



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PUEBLO WEST MARKETPLACE

US HIGHWAY 50 & PURCELL BLVD. PUEBLO WEST, CO 81007

LAND FOR SALE



- PAD SITES (1.87-3.80 ACRES) AVAILABLE NEAR SOUTHEAST CORNER OF PURCELL BLVD AND E. INDUSTRIAL BLVD
- NEW HIGHWAY 50 INTERCHANGE WITH GREAT HIGHWAY EXPOSURE AND LIGHTED ACCESS
- LOT IS ACROSS FROM A SAFEWAY FUEL CENTER, ADJACENT TO A SAFEWAY STORE AND DOLLAR TREE, AND NEXT TO A CYCLONE CAR WASH AND ACE HARDWARE
- ACROSS FROM THE NEW PARKVIEW MEDICAL CENTER AT THE NORTHWEST CORNER OF E. INDUSTRIAL BLVD & PURCELL BLVD



SALE PRICE
\$6-8.00 PER SF



AVAILABLE LOTS
1.87 - 7.62 AC

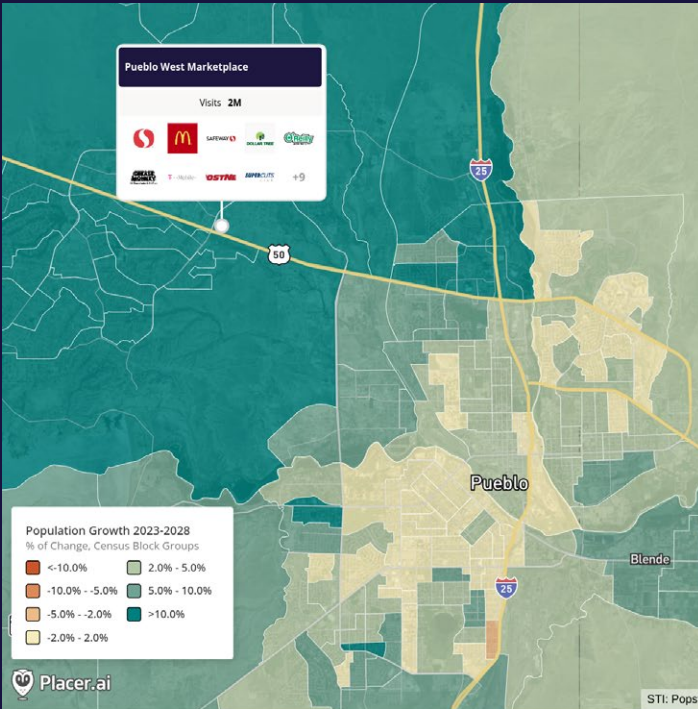
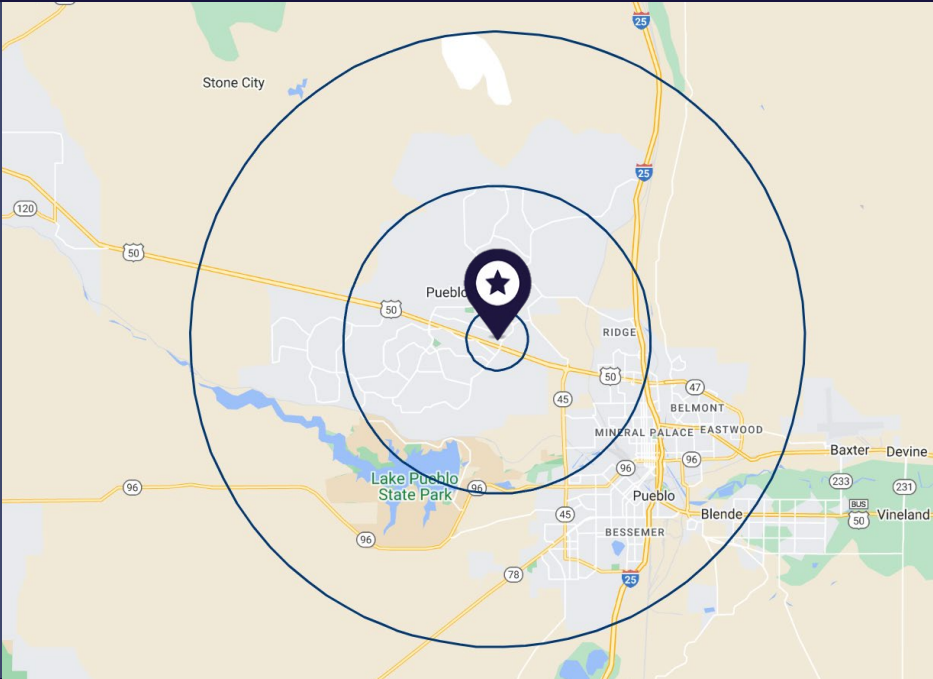


MARKET DEMOGRAPHICS

PUEBLO WEST IS THE
FASTEST GROWING
SUBURB IN THE
PUEBLO AREA WITH A

75%

INCREASE IN LOCAL
RESIDENCE OVER
THE LAST 10 YEARS



POPULATION



1 Mile	1,507
5 Miles	47,229
10 Miles	153,062

HOUSEHOLDS

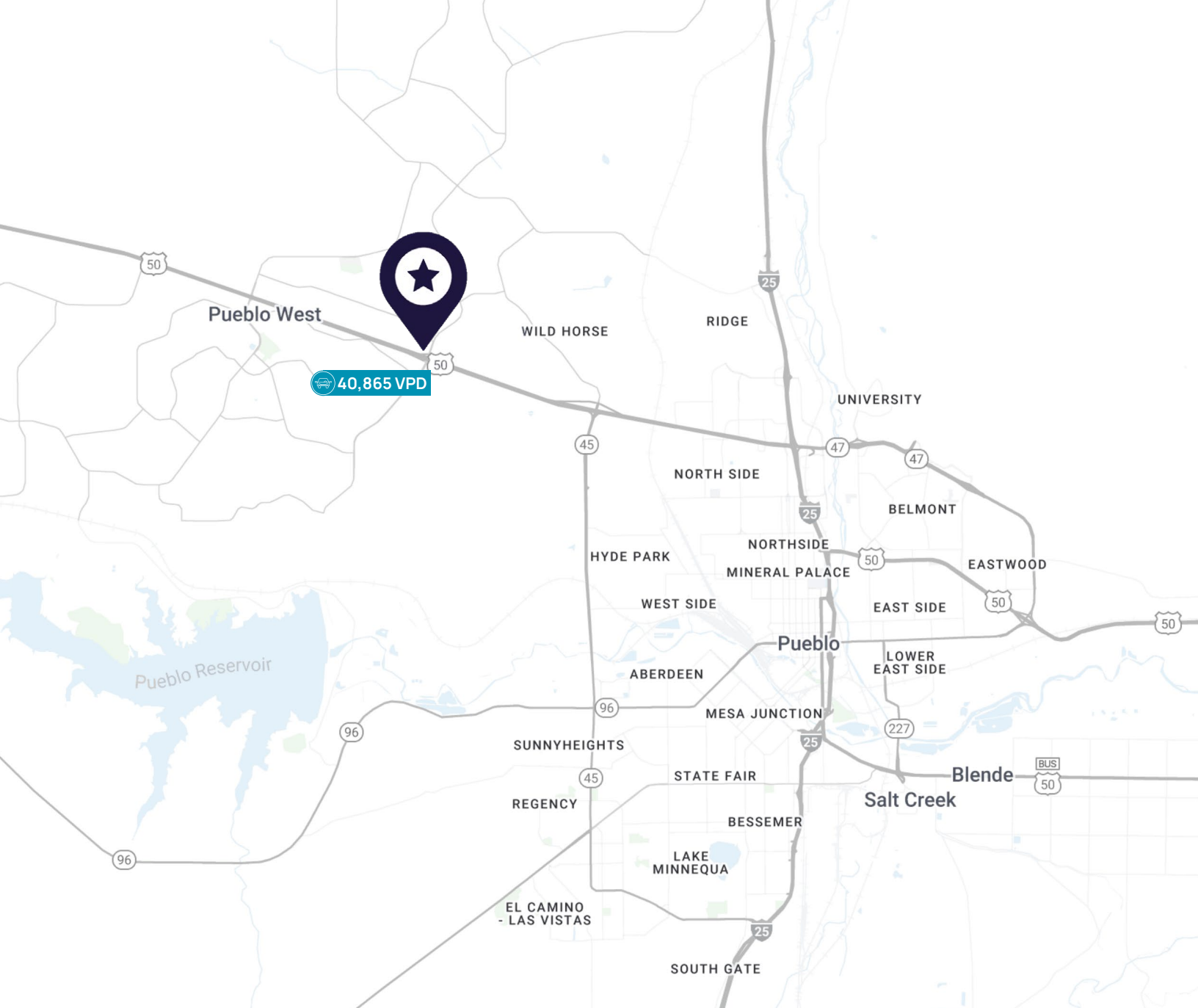


1 Mile	536
5 Miles	18,190
10 Miles	61,077

AVERAGE HOUSEHOLD INCOME



1 Mile	\$86,590
5 Miles	\$82,745
10 Miles	\$66,483



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