

FOR SUBLEASE

Former Safeway

1545 S Prairie Ave | Pueblo, CO



Overview

AVAILABLE	69,739 SF
PARCEL SIZE	6.1 Acres
RATE	Contact broker

Description

- Former Safeway building and land available
- Rare box opportunity

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Current Population	14,256	62,023	98,945
Total Households	6,145	25,392	40,402
Average HH Income	\$49,919	\$55,884	\$53,132
Daytime Population	11,152	61,614	107,466

Year: 2018 | Source: ESRI

Contact

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Traffic Counts

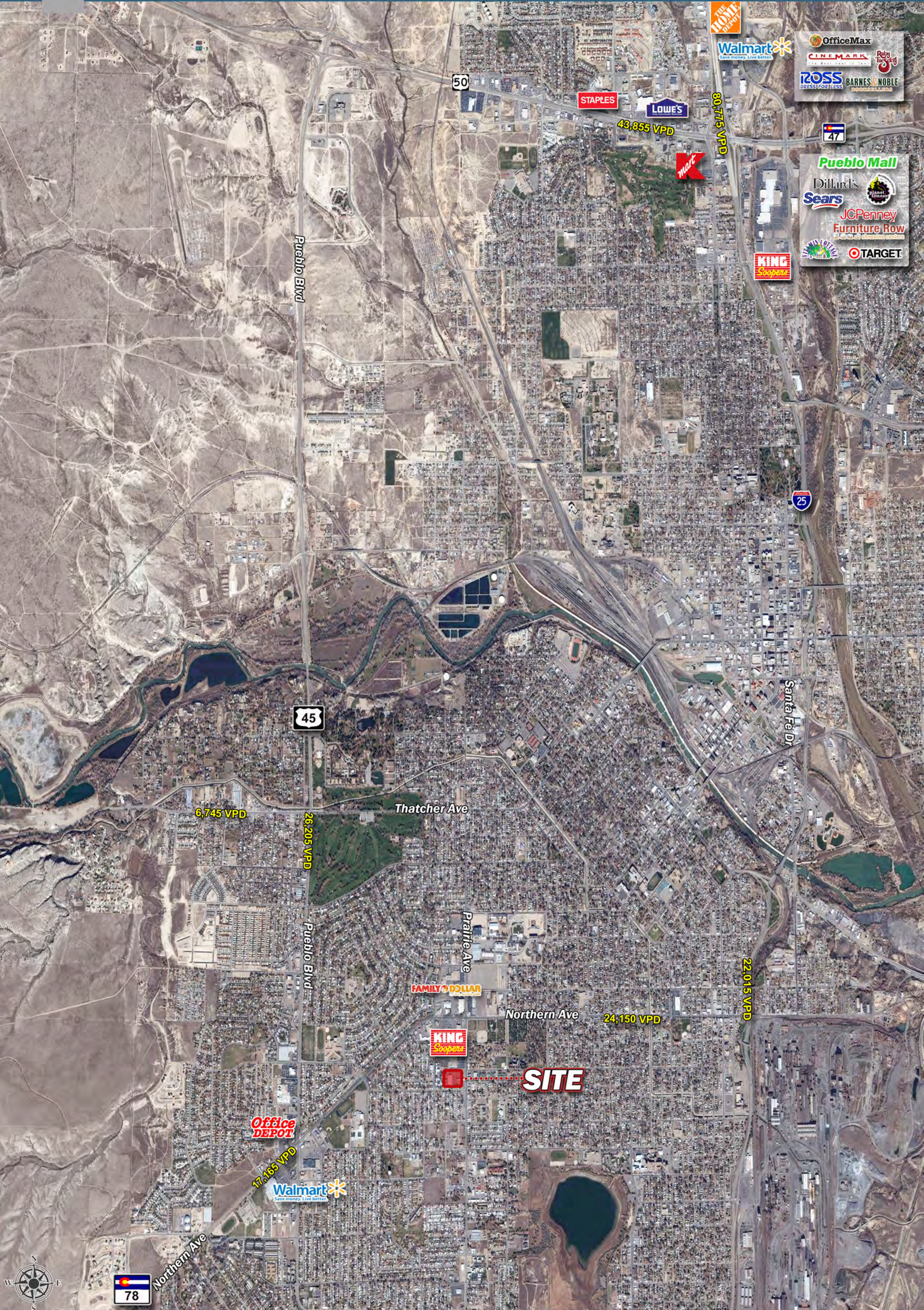
Northern Ave	24,150 VPD
Pueblo Blvd	26,205 VPD

Year: 2017 | Source: CDOT

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THE HOME DEPOT

Walmart
Save money. Live better.

OfficeMax

CINEMARK

ROSS DRESS FOR LESS

BARNES & NOBLE
BOOKS & MORE

Pueblo Mall

Dillard's

Sears

JCPenney
Furniture Row

KING Soopers

TARGET

50

80,775 VPD

43,855 VPD

STAPLES

LOWE'S

45

6,745 VPD

26,205 VPD

Thatcher Ave

Prairie Ave

FAMILY DOLLAR

Northern Ave

24,150 VPD

22,015 VPD

SITE

Office DEPOT

17,165 VPD

Walmart



1545 S Prairie Ave Site Aerial

Pueblo, CO,



Northern Ave 24,150 VPD

Moore Ave

Prairie Ave

Wedgewood Dr

SITE

Sprague Ave

	1 mile	3 miles	5 miles
Population			
2018 Population	14,256	62,023	98,945
2000 Population	14,438	58,720	94,249
2010 Population	13,902	59,843	95,556
2023 Population	14,637	64,137	102,233
2000-2010 Annual Rate	-0.38%	0.19%	0.14%
2010-2018 Population: Annual Growth Rate	0.31%	0.43%	0.42%
2018-2023 Population: Annual Growth Rate	0.53%	0.67%	0.66%
2018 Median Age	40.3	40.0	38.7
Households			
2000 Households	6,094	23,457	37,451
2010 Households	6,021	24,617	39,186
2018 Total Households	6,145	25,392	40,402
2023 Total Households	6,298	26,209	41,683
2000-2010 Annual Rate	-0.12%	0.48%	0.45%
2010-2018 Households: Annual Growth Rate	0.25%	0.38%	0.37%
2018-2023 Households: Annual Growth Rate	0.49%	0.64%	0.63%
2018 Average Household Size	2.28	2.37	2.38
Housing Units			
2018 Total Housing Units	6,621	27,763	44,266
2018 Owner Occupied Housing Units	3,692	15,188	22,806
2018 Renter Occupied Housing Units	2,452	10,204	17,597
2018 Vacant Housing Units	476	2,371	3,864
Race and Ethnicity			
2018 White Alone	75.1%	75.1%	73.6%
2018 Black Alone	2.5%	2.6%	2.6%
2018 American Indian/Alaska Native Alone	2.3%	2.3%	2.5%
2018 Asian Alone	0.5%	0.6%	0.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	50.1%	50.7%	52.4%
Income			
2018 Median Household Income	\$37,255	\$40,559	\$38,595
2018 Average Household Income	\$49,919	\$55,884	\$53,132
Per Capita Income	\$21,729	\$23,560	\$22,269
2018 Population 25+ by Educational Attainment			
Total	9,839	42,885	67,581
High School Graduate	25.2%	25.2%	25.2%
GED/Alternative Credential	6.9%	6.3%	6.3%
Some College, No Degree	25.4%	24.7%	24.0%
Associate Degree	13.5%	12.5%	12.2%
Bachelor's Degree	9.5%	11.6%	11.6%
Graduate/Professional Degree	6.2%	6.9%	6.6%
Data for all businesses in area			
Total Businesses:	271	2,218	3,655
Total Employees:	2,678	25,854	49,183
Total Residential Population:	14,256	62,023	98,945
Employee/Residential Population Ratio:	0.19:1	0.42:1	0.5:1
2018 Total Daytime Population	11,152	61,614	107,466
Workers	2,906	26,799	50,969
Residents	8,246	34,815	56,497

Source: Esri, Esri and Infogroup, U.S. Census