



# Retail @ Pueblo Mall



3201 Dillon Drive  
Pueblo, CO 80302

**+/- 125,000 RSF available\***

Can be demised



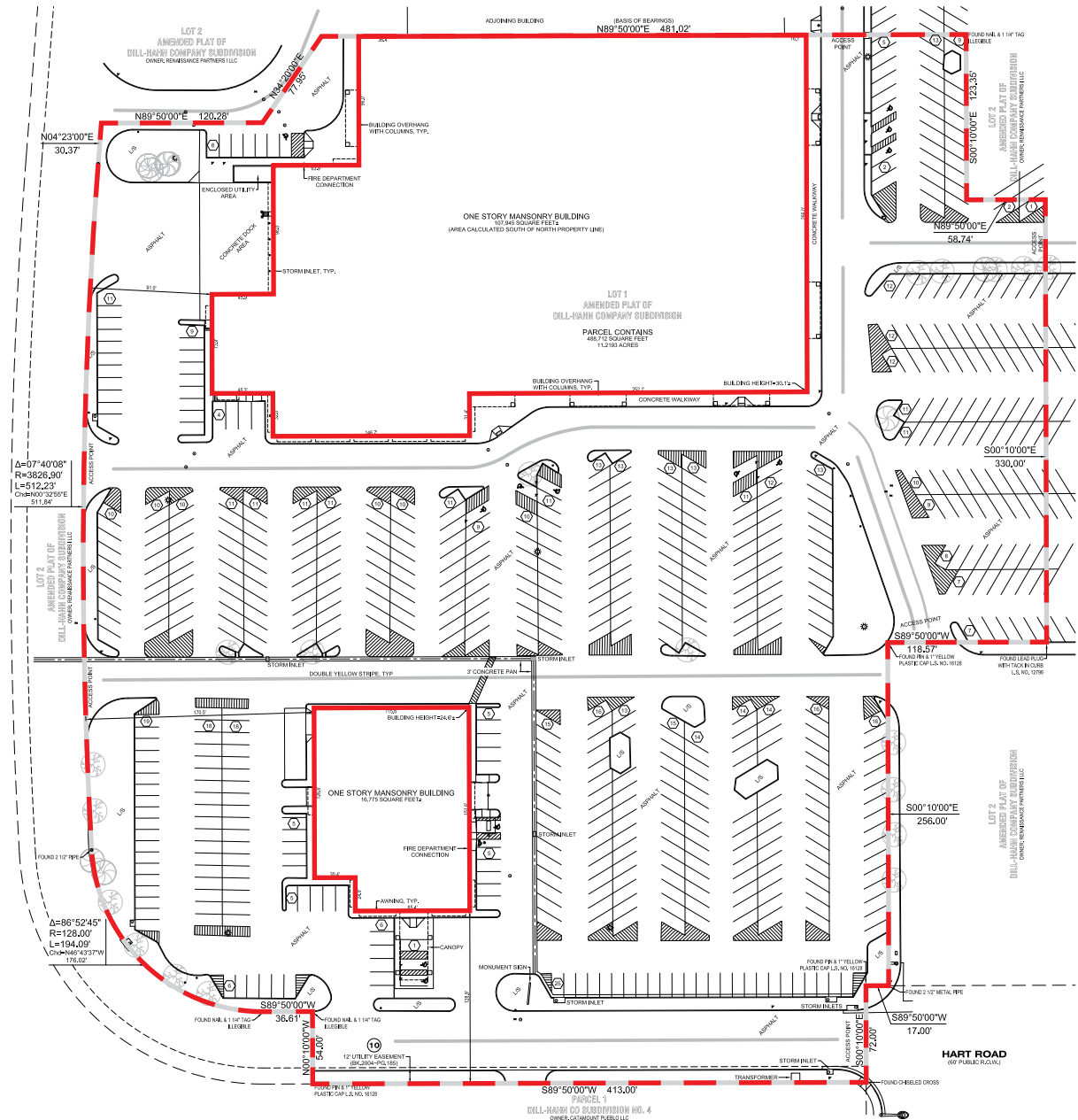
# Retail @ Pueblo Mall

<b>Address</b>	3201 Dillon Drive, Pueblo, CO		
<b>Location</b>	I-25 and State Highway 47		
<b>Building SF</b>	Department Store	107,945	
	Auto Center	16,775	
	<b>Total</b>	<b>124,720</b>	
<b>Year Built</b>	1975		
<b>Land Area</b>	11.22		
<b>Parking</b>	642 spaces		

## Location and Amenities

The Property lies within Pueblo Mall and is part of a busy commercial corridor that includes major retailers such as Dillard's, Walmart, The Home Depot, JCPenney, and Cinemark. Beyond retail in the area, there is a multitude of dining options from fast food providers to fine dining establishments and everything in between.

Sitting on over 11.2 acres, Sears Pueblo consists of a 107,945 square foot building as well as a 16,775 square foot auto center. There are also expansive parking options that surround the building making it easily accessible to a multitude of patrons. The Site is easily accessible to State Highway 47, via Dillon Drive, and I-25, via E 29th St. These transit heavy highways provide the Property with high visibility to thousands of commuters and travelers. A part of one of the most prominent shopping centers in Southern Colorado, the Site attracts shoppers and visitors from over a 50-mile radius.





## 125,000 sf retail opportunity at Pueblo Mall

11.2+ acre site located at the most dominant shopping destination in Southern Colorado. Pueblo Mall, anchored by major department stores JCPenney and Dillard's, draws from a wide customer base that includes a 50-mile radius. The Property is visibly situated at the southern end of the shopping center facing one of Colorado's most highly traveled interstates, I-25, which is the main thoroughfare for over 73,500 vehicles per day.



**ANCHOR SPACE WITH  
EXCEPTIONAL ACCESS**



**DESTINATION  
RETAIL**

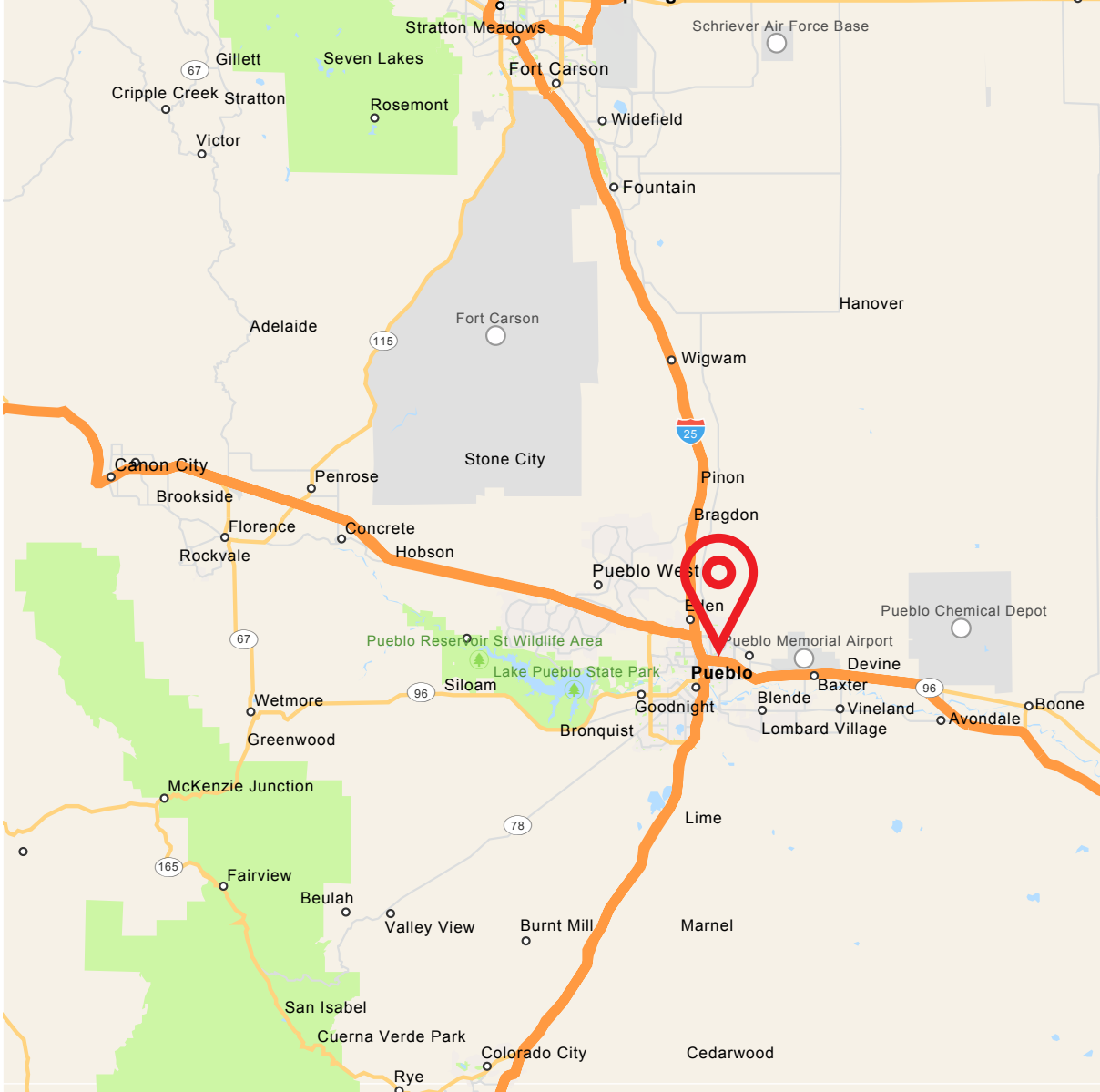


**DISTINCT HIGH-  
TRAFFIC LOCATION**



Demographics	1-mile	3-mile	5-mile
Population	1,620	27,726	105,652
Households	488	8,997	35,245
Average Household Income	\$184,998	\$168,643	\$150,052

Source: Esri, 2021



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