



Pueblo Conoco

1242 S Prairie Avenue | Pueblo, CO



\$1M

STATION FOR SALE - HIGH VISIBILITY
& EASY ACCESS



Property Overview

BRC Real Estate is pleased to present a desirable Conoco fuel and convenience station in the heart of thriving Pueblo, CO. Situated on the highly visible and signalized intersection of South Prairie Avenue & W Northern Avenue. Great owner-operator or redevelopment opportunity. New owners will immediately enjoy a steady flow of business thanks to its strategic placement in this high-traffic retail corridor. This prime real estate is neighboring the Colorado State Fairgrounds and is anchored by national retail brands including Walgreens, Safeway, AutoZone, Advance Auto, and King Soopers. The existing building offers two service bay doors, that were used to operate an oil change business. Don't look past this hard-to-find turn-key opportunity to become part of a welcoming and diverse community.



BLDG SIZE
2,932 SF



LAND SIZE
0.29 Acres



YEAR BUILT
1975



BRANDING
Conoco



PARKING
12 Surface Spaces



NOTES
Previously operated as Majestic Lube Oil Change Business

Costar 2022/23, CDOT

area Demographics

	1 MILES	3 MILES	5 MILES
POPULATION	13,948	64,732	105,078
HOUSEHOLDS	6,032	26,576	43,482
H.H.INCOME	\$53,132	\$58,302	\$56,836
TRAFFIC COUNTS	S Prairie Ave @ W Northern Ave W Northern Ave @ Cedar St		14,360 VPD 22,563 VPD

Tank Information

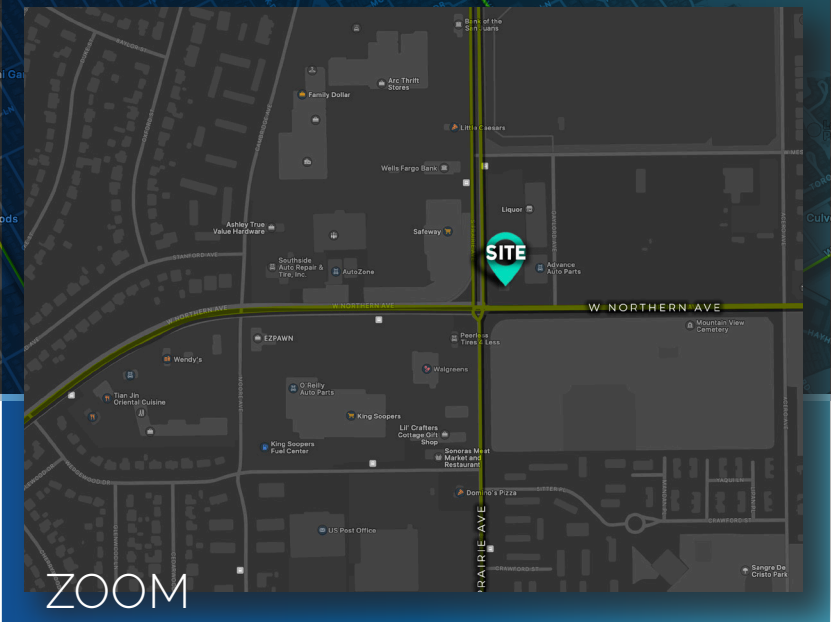
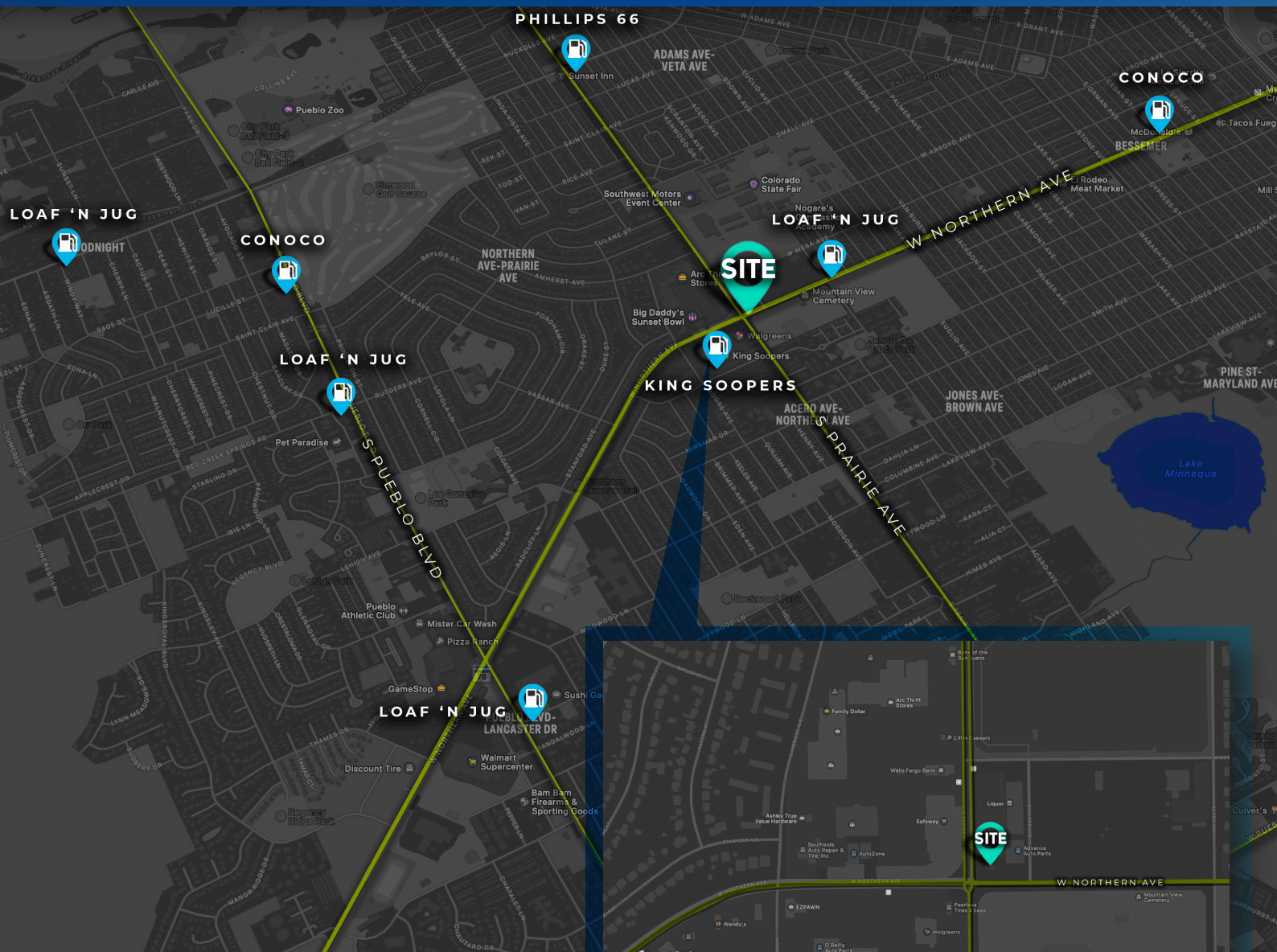
- 1** REGULAR UNLEADED
Capacity: 10,000 Gallons
- 2** PREMIUM UNLEADED
Capacity: 10,000 Gallons
- 3** DIESEL
Capacity: 10,000 Gallons

OPERATION ID
10902

MATERIAL
Cathodically Protected Steel

INSTALLED
All new tanks installed in 1991





aerial map & competition

Pueblo County is located at the base of the Rocky Mountains, 100 miles south of Denver, along Interstate 25 and US Highway 50. Pueblo County and the City of Pueblo are the regional hub for business, transportation, and culture in Southern Colorado. Three distinct breweries in the downtown area, including the Walter Brewing Company, founded in 1898, boast numerous house brews. The Riverwalk and downtown area host approximately fifteen different festivals each year, including the Pueblo Chile & Frijoles Festival which has been drawing thousands of visitors to Pueblo for the past 25 years! (www.pueblo.us)



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