



A place to live, work and play on the Riverwalk

Pueblo Icehouse is the newest and largest mixed-use landmark on the Pueblo H.A.R.P. riverwalk, located at 303 South Santa Fe Avenue, within view of Interstate 25. This historic warehouse property consists of a 5.7 acre site and a four and five story historic brick and stone warehouse building. The development includes 45 to 60 high-end residential lofts with secure underground parking, overlooking the riverwalk and mountains as well as 50,000 sq. ft. of prime retail/ restaurant or brew pub space at the eastern terminus of the pedestrian riverwalk, and fronting Santa Fe Avenue (Highway 50) with over 15,000 cars per day passing by the full movement access. The site also hosts the two tallest water towers in the downtown central business district. These towers are true landmarks visible from all of downtown as well as a mile north and south on Interstate 25. The stretch of I-25 to the east of Pueblo Icehouse offers birds eye views of the project with ample opportunities for anchor signage viewed by over 67,000 vehicles per day with an interstate speed limit of only 50 MPH. Pueblo Icehouse is only a block North of convenient freeway off and onramps from I-25.

The town of Pueblo has been very aggressively pursuing employers and promoting the local economy. The Pueblo Economic Development Corporation aggressively promotes new businesses, and offers multiple incentives. <http://www.pedco.org/>

New jobs and growth

1000 Xcel

1000 defense depart contract

10000 Fort Carson troops (30) north
500 jobs telecom employees
PBR 100+ employees
On regional bike trail w/ Runyon field adjacent
Large water, sewer, and electric services

Market Opportunity

The city of Pueblo is prime for growth. It has more than 2,000 new jobs being created by the government and private industry during the next couple years plus 15,000 more people coming to Fort Carson just 35 miles north. The recent loft sales in downtown Pueblo have been quick and very few apartments or loft rentals are available. The subject property is located very close to the cities prized downtown river walk and can easily tie into the bike and walking path.