CUSHMAN & WAKEFIELD | Colorado Springs Commercial



3530 & 4100 W 11TH ST

PUEBLO, CO 81003

7.06 ACRES

PUEBLO BLVD FRONTAGE | FLEXIBLE DEVELOPMENT POTENTIAL

Two commercial land parcels totaling ±7.08 acres are available along Pueblo Boulevard near W. 11th Street in western Pueblo. Offering prominent frontage along one of the city's primary north-south thoroughfares, the properties provide a versatile development opportunity with convenient connections to Highway 50, Downtown Pueblo and the surrounding residential communities.

The location benefits from an established residential base and proximity to the Highway 50 commercial corridor, home to numerous retail, medical, dining and service destinations. With B-4 commercial zoning and individual parcels measuring ±4.53 and ±2.55 acres, the properties offer flexibility for a variety of potential commercial, residential or mixed-use development concepts, subject to applicable approvals.

Positioned along a well-traveled arterial connecting established neighborhoods with major commercial destinations, these parcels present an opportunity for developers and investors seeking a strategic location within the Pueblo market.

FOR SALE

CURRENT ZONING
CC: 528000011, 528051009

SALE PRICE
$2,000,000

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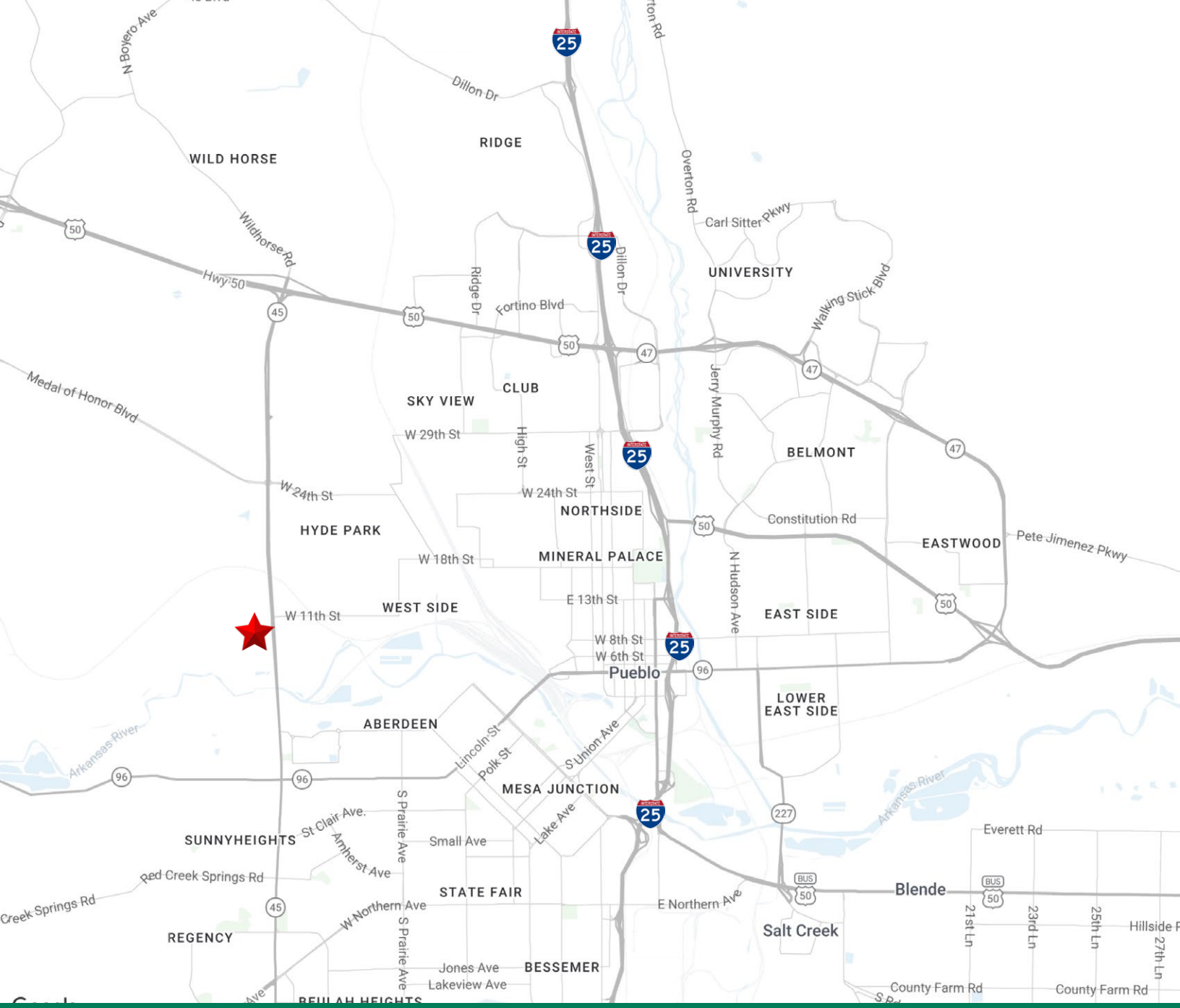
7.06 ACRES



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
HOUSEHOLDS	534	6,501	18,111
POPULATION	1,236	15,209	43,467
AVERAGE HOUSEHOLD INCOME	$83,243	$84,087	$79,151


TRADE AREA MAP
KING Soopers
NEW IN 2028
HWY 50 & MCCULLOCH BLVD
50
NEW MEDAL OF HONOR BLVD
The new $40M, four-lane road is the first direct link between Pueblo and Pueblo West, meeting Pueblo Blvd at 24th St.
PUEBLO MOTORSPORTS PARK
NEW MAVERIK
PARKVIEW HEALTH SYSTEM
Wings Credit Union
COTTAGES ON THE BLVD
194 UNITS
PUEBLO SPRINGS
199 UNITS
PUEBLO BLVD
Alpine
TOYOTA
SUBARU
NISSAN
DODGE
Albertsons
LOWE'S
STAPLES
DICKEY'S BARBECUE PIT
crumbl cookies
McALISTER'S DELI
Party City
Black-eyed Pea
50
INTERSTATE 25
PUEBLO COUNTRY CLUB
planet fitness
SONIC
Olive Garden
Mister CAR WASH
OLD CHICAGO
Red Lobster
Wendy's
Applebee's
golden corral
TACO BELL
SUN MOUNTAIN BLVD EXTENSION OPENS 2027
A 24th St bridge is in design, backed by a $16.8M federal grant
PIKES PEAK PARK
600+ New Homes
MAJOR EMPLOYER
Colorado Mental Health Hospital
1,100 full-time staff
WESTGATE DEVELOPMENT
440 New Homes
SITE
LAKE PUEBLO STATE PARK
3M+ Annual Visitors
NEW
DUTCH BROS
WHATABURGER
Culver's
ELMWOOD GOLF COURSE
INTERSTATE 25
INTERSTATE 25



DRIVE TIMES

10 Min. | I-25

8 Min. | Lake Pueblo

135 Min. | Denver

12 Min. | Downtown Pueblo

50 Min. | Colorado Springs

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