

Multi-Tenant Retail Property for Lease

1634-1644 US-50 PUEBLO, COLORADO 81008



Overview

Position your business in a high-visibility retail center on US-50 in Pueblo, Colorado. Located at 1634-1644 US-50, this multi-tenant property offers flexible commercial space with excellent frontage, easy access, and strong traffic counts. Former restaurant and tattoo shop spaces are available, making it ideal for retail, food service, office, studio, or service-based users. Existing improvements allow for a quick move-in while providing flexibility to customize the space.

Location/ Located along one of Pueblo's primary commercial routes, the property benefits from strong exposure to both local residents and through traffic. The central location provides easy accessibility and strong potential for customer traffic throughout the day.

Available Spaces

Former Restaurant Space (\$4500 Per Month plus \$5NNN) / The former restaurant suite offers a functional layout suitable for food service operations, fast casual concepts, cafes, catering businesses, or specialty dining. The space includes existing utility infrastructure and visibility directly from US-50.

Former Tattoo Shop Space (\$850 Per Month + Utilities)/ The former tattoo shop provides a unique retail or studio environment ideal for tattoo artists, barber shops, salons, creative studios, boutique retail, wellness concepts, or professional services.

Ideal Uses

Restaurant or Food Concepts | Tattoo or Piercing Studio | Barber Shop or Salon
Boutique Retail | Medical or Wellness Services | Professional Office | Vape or smoke shop

Flexible lease terms available. Tenant improvement opportunities may be considered for qualified tenants. For pricing, availability, and tours, contact Holly Trinidad or Mike Nisenbaum.

Property Details

Lease Rate

- \$18.00 - \$22.00 PSF (NNN)

Space Available

- 463 - 3,020 SF

Highlights

- Former Tattoo Shop and Restaurant Space Now Available for Lease at VERY Affordable Pricing!
- Tattoo Space- Has Plumbing!
- Former Restaurant Space Has a hood, and grease trap!
- Prime US-50 frontage with high traffic counts
- Excellent visibility and signage opportunities
- Convenient customer parking

Unit:	Size:	Lease Rate:
100	463 SF	\$850 / Month (MG)
110	3020 SF	\$4,500 / Month + \$5/SF NNN

Rev: June 1, 2026



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Our Network Is Your Edge

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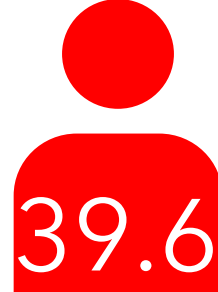
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DEMOGRAPHICS



44,058
Population



39.6
Median Age



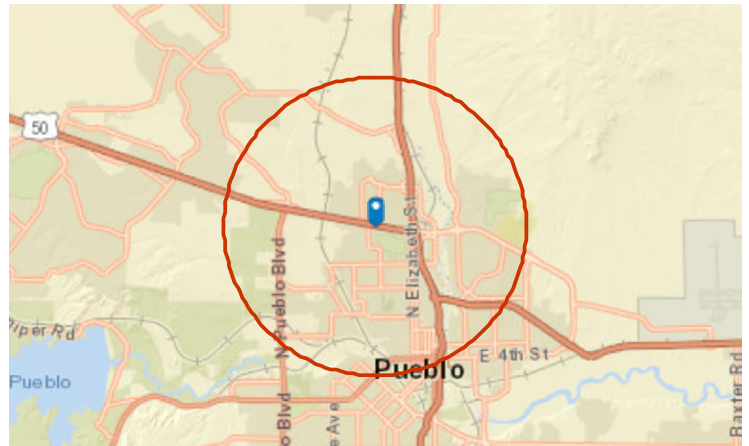
2.3
Average Household Size



\$63,780
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Fortino Blvd W	39,000	0.0
Hwy 50	8,501	0.1
Frontage Rd	11,029	0.1
Shalimar Ter	5,900	0.1
Hwy 50	4,900	0.1



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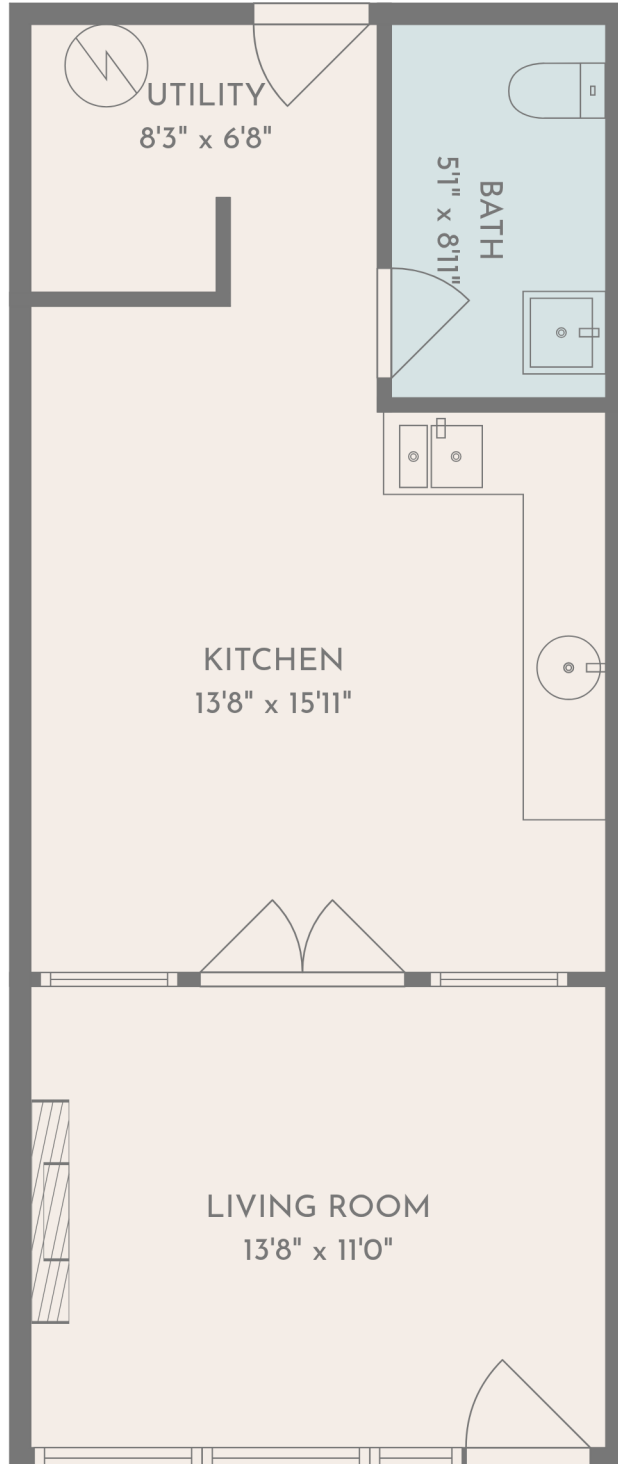
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FORMER TATTOO SHOP SPACE

TOTAL: 465 sq. ft

1st floor: 465 sq. ft

EXCLUDES AREAS: WALLS: 49 sq. ft

IR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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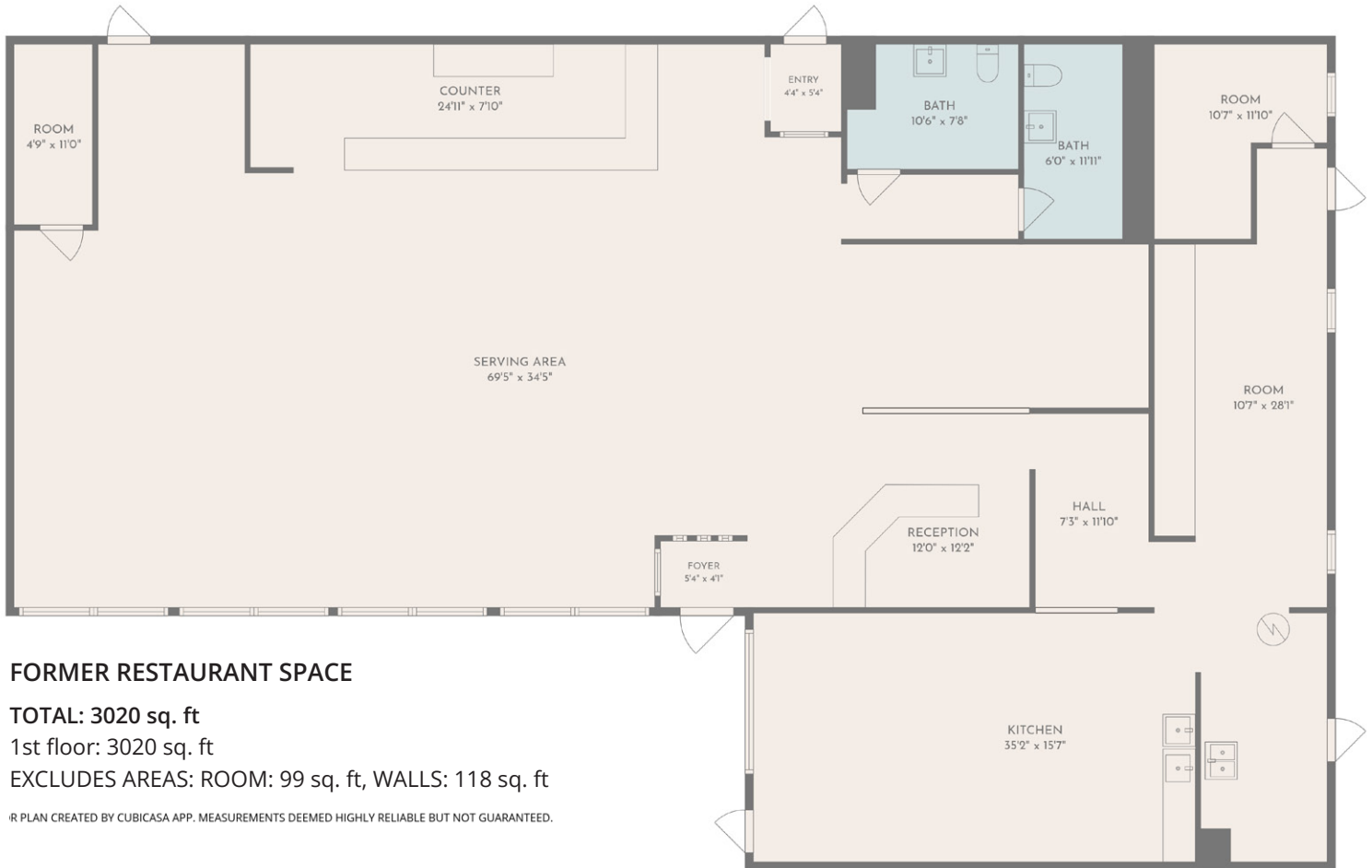
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FORMER RESTAURANT SPACE

TOTAL: 3020 sq. ft

1st floor: 3020 sq. ft

EXCLUDES AREAS: ROOM: 99 sq. ft, WALLS: 118 sq. ft

RP PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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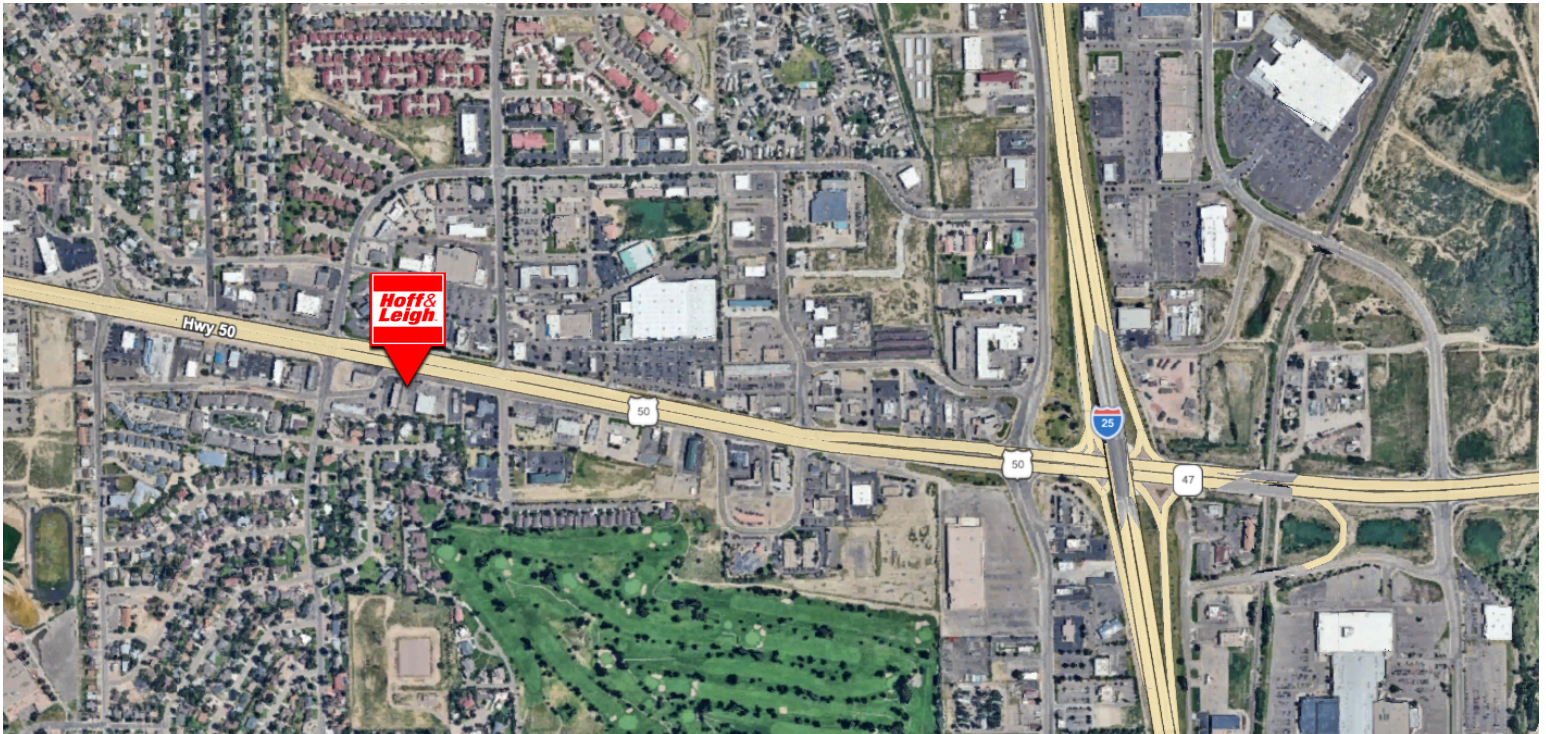
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