

**±1,628 - 10,212 SF AVAILABLE**



**PUEBLO WEST  
MARKETPLACE**

**922 N AUSTIN WAY**  
**PUEBLO, CO 81007**



## MULTI-TENANT RETAIL UNDER CONSTRUCTION



### AVAILABLE SPACE

#### SUITE A

2,072 SF

(DRIVE-THRU END-CAP)

#### SUITE B

±1,628 SF

#### SUITE C

±1,628 SF

#### SUITE D

±1,628 SF

#### SUITE E

±1,628 SF

#### SUITE F

±1,628 SF

## FIRST-GEN STOREFRONTS | PUEBLO WEST

Now pre-leasing brand-new multi-tenant retail at Pueblo West Marketplace—fronting Purcell Blvd & E Industrial, steps from the \$51M Parkview Medical Center expansion. Enjoy visibility to ±40,865 VPD, prominent signage, and a ±6:1,000 parking ratio. Ideal for food service, daily-needs, medical-adjacent, and service users in Pueblo West's growth corridor.

Under construction (target 3Q26), the project delivers first-gen storefronts from ±1,628 SF (six inlines) plus a ±2,072 SF drive-thru endcap; combine to ±10,212 SF.



**PARKING RATIO**  
**6:1,000 RSF**



**LEASE RATE**  
**\$27-35.00 per RSF NNN**



**BUILDING SIGNAGE**  
**AVAILABLE**



**ZONING**  
**RE-LAND**  
(Real Estate-Land)



**OPERATING EXPENSES**  
**\$5.50 per RSF (2025 Est.)**



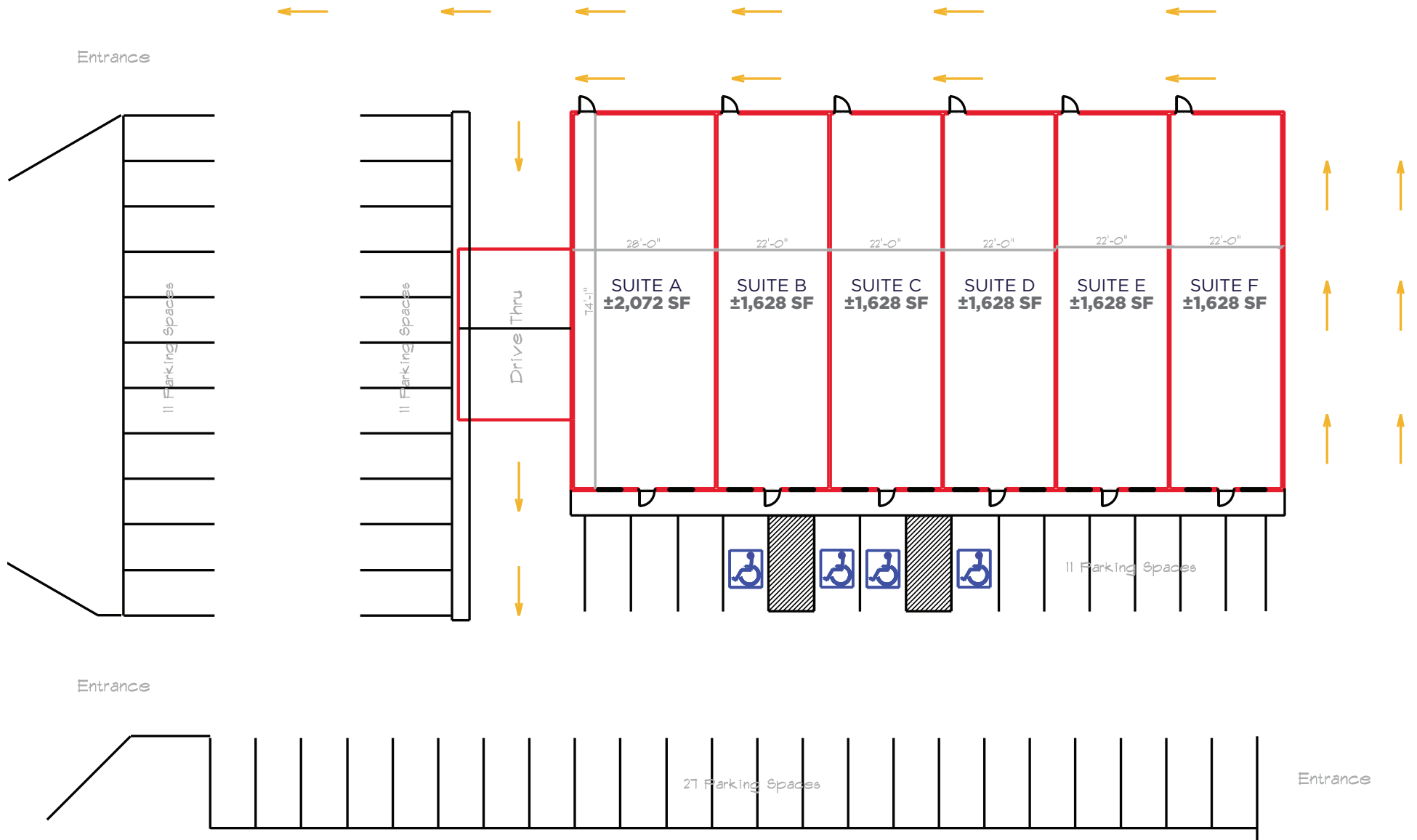
**UNDER CONSTRUCTION**  
**2025-2026**

**MULTI-TENANT RETAIL STRIP | DELIVERY 2Q26**

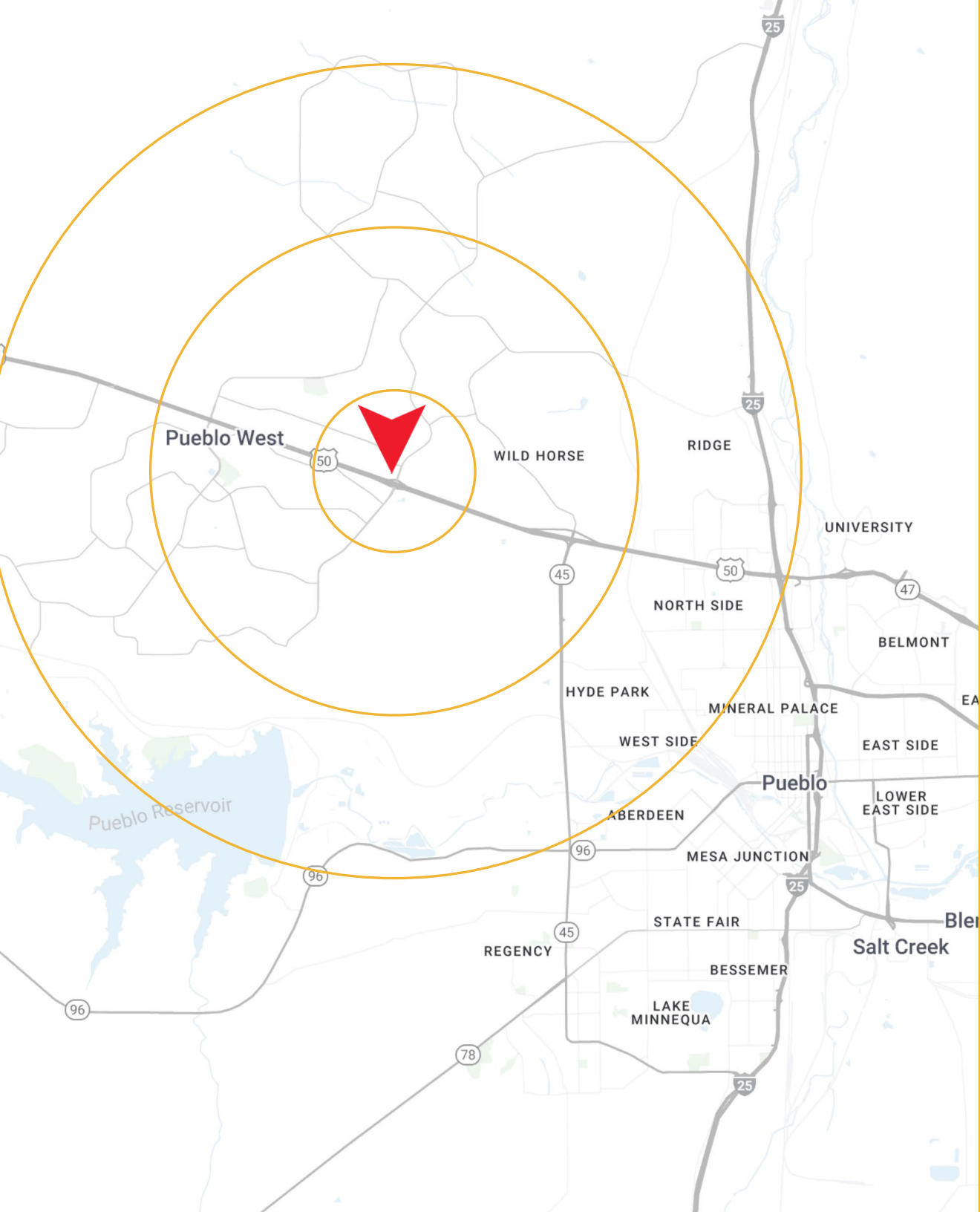
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# 922 AUSTIN WAY

PUEBLO WEST, CO 81007



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