

AVAILABLE

Former Safeway

617 W 29th Ave | Pueblo, CO



Overview

AVAILABLE

47,610 SF building on
+/-3.61 acres

PRICE

Contact Broker for
Pricing

Description

- Safeway building and land available
- Located in the heart of Pueblo trade area
- Site has great visibility and access



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	6,889	59,084	95,766
Total Households	3,152	23,802	39,088
Average HH Income	\$52,631	\$49,663	\$49,167
Daytime Population	5,878	40,603	55,069

Year: 2016 | Source: Esri

Traffic Counts

29th Ave: w/o Elizabeth St	14,027 VPD
29th Ave: e/o Elizabeth St	17,914 VPD
Elizabeth St: s/o Hwy 50	17,365 VPD
I-25: s/o Elizabeth St	50,000 VPD

Year: 2013 | Source: City of Pueblo

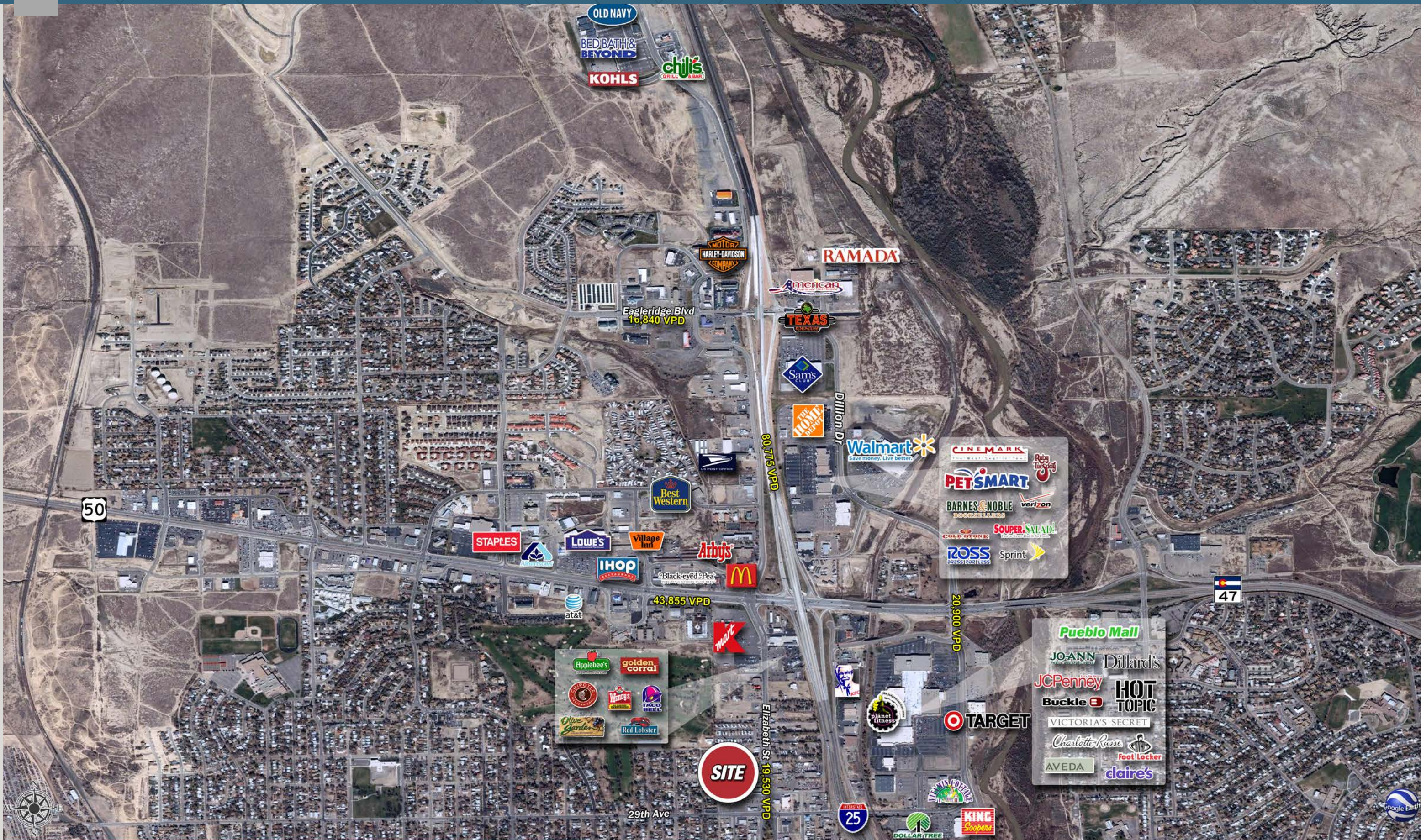
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Executive Summary

617 W 29th Ave | Pueblo, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	7,124	54,472	90,566
2010 Population	6,805	57,731	93,936
2016 Population	6,889	59,084	95,766
2021 Population	6,983	60,182	97,354
2000-2010 Annual Rate	-0.46%	0.58%	0.37%
2010-2016 Annual Rate	0.20%	0.37%	0.31%
2016-2021 Annual Rate	0.27%	0.37%	0.33%
2016 Male Population	48.6%	49.4%	49.2%
2016 Female Population	51.4%	50.6%	50.8%
2016 Median Age	39.0	36.4	37.7
Households			
2000 Households	3,188	21,358	35,953
2010 Households	3,108	23,318	38,397
2016 Total Households	3,152	23,802	39,088
2021 Total Households	3,199	24,270	39,768
2000-2010 Annual Rate	-0.25%	0.88%	0.66%
2010-2016 Annual Rate	0.23%	0.33%	0.29%
2016-2021 Annual Rate	0.30%	0.39%	0.35%
2016 Average Household Size	2.18	2.33	2.35
Housing Units			
2016 Total Housing Units	3,574	26,380	43,368
2016 Owner Occupied Housing Units	1,657	12,208	21,547
2016 Renter Occupied Housing Units	1,495	11,595	17,541
2016 Vacant Housing Units	422	2,578	4,280
Race and Ethnicity			
2016 White Alone	75.1%	72.9%	73.8%
2016 Black Alone	2.3%	2.8%	2.6%
2016 American Indian/Alaska Native Alone	2.5%	2.6%	2.4%
2016 Asian Alone	1.0%	1.3%	1.0%
2016 Pacific Islander Alone	0.2%	0.2%	0.1%
2016 Hispanic Origin (Any Race)	41.4%	50.7%	51.1%
Income			
2016 Median Household Income	\$37,956	\$36,071	\$36,247
2016 Average	\$52,631	\$49,663	\$49,167
Per Capita Income	\$24,391	\$20,963	\$20,832
2016 Population 25+ by Educational Attainment			
Total	4,779	39,216	64,093
High School Graduate	23.1%	22.0%	23.3%
GED/Alternative Credential	3.3%	6.6%	6.7%
Some College, No Degree	28.2%	24.4%	25.2%
Associate Degree	11.7%	10.6%	10.8%
Bachelor's Degree	13.5%	12.5%	12.0%
Graduate/Professional Degree	9.0%	8.3%	7.2%
Data for all businesses in area			
Total Businesses:	562	3,108	4,326
Total Employees:	5,878	40,603	55,069
Total Residential Population:	6,889	59,084	95,766
Employee/Residential Population Ratio:	0.85:1	0.69:1	0.58:1