

Reduced – New Listing
Price \$380,000.00

Retail/Restaurant Land For Sale
0.79 AC | \$450,000.00
I – 25 Frontage | Pueblo, CO



3234 Elizabeth St
Pueblo, CO 81008

Property Features

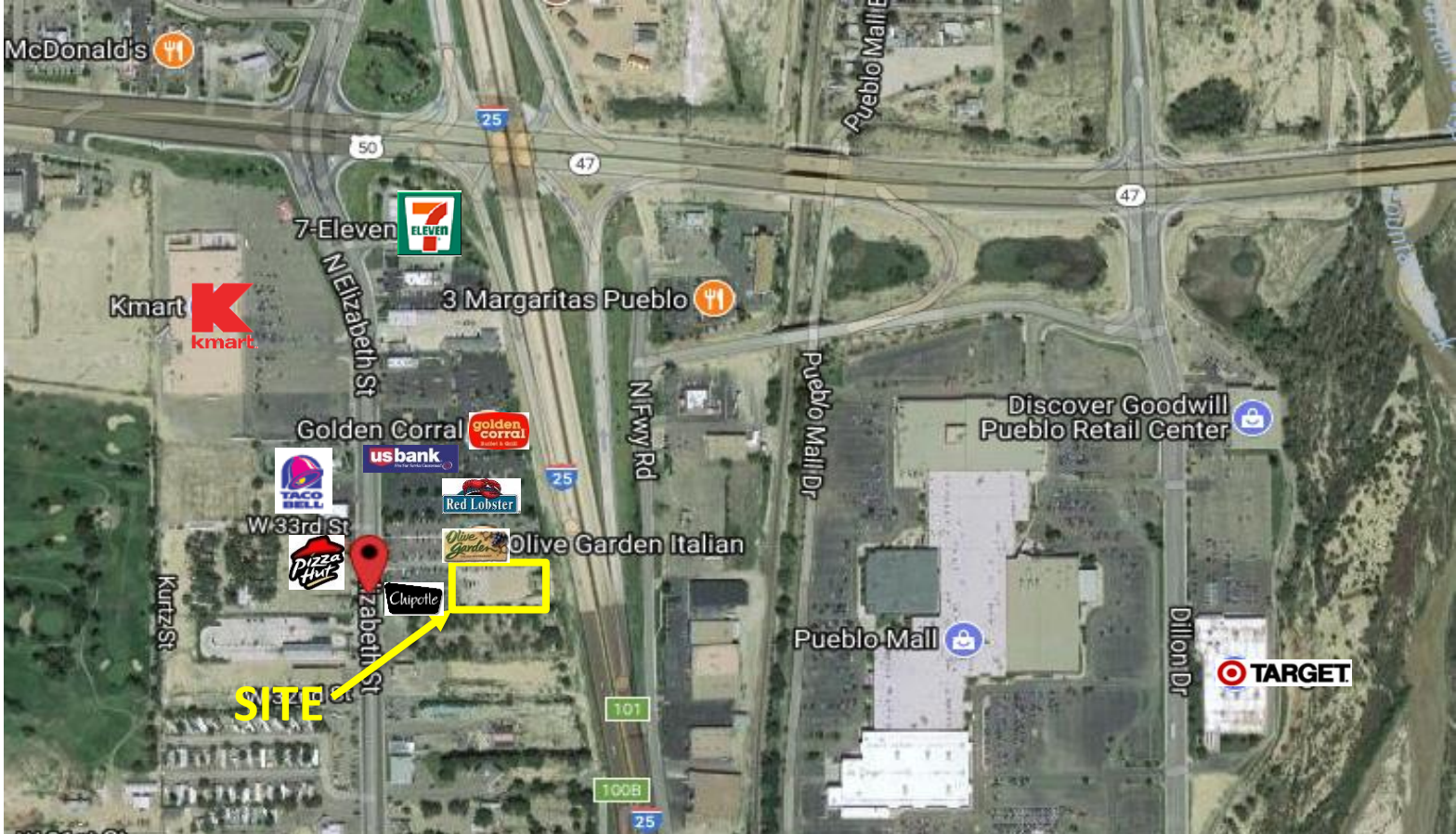
- The subject property is a 0.79-acre vacant land parcel located on Elizabeth St southeast of Hwy 50 and I-25 in Pueblo, Colorado.
- The parcel is well located in that it is easily accessible from I-25 and is adjacent to newer retail developments. The subject parcel sits north and west of multiple parcels that have been developed as restaurant properties. These include Golden Corral, Red Lobster, Olive Garden and Chipotle.



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R 12/03/19 LPN# 20151806



Restaurant/Retail Report

Demographic Information

Summary	2019	2024
Population	6,619	6,829
Households	3,043	3,132
Families	1,615	1,654
Average Household Size	2.88	2.89
Owner Occupied Housing Units	1,477	1,549
Renter Occupied Housing Units	1,569	1,583
Median Age	39.5	39.9

Fine Dining Market Potential

Went to fine dining restaurant last 6 months	3,844	73.5%
Went to fine dining restaurant 4+ times last month	1,286	24.6%
Spent at fine dining restaurant last month: <\$51	554	10.6%
Spent at fine dining restaurant last month: \$51-\$100	745	14.3%
Spent at fine dining restaurant last month: \$101-\$200	385	7.4%

Demographic Information

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,619	56,175	94,040
Average HH Income:	\$54,263	\$53,497	\$51,956

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