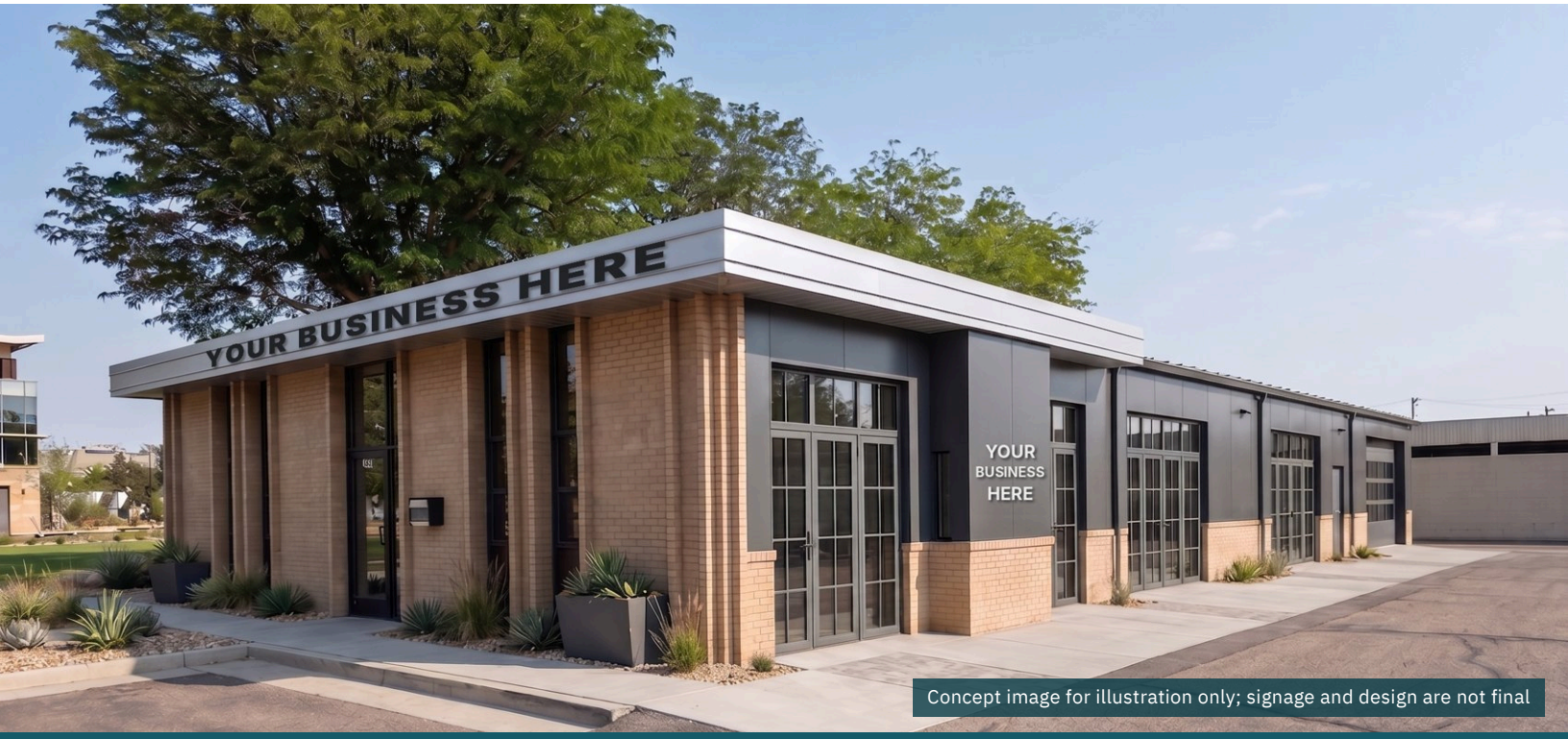
INVITATION TO NEGOTIATE

Public Notice is hereby given that the Pueblo Urban Renewal Authority (the "Authority") invites qualified businesses and operators to participate in an Invitation to Negotiate (the "ITN") to lease commercial space in the Authority's building located at 125 Riverwalk Place, Pueblo, Colorado 81003 (the "Property"). The building may be leased in its entirety to a single tenant or divided between two tenants, and the Authority intends to partner in the redevelopment of the building to meet the needs of the selected tenant or tenants. The Authority is open to a range of commercial uses that will activate the building and the surrounding Riverwalk area. Respondents should identify whether they propose to lease the entire building or a portion of it. Initial responses must (1) describe the respondent's business and proposed use of the space, including how the use would complement the Riverwalk setting and downtown Pueblo, (2) describe the respondent's experience owning or operating a similar business, (3) describe the respondent's space needs, including approximate square footage, layout, equipment, utilities, and any special requirements, (4) describe the proposed lease terms, including rent, length of lease, and any tenant contribution toward improvements, (5) demonstrate the respondent's financial capacity to open and operate the business, and (6) contain a proposed timeline for opening. Initial responses will be evaluated on the proposed use and its compatibility with the Riverwalk setting and downtown Pueblo, the respondent's experience, financial capacity, proposed lease terms, and readiness to open, and the Authority may negotiate concurrently or sequentially with one or more respondents. An optional tour of the Property will be held at 3:00 p.m., November 13, 2026. Questions must be submitted by November 18, 2026. Information can be found on puebloura.org. Questions and responses must be submitted electronically in PDF format to, Shawn Carlson, Special Programs Manager, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, Colorado 81003, telephone (719) 542-2577, email scarlson@puebloura.org. Responses must be submitted on or before 5:00 p.m., Mountain Time, November 30, 2026. Participation in negotiations does not create a lease or guarantee selection, and no agreement shall be binding on the Authority unless and until a final lease has been approved by the Board of Commissioners of the Authority and executed. The Authority reserves the right to (a) reject any and all responses in whole or in part; (b) waive any and all irregularities in responses; and (c) commence negotiations with any or all parties who have or may submit responses before the expiration of the time for submission of responses.

First Publication: November 1, 2026

Second Publication: November 8, 2026



Concept image for illustration only; signage and design are not final

INVITATION TO NEGOTIATE · COMMERCIAL LEASE

Your Business on the Riverwalk

Commercial space for lease at 125 Riverwalk Place, Pueblo, Colorado 81003

Building: 4,000 sq. ft. · Land: 1.05 acres

One or Two Tenants

Lease the whole building or part of it; PURA intends to partner in the redevelopment

Responses due

Nov. 30, 2026 · 5:00 PM MT

OPTIONAL TOUR	QUESTIONS DUE	RESPONSES DUE
Nov. 13 · 3 PM	**Nov. 18, 2026**	**Nov. 30 · 5 PM**
At 125 Riverwalk Place	PDF by email	Mountain Time, PDF by email

THE OPPORTUNITY

The Pueblo Urban Renewal Authority invites qualified businesses and operators to negotiate a lease of commercial space in its 4,000-square-foot building on 1.05 acres at 125 Riverwalk Place. PURA is open to a range of commercial uses that will activate the building and the surrounding Riverwalk area, and intends to partner in redeveloping the building to meet the selected tenant's needs.

PUEBLO URBAN RENEWAL AUTHORITY

TWO WAYS TO LEASE

THE ENTIRE BUILDING

One tenant leases the whole building.

PART OF THE BUILDING

The building is divided between two tenants.

Tell us in your response which option you are proposing.

WHAT TO INCLUDE IN YOUR RESPONSE

1. **Your business and proposed use**, including how it complements the Riverwalk setting and downtown Pueblo
2. **Your experience** owning or operating a similar business
3. **Your space needs**: approximate square footage, layout, equipment, utilities and any special requirements
4. **Proposed lease terms**: rent, length of lease and any tenant contribution toward improvements
5. **Financial capacity** to open and operate the business
6. **Proposed timeline** for opening

HOW RESPONSES ARE EVALUATED

- Proposed use and its fit with the Riverwalk setting and downtown Pueblo
- Experience
- Financial capacity
- Proposed lease terms
- Readiness to open

PURA may negotiate with one or more respondents at the same time or one after another.

OPTIONAL TOUR

See the space at **3:00 PM, Friday, Nov. 13, 2026**, at 125 Riverwalk Place. Questions are due **Wednesday, Nov. 18**.

SUBMIT & ASK QUESTIONS

Email questions and one PDF response to
Shawn Carlson, Special Programs Manager
scarlson@puebloura.org · (719) 542-2577
115 E. Riverwalk, Suite 410, Pueblo, CO 81003

KEY DATES

Optional tour **Nov. 13, 2026, 3:00 PM**
Questions due **Nov. 18, 2026**
Responses due **Nov. 30, 2026, 5:00 PM MT**
More information at puebloura.org

Image is a concept for illustration only. Participation in negotiations does not create a lease or guarantee selection; no agreement is binding until a final lease is approved by the PURA Board of Commissioners and executed. PURA reserves the right to reject any or all responses, waive irregularities, and negotiate with any or all parties.