



Property Description

Positioned between a vast single-family population and the central business district, Pueblo Crossing offers local convenience to the daily driver complimented by the regional draw of national retail anchors such as Kohl's, Petco & Dick's Sporting Goods. The last remaining pad fronting I-25 with convenient access to N Elizabeth Street and Wills Boulevard which feeds into the Colorado Department of Transportation and State Patrol station. in the Pueblo Crossing Shopping Center Development.



Summary

Size:	1.9 acres
Dimensions:	200' x 300' (after ROW)
Zoning:	B-3
Rate:	See broker

In cooperation with:

Classic
real estate inc.



Gerdom Realty & Investment | www.GerdomRealty.com
(248) 242-6766 | 640 Griswold, Ste 100, Northville, MI 48167

Larry Siedell
lsiedell@gerdomrealty.com

Tjader Gerdom
tgerdom@gerdomrealty.com



Property Details

Initial conceptual design incorporates a 6,400 square foot building with approximate dimensions of 80' x 80' and provides circulation for a drive thru end cap.

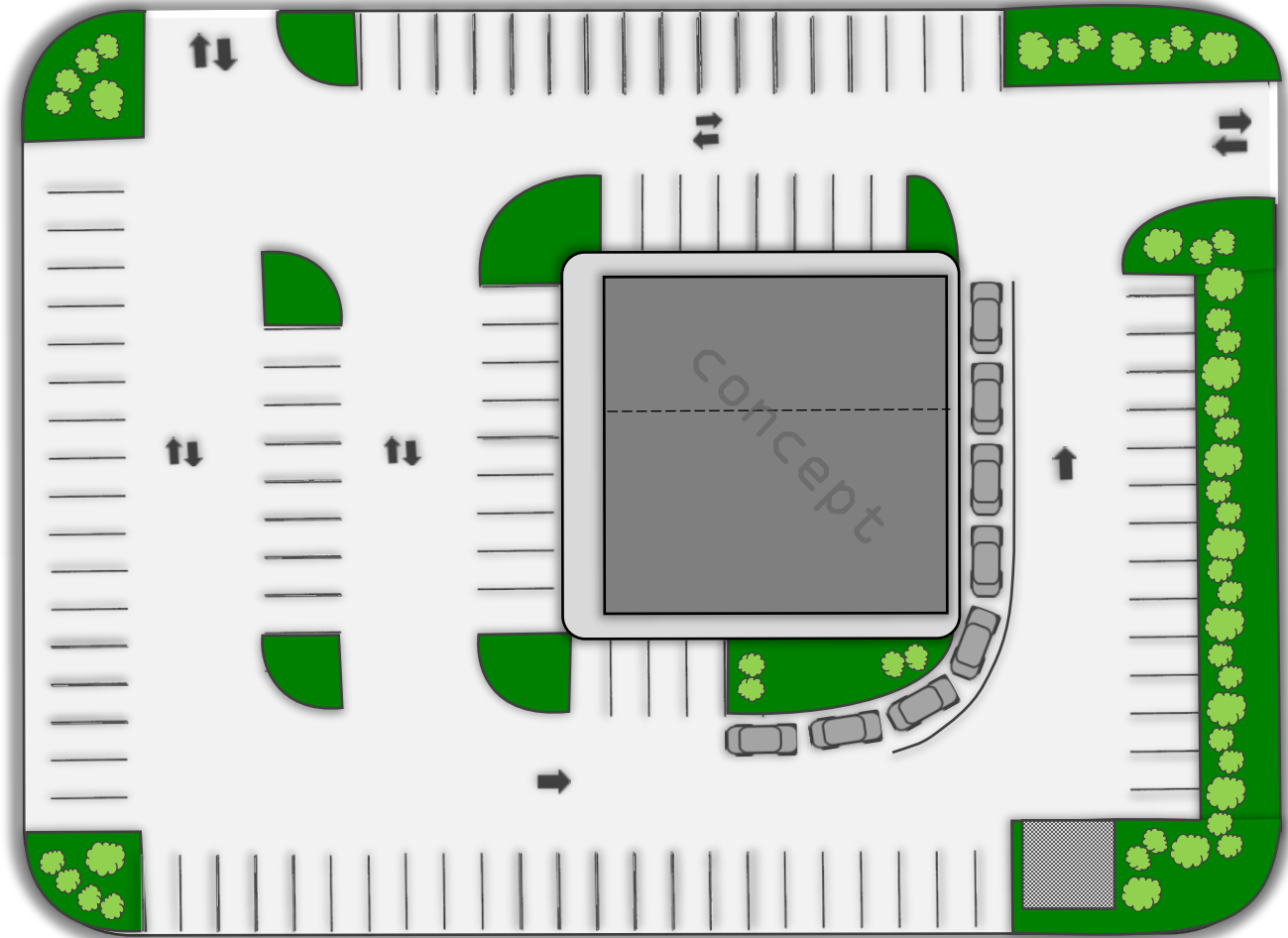
The property is currently in rough-grade condition with utilities on site. Full access to Elizabeth Street and Willis Boulevard will be provided.

The existing B-3 (Highway and Arterial Business District) Zoning designation permits 78 different commercial Uses by right and a path for an additional 60 Uses through special review or conditional approval. Uses permitted by right include all restaurant categories, financial institutions, medical practice, pharmacy and most general retail and office segments.



N Elizabeth Street

Willis Boulevard



Coffee / Bagels / Donuts Restaurant Study





Demographics		Pueblo Crossing		
		Elizabeth Street, Pueblo, Colorado		
N Elizabeth St				
Pueblo, CO 81008		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	2,451	23,327	64,984
	2025 Projected Population	2,489	23,735	67,043
	2010 Census Population	1,537	21,345	60,320
	2000 Census Population	691	17,860	53,872
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.6%
	Historical Annual Growth 2000 to 2020	12.7%	1.5%	1.0%
	2020 Median Age	36.2	38.5	36.7
HOUSEHOLDS	2020 Estimated Households	982	9,630	25,834
	2025 Projected Households	999	9,827	26,734
	2010 Census Households	609	8,759	23,896
	2000 Census Households	239	7,166	20,812
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.7%
	Historical Annual Growth 2000 to 2020	15.6%	1.7%	1.2%
RACE AND ETHNICITY	2020 Estimated White	79.4%	78.3%	73.7%
	2020 Estimated Black or African American	3.3%	3.2%	3.2%
	2020 Estimated Asian or Pacific Islander	3.0%	2.4%	1.6%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.5%	2.1%
	2020 Estimated Other Races	13.3%	14.7%	19.4%
	2020 Estimated Hispanic	29.7%	36.1%	47.7%
INCOME	2020 Estimated Average Household Income	\$89,241	\$82,780	\$65,639
	2020 Estimated Median Household Income	\$73,899	\$60,760	\$50,187
	2020 Estimated Per Capita Income	\$35,753	\$34,430	\$26,704
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.8%	2.9%	3.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.5%	7.9%
	2020 Estimated High School Graduate	26.7%	27.5%	28.8%
	2020 Estimated Some College	24.1%	24.3%	25.1%
	2020 Estimated Associates Degree Only	10.5%	10.4%	11.0%
	2020 Estimated Bachelors Degree Only	21.7%	19.2%	15.7%
	2020 Estimated Graduate Degree	8.3%	11.2%	7.9%
BUSINESS	2020 Estimated Total Businesses	91	939	2,715
	2020 Estimated Total Employees	1,395	10,505	31,320
	2020 Estimated Employee Population per Business	15.3	11.2	11.5
	2020 Estimated Residential Population per Business	26.8	24.8	23.9
Gerdom Realty & Investment www.GerdomRealty.com (248) 242-6766 640 Griswold, Ste 100, Northville, MI 48167				

