

Retail Building For Sale

35969 EAST US HWY 50, PUEBLO, CO 81006

PRICE REDUCED!



Overview

Situated approximately 10 miles east of Pueblo at the center of Vineland, a charming census-designated place just south of the Arkansas River, this property is located in a vibrant agricultural hub renowned for its family farms and roadside farmstands. The region is celebrated for producing the iconic Pueblo Chile, alongside an array of vegetables, melons, livestock, and honey, which supply nearby Pueblo and Colorado Springs.

Positioned at the intersection of US HWY 50 Bus. and State Highway 231, this property benefits from high visibility with approximately 5,000 vehicles passing daily. It also neighbors Pueblo County High School.

Constructed in 2014, the building is in excellent condition, with all systems recently inspected and maintained. Previously occupied by a national dollar store chain, the interior is spacious, open, and clean. The electrical system is robust, offering 240-volt, 3-phase power with 400-amp capacity.

Zoned for a wide range of retail and personal service uses, the property supports diverse business opportunities, including: minor vehicle repair, vehicle sales, rentals, and leasing (including heavy equipment). Personal service establishments permitted include: fitness centers, financial institution branches, pet grooming and care services, and schools for art, music, dance, and martial arts.

[Click For Virtual Tour](#)

Highlights

- 2014 Construction
- Prominent Intersection
- Neighbors a High School
- Approximately 50 Parking Spaces

Property Details



Sales Price

\$425,000 **\$375,000**



Building Size

8,400 SF



Lot Size

0.80 Acres



Zoning

B-4 (Commercial)

Rev: August 20, 2026

Our Network Is Your Edge

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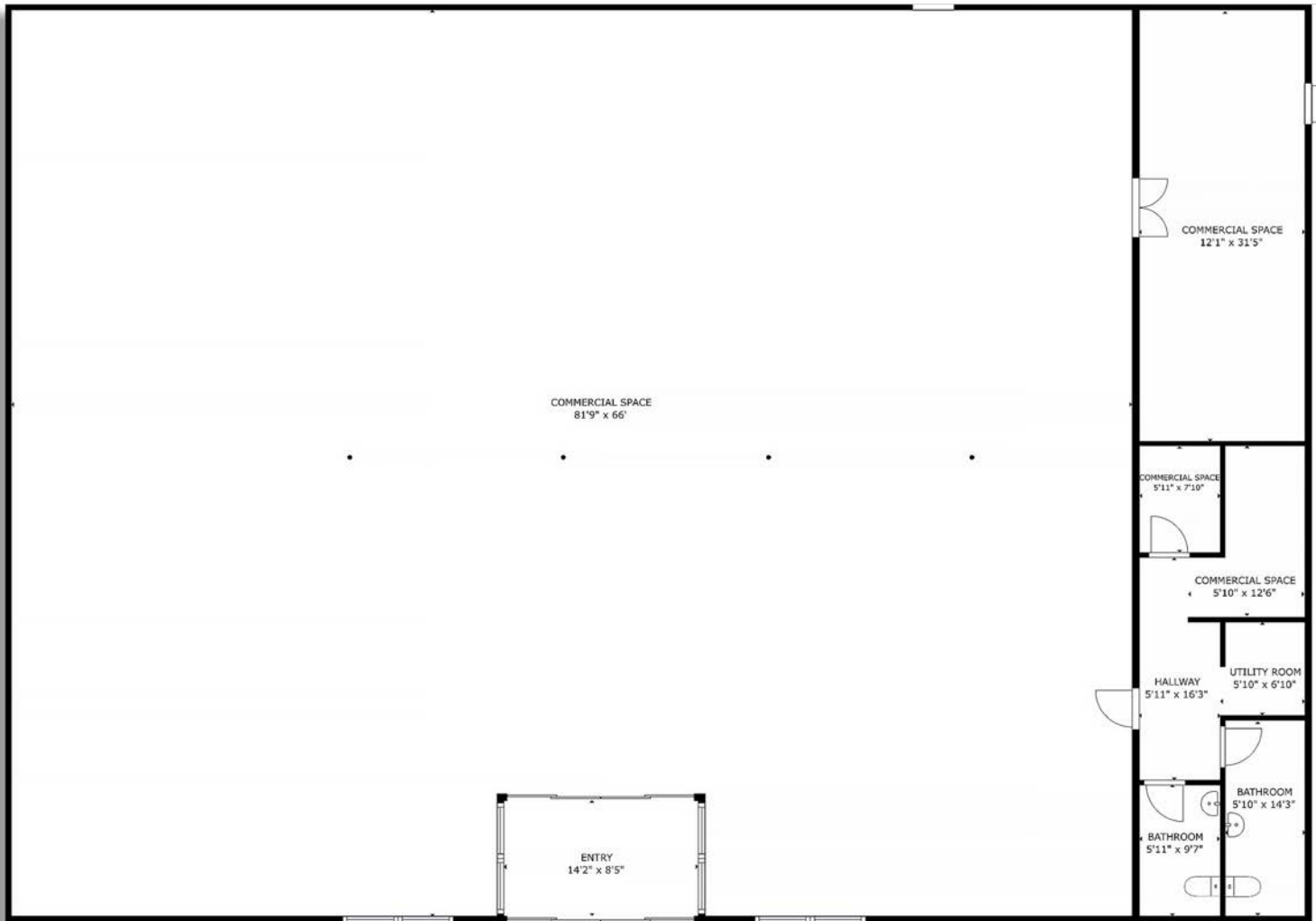
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Floor Plan



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DEMOGRAPHICS



4,122

Population



43.0

Median Age



2.6

Average
Household Size



\$78,160

Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Iris Rd	1,503	0.1
Gale Rd	2,600	0.1
36th Ln	4,000	0.3
37th Ln	3,300	0.5
Jersey Rd	1,500	0.7



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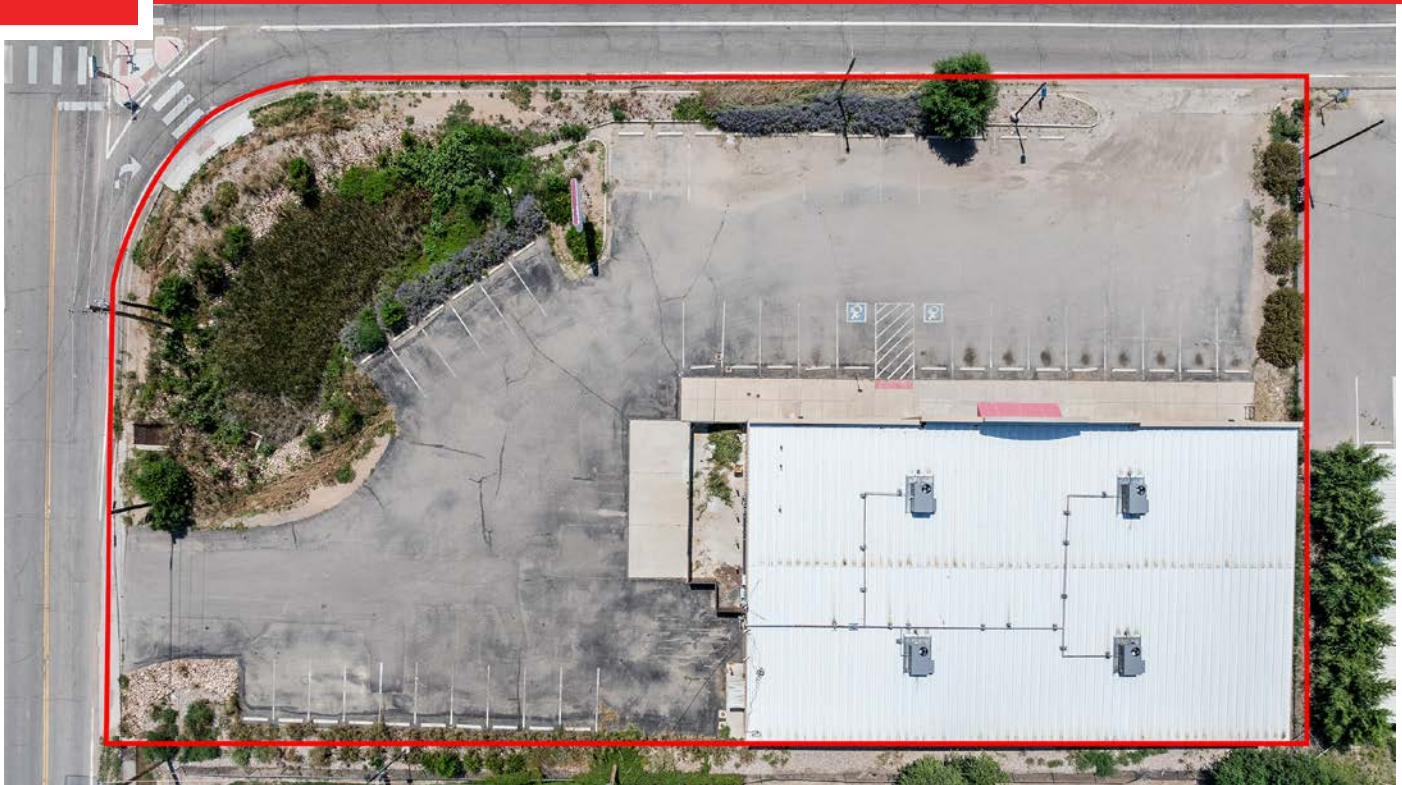
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