

Pueblo Mall

PUEBLO | COLORADO



Centennial

THE STEEL CITY **PUEBLO, CO**

LOCATED TWO HOURS FROM DENVER, PUEBLO IS RANKED **#4 ON THE LIST OF BEST CITIES FOR FIRST-TIME HOMEBUYERS.**

PUEBLO HAS BEEN KNOWN AS "THE STEEL CITY" FOR DECADES AND REMAINS ONE OF THE **LARGEST STEEL-PRODUCING CITIES IN THE U.S.**, PRODUCING 45% OF NORTH AMERICA'S RAILROAD TRACKS.

PUEBLO IS HOME TO **COLORADO'S LARGEST SINGLE EVENT**, THE COLORADO STATE FAIR, WHICH SEES **460K+ ATTENDEES** DURING THE 11-DAY EVENT.



 **TOP 10**

8TH LARGEST CITY
IN COLORADO

 **5.7%**

INCREASE IN HOME
VALUES OVER THE
PAST YEAR

PUEBLO MALL OFFERS EFFORTLESS ACCESSIBILITY, SITUATED ALONG TWO MAJOR HIGHWAYS AND SEEING MORE THAN 146K VEHICLES PER DAY.



25 CPD - 73,303
MAJOR INTERSTATE OF WESTERN U.S. STRETCHING THROUGH NEW MEXICO, COLORADO & WYOMING

47 CPD - 39,858

JCPenney
Dillard's
Bath & Body Works
planet fitness
ALMAZOR TRAMPOLINE PARK
BOOT BARN

PUEBLO MALL

HOBBY LOBBY

DILLON DRIVE CPD - 16,229

TARGET

W 29TH STREET CPD - 17,358





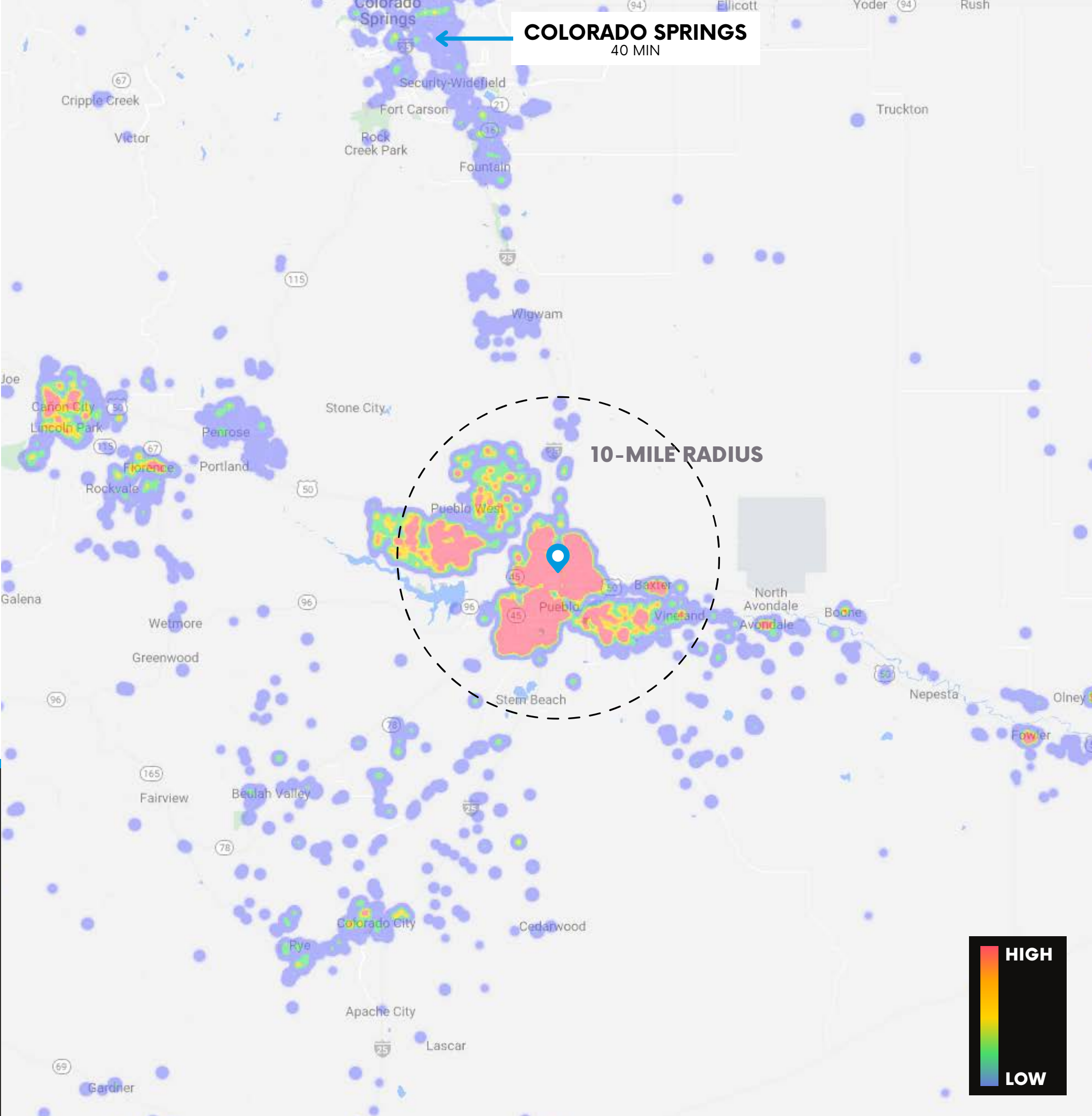
TRAFFIC DATA

Annual Number of Visits	2.8M
Annual Avg. Visit Frequency	6.66
Avg. Dwell Time	66 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	131,621
Daytime Population	134,161
Households	51,867
Family Households	31,599
Average HHI	\$59,518
College Degree+	59.2%

20,300+ FAMILY HOUSEHOLDS
WITHIN 5 MILES OF PUEBLO MALL



COLORADO SPRINGS
40 MIN

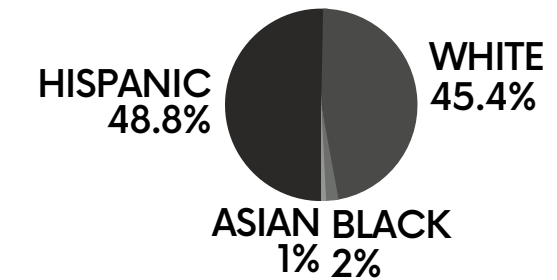
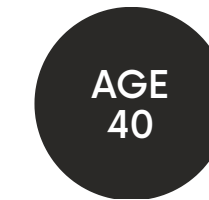
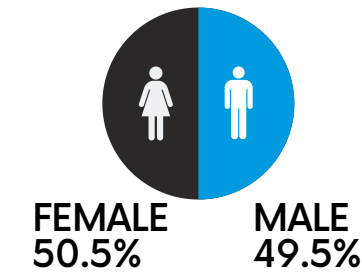
10-MILE RADIUS

HIGH
LOW



OUR CORE CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS



GENERATIONAL BREAKDOWN

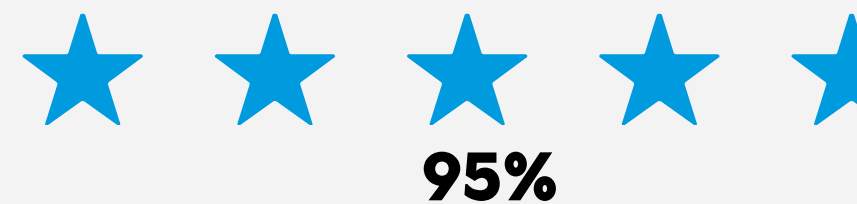
Millennials	20.3%
Gen X	17.8%
Baby Boomers	22.2%

PSYCHOGRAPHICS

Autumn Years	17.6%
Established and mature couples living gratified lifestyles in older homes.	

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



2.63M OF OUR CUSTOMER VISITS ARE LOYAL MAKING US THEIR GO-TO SHOPPING DESTINATION.



PROVEN PERFORMANCE & EXCLUSIVITY

PUEBLO MALL IS HOME TO TOP-PERFORMING AND EXCLUSIVE TENANTS.

THE ONLY PLANET FITNESS AND DILLARD'S IN THE MARKET.
THE ONLY ALTITUDE TRAMPOLINE PARK IN THE STATE.



451K
SF OF RETAIL



55+
STORES

JCPENNEY
#1 OF 12 IN STATE
BASED ON VISITS

DILLARD'S
#2 IN THE REGION
BASED ON SALES



BACK TO SCHOOL



KIDS EVENTS



TRICK OR TREAT STREET

MORE THAN 50 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES



HOLIDAY



PUEBLO HAS TALENT



POP-UPS

NATIONAL LEASING

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Pueblo Mall

 SHOPPUEBLOMALL.COM

