

±1,725 - 10,700 SF AVAILABLE



THE SHOPPES AT
MARKET PLACE
EAST

922 N AUSTIN WAY
PUEBLO, CO 81007

MULTI-TENANT RETAIL UNDER CONSTRUCTION



AVAILABLE SPACE

SUITE A

2,000 SF

(DRIVE-THRU END-CAP)

LEASE PENDING

SUITE B

±1,725 SF

SUITE C

±1,725 SF

SUITE D

±1,725 SF

SUITE E

±1,725 SF

SUITE F

±1,800 SF

FIRST-GEN STOREFRONTS | PUEBLO WEST

Now pre-leasing brand-new multi-tenant retail at THE SHOPPES AT MARKET PLACE EAST—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 ±1,728 SF (six inlines) plus a ±2,000 SF drive-thru endcap; combine to ±10,700 SF.



PARKING RATIO
6:1,000 RSF



LEASE RATE
\$30-35.00 per RSF NNN



BUILDING SIGNAGE
AVAILABLE



ZONING
B-4



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



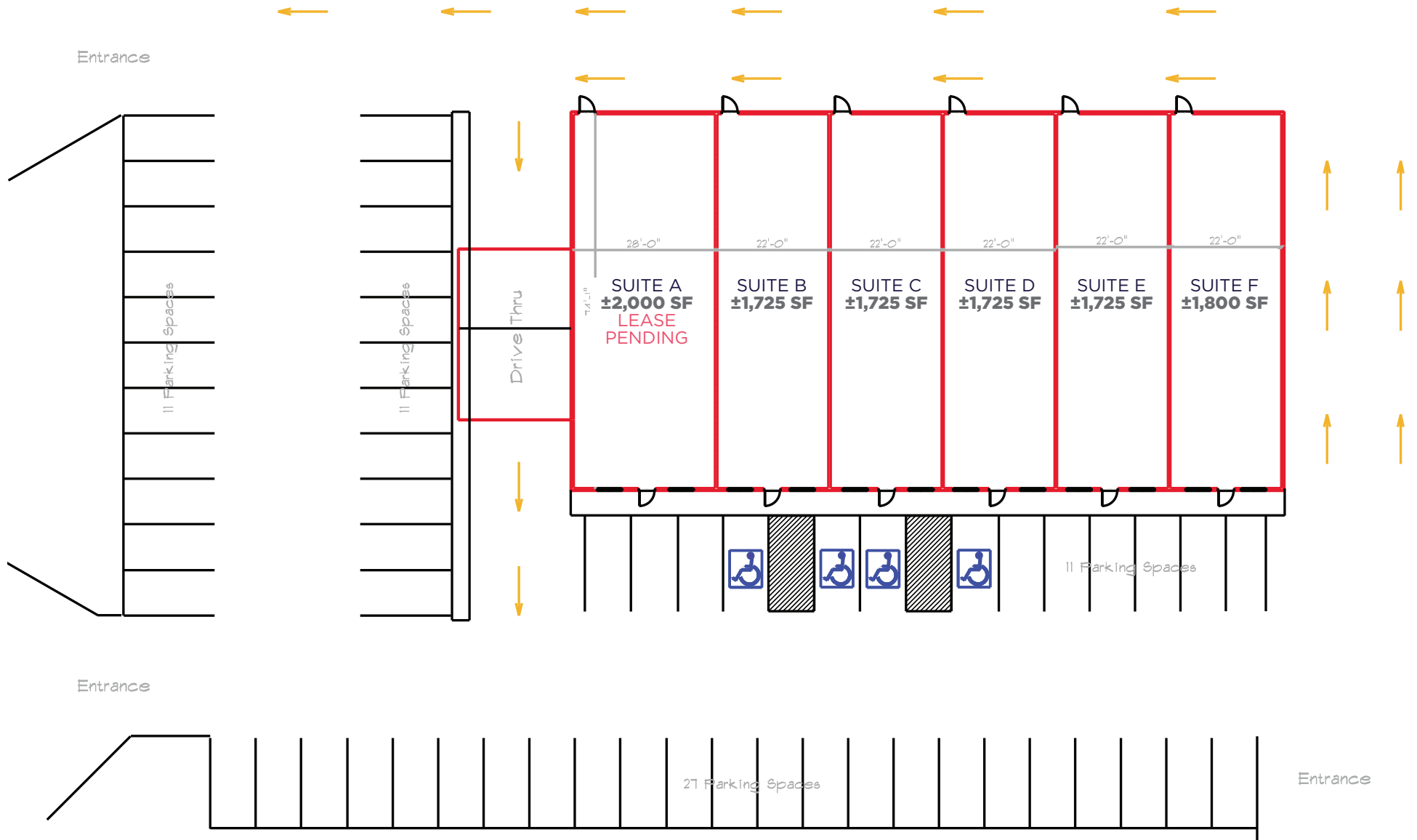
UNDER CONSTRUCTION
2025-2026

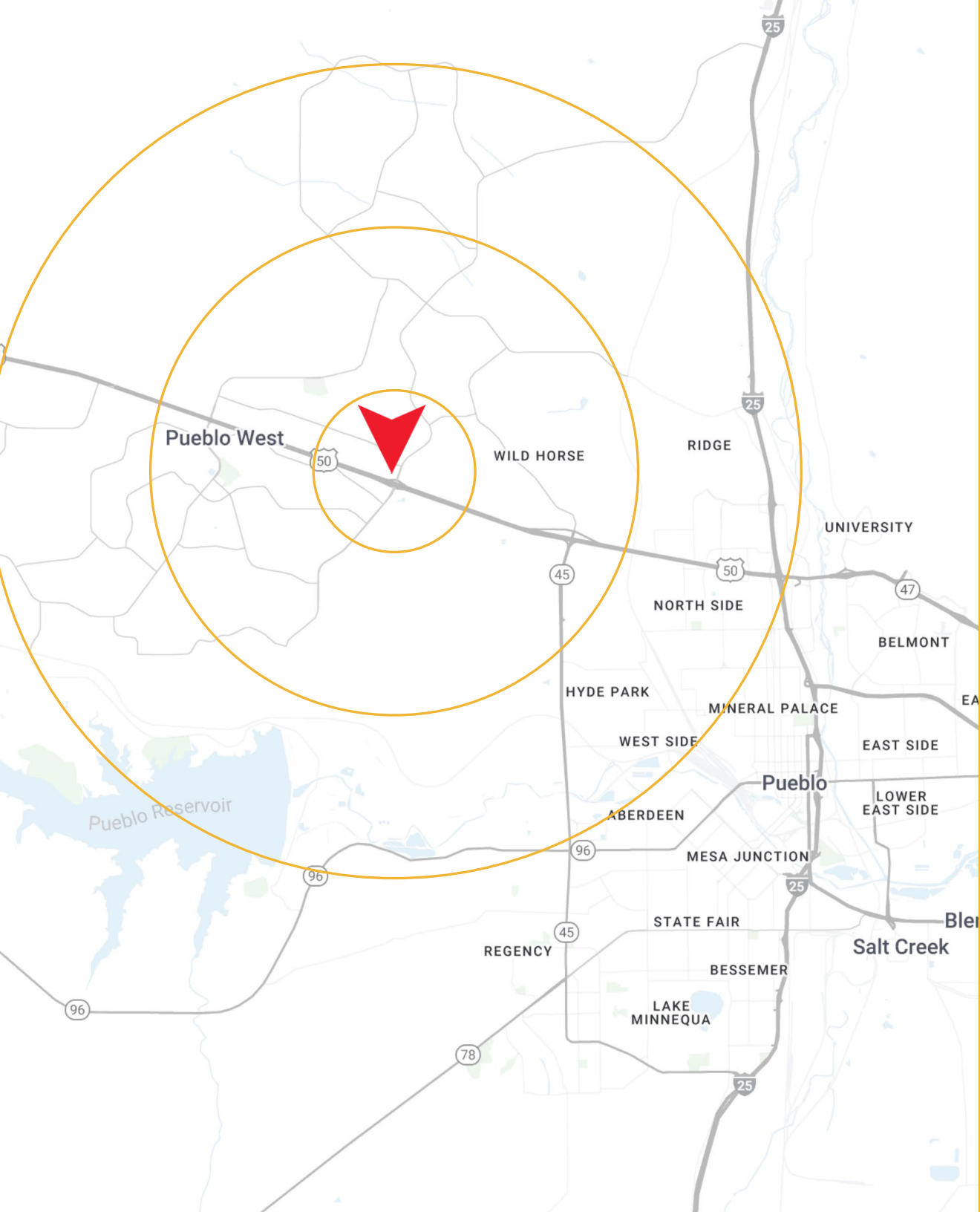
MULTI-TENANT RETAIL STRIP | DELIVERY 2Q26

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