retail @ Pueblo Mall



3201 Dillon Drive  
Pueblo, CO 80302



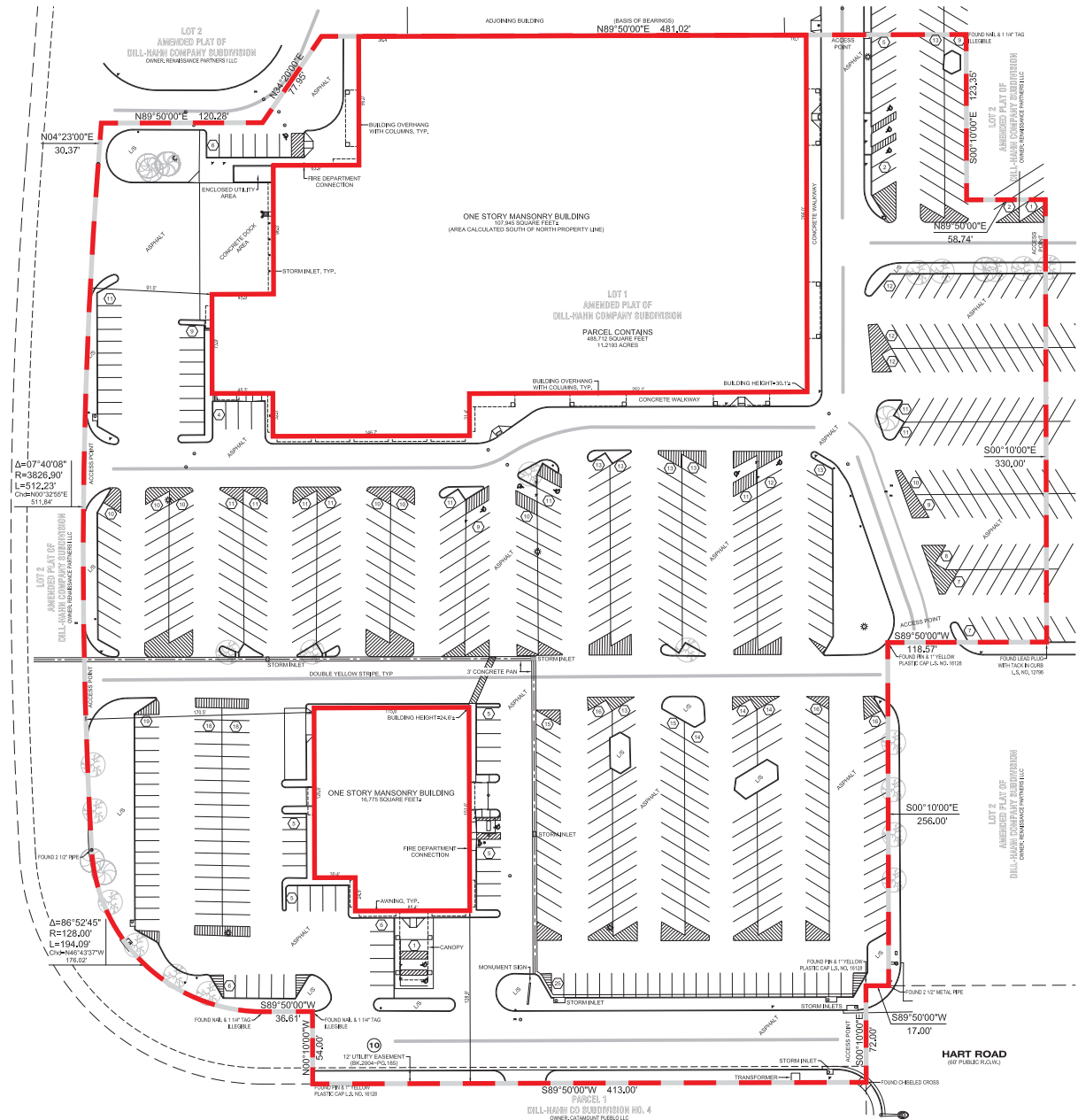
# Retail @ Pueblo Mall

Address	3201 Dillon Drive, Pueblo, CO
Location	I-25 and State Highway 47
Building SF	107,945 (Department Store) 16,775 (Auto Center) 124,720 (Total)
Year Built	1975
Land Area	11.22
Parking	642 spaces

## Location and Amenities

The Property lies within Pueblo Mall and is part of a busy commercial corridor that includes major retailers such as Dillard's, Walmart, The Home Depot, JCPenney, and Cinemark. Beyond retail in the area, there is a multitude of dining options from fast food providers to fine dining establishments and everything in between.

Sitting on over 11.2 acres, Sears Pueblo consists of a 107,945 square foot building as well as a 16,775 square foot auto center. There are also expansive parking options that surround the building making it easily accessible to a multitude of patrons. The Site is easily accessible to State Highway 47, via Dillon Drive, and I-25, via E 29th St. These transit heavy highways provide the Property with high visibility to thousands of commuters and travelers. A part of one of the most prominent shopping centers in Southern Colorado, the Site attracts shoppers and visitors from over a 50-mile radius.





## 125,000 sf retail opportunity at Pueblo Mall

11.2+ acre site located at the most dominant shopping destination in Southern Colorado. Pueblo Mall, anchored by major department stores JCPenney and Dillard's, draws from a wide customer base that includes a 50-mile radius. The Property is visibly situated at the southern end of the shopping center facing one of Colorado's most highly traveled interstates, I-25, which is the main thoroughfare for over 73,500 vehicles per day.



**ANCHOR SPACE WITH  
EXCEPTIONAL ACCESS**



**DESTINATION  
RETAIL**

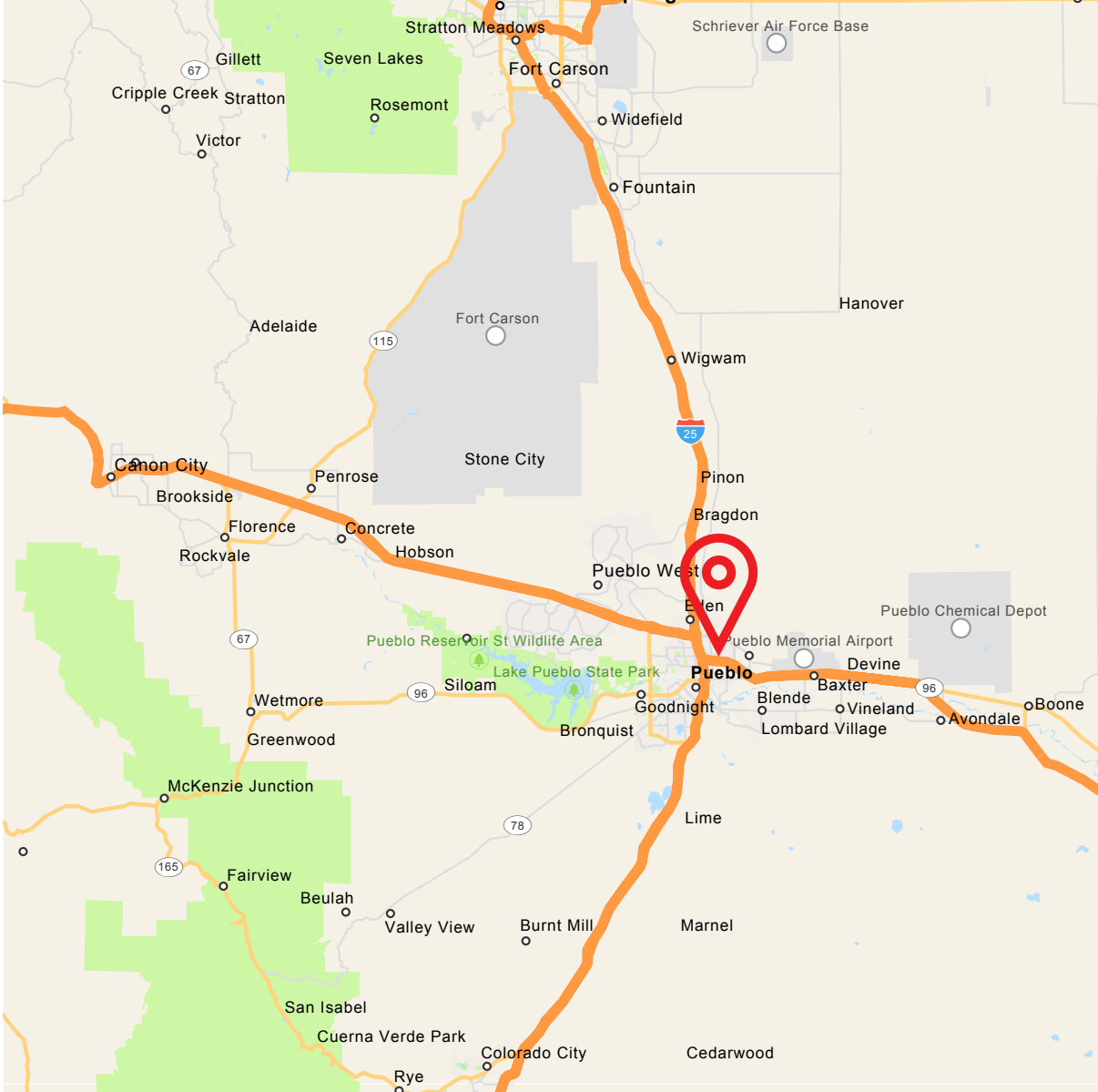


**DISTINCT HIGH-  
TRAFFIC LOCATION**



Demographics	1-mile	3-mile	5-mile
Population	1,620	27,726	105,652
Households	488	8,997	35,245
Average Household Income	\$184,998	\$168,643	\$150,052

Source: Esri, 2021



## Contact

Sam Zaitz  
+1 303 931 1201  
sam.zaitz@am.jll.com

Adam Rubenstein  
+1 303 257 1481  
adam.rubenstein@am.jll.com

Sarah Alfano  
+1 303 590 5232  
sarah.alfano@am.jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.

Entity Name, a licensed real estate broker across the US | \*Entity License # | \*Broker of Record Name | \*Broker of Record Office Phone # | \*Office Address

