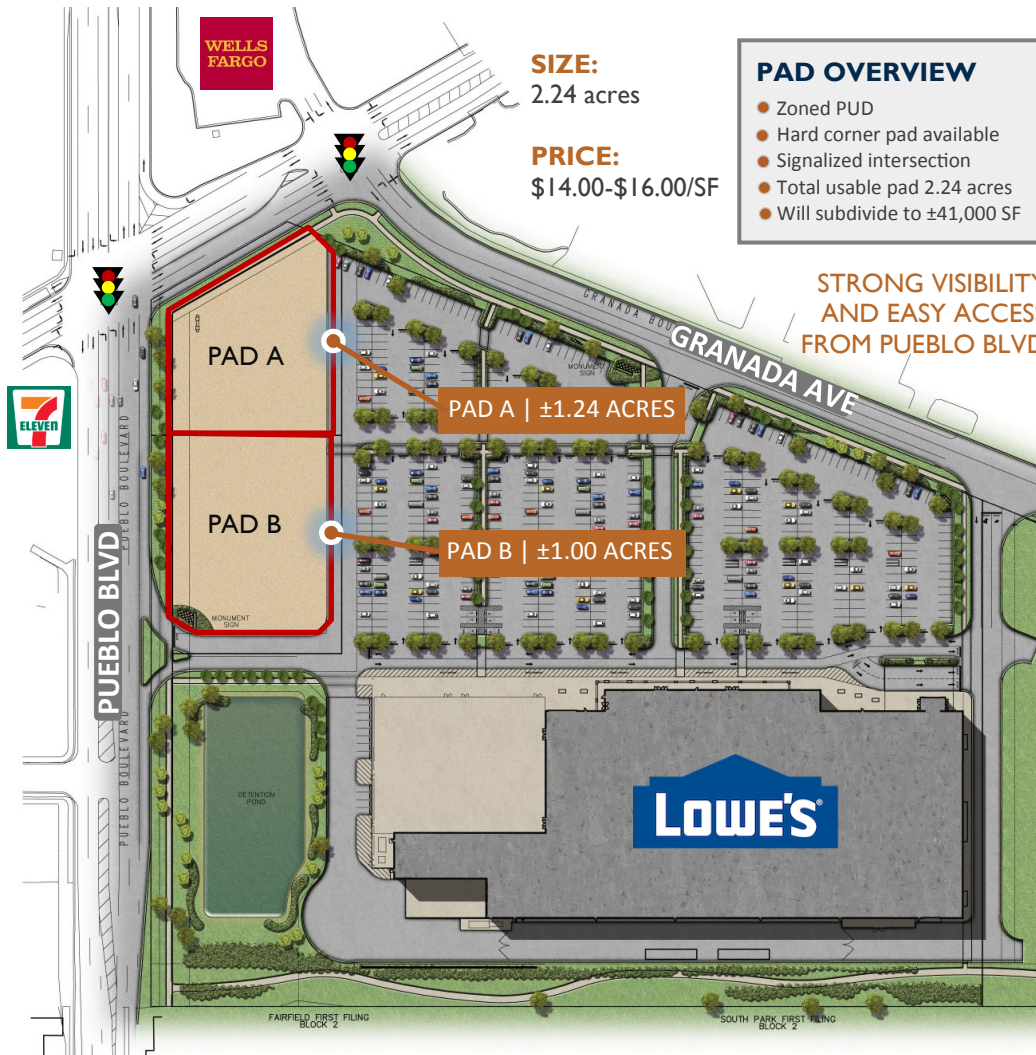




LOWE'S PAD SITES LA BELLA PIAZZA

SWC PUEBLO BOULEVARD & S. PRAIRIE AVENUE | PUEBLO, COLORADO

SITE CONTEXT MAP



FEATURES:

- 2.24 acre parcel anchored by a new Lowe's Home Improvement
- Delivered pad ready with all utilities in place and off-site improvements complete
- Zoned PUD and approved for bank, restaurant and other retail use
- Drive thru approved
- Located in close proximity to I-25 and the surrounding neighborhoods of Southpoint, El Camino and the new Lake Minnequa Urban Redevelopment

2013 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	9,887	49,457	73,025
HOUSEHOLDS:	3,867	20,457	29,700
GROWTH 2013-2018:	0.34%	0.33%	0.27%
AVERAGE HOUSEHOLD INCOME:	\$45,367	\$49,535	\$46,423

TRAFFIC COUNTS	
PUEBLO BLVD. (EAST OF PRAIRIE AVE.)	19,800 VPD
PUEBLO BLVD. (WEST OF PRAIRIE AVE.)	12,300 VPD
PRAIRIE AVE. (NORTH OF PUEBLO BLVD.)	4,750 VPD
PRAIRIE AVE. (SOUTH OF PUEBLO BLVD.)	4,050 VPD

Source: STDB and SitesUSA 2014

FOR MORE INFORMATION, PLEASE CONTACT:

JECOAH BYRNES, CCIM
Vice President
Embree Healthcare Group, Inc.
(949) 527-1277
jecoah@EmbreeGroup.com

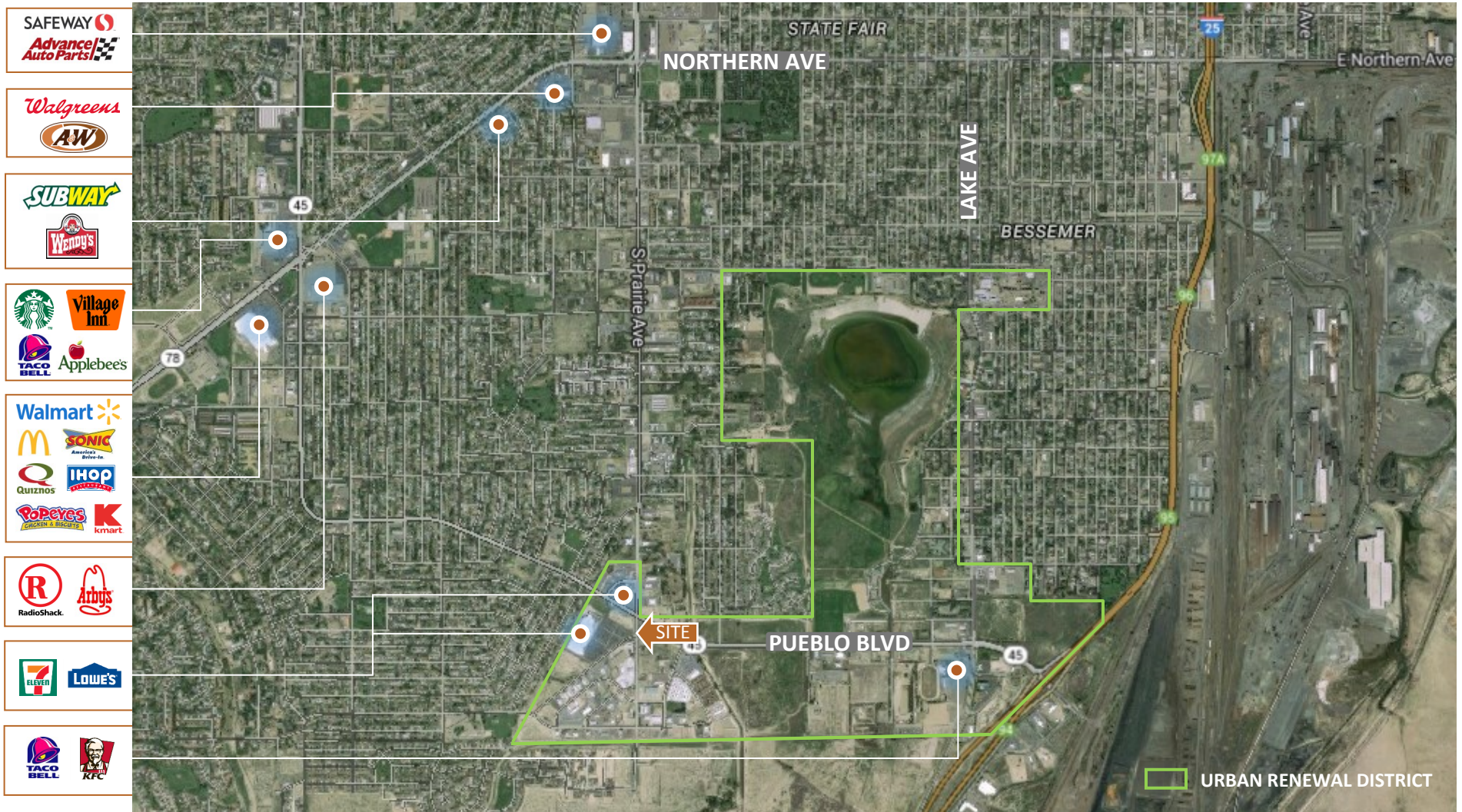
JOSIAH BYRNES
Vice President
Embree Capital Markets Group, Inc.
(719) 243-6569
jbyrnes@EmbreeGroup.com



LOWE'S PAD SITES LA BELLA PIAZZA

SWC PUEBLO BOULEVARD & S. PRAIRIE AVENUE | PUEBLO, COLORADO

AREA CONTEXT MAP



FOR MORE INFORMATION, PLEASE CONTACT:

JECOAH BYRNES, CCIM
 Vice President
 Embree Healthcare Group, Inc.
 (949) 527-1277
 Jecoah@EmbreeGroup.com

JOSIAH BYRNES
 Vice President
 Embree Capital Markets Group, Inc.
 (719) 243-6569
 JByrnes@EmbreeGroup.com