



KW COMMERCIAL  
PERFORMANCE REALTY

FOR LEASE

2900 W 29TH ST

INDUSTRIAL SPACE FOR LEASE, UPDATED BUILDINGS  
2900 W 29TH ST, PUEBLO CO 81003



# THE SPACE

Location	2900 W 29th St Pueblo, CO 81003
County	Pueblo
APN	0522000002
Square Feet	8,760
Annual Rent PSF	\$7.00
Lease Type	MFG

**Notes** Space Can be Demised

## HIGHLIGHTS

- Updated industrial buildings
- Overhead doors
- Large fenced yard area



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,374	35,267	107,197

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,852	\$80,857	\$79,771

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,767	14,810	44,416

PROPERTY FEATURES	
NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	8,760
LAND SF	238,709
LAND ACRES	2.5+-
YEAR BUILT	1897
YEAR RENOVATED	2025
ZONING TYPE	I-3
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
FENCED YARD	Yes
MECHANICAL	
HVAC	Forced Air

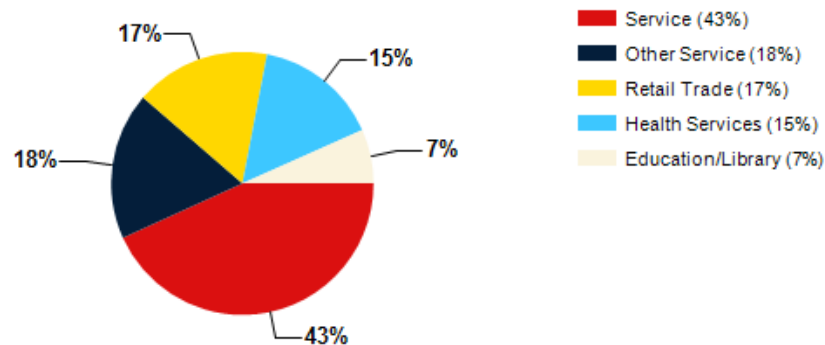




## Great North Pueblo Location

- The property is located in the Northside neighborhood of Pueblo, CO, known for its mix of residential and commercial areas.
- The property is situated close to Interstate 25, providing convenient access to major transportation routes.
- The area features a mix of industrial and commercial properties, making it a diverse and dynamic business environment.

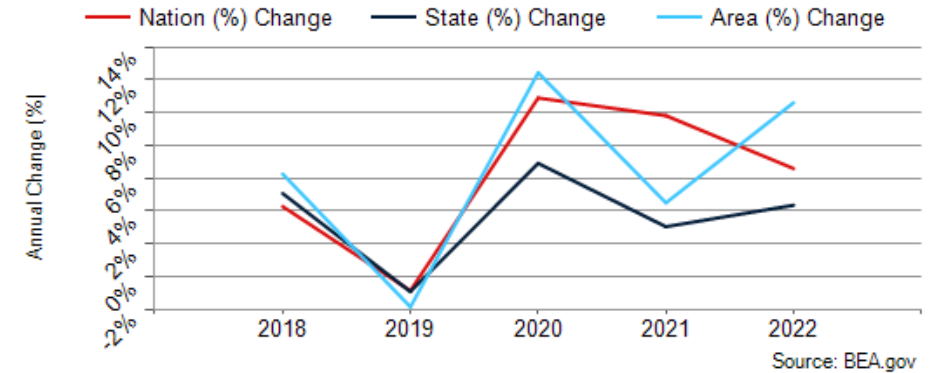
## Major Industries by Employee Count



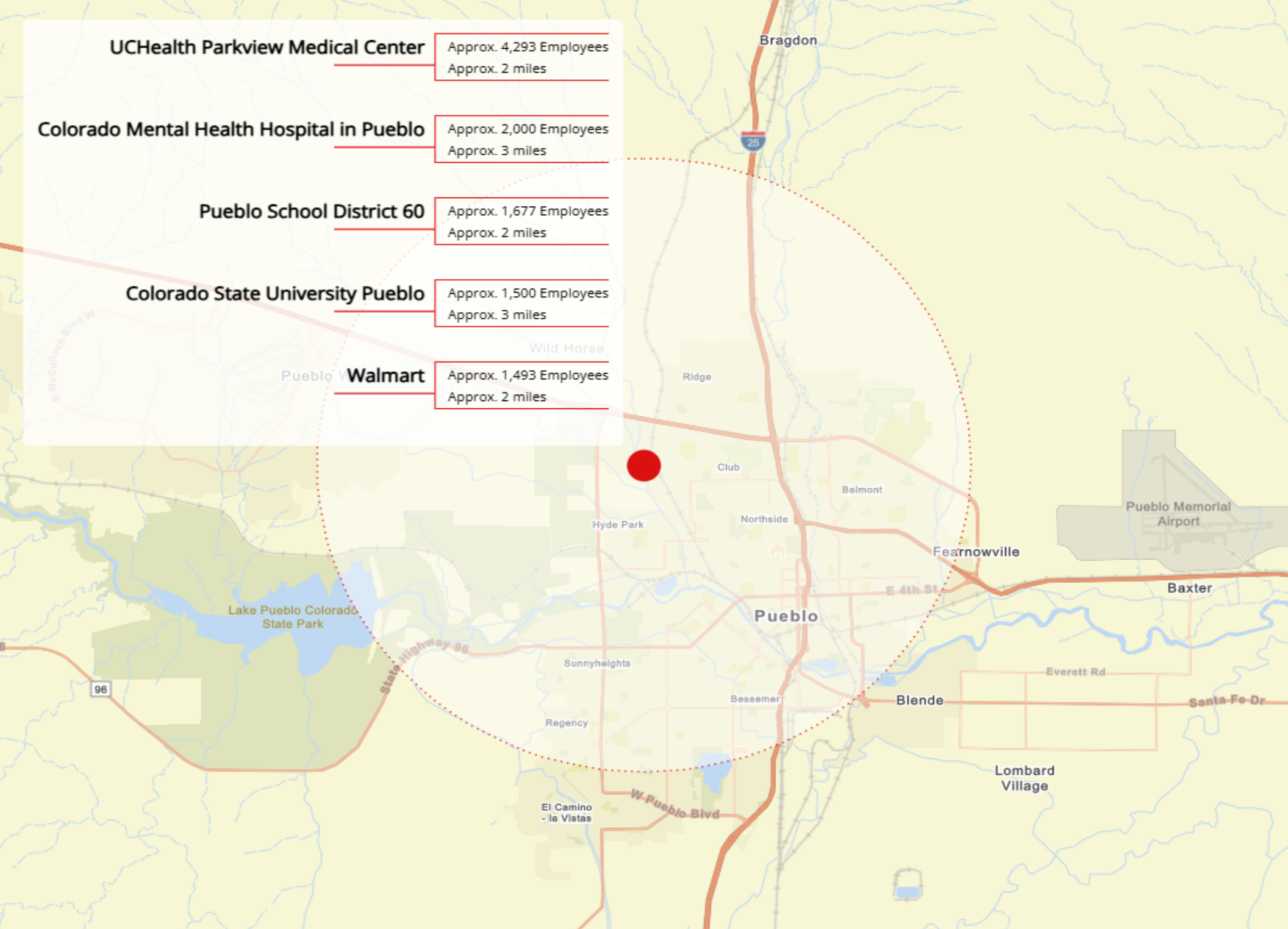
## Largest Employers

UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

## Pueblo County GDP Trend



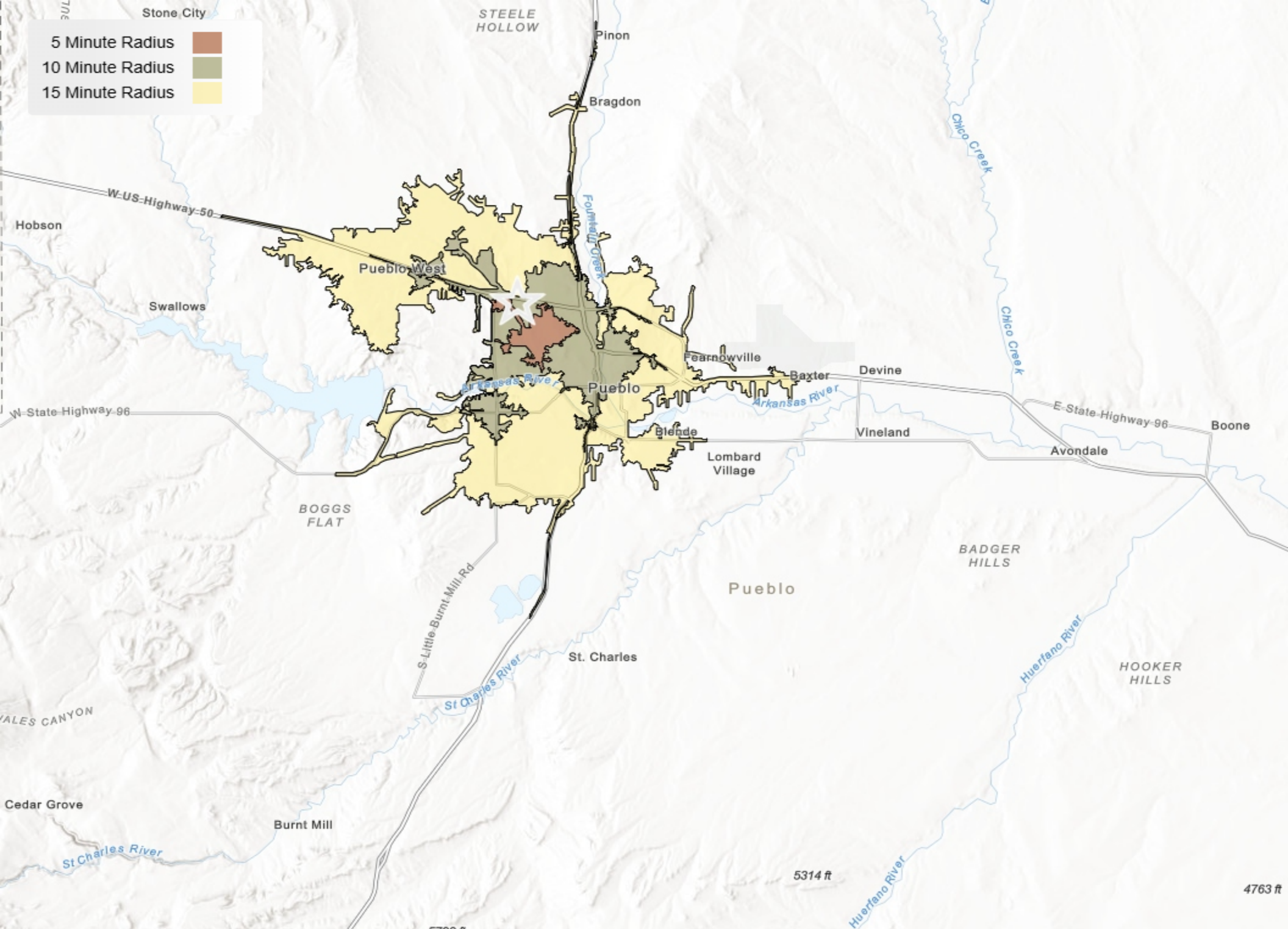














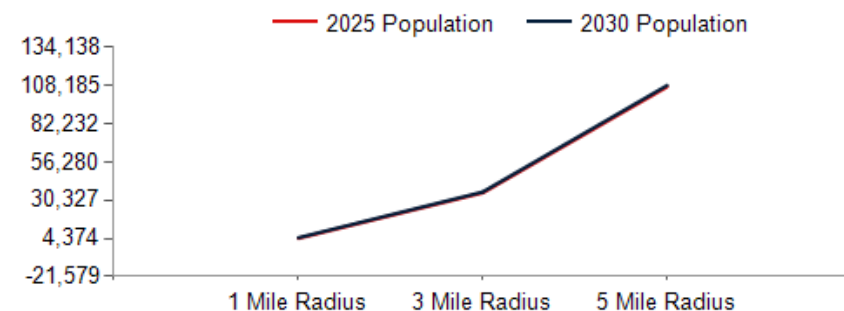


**Large Space - Can be Demised**

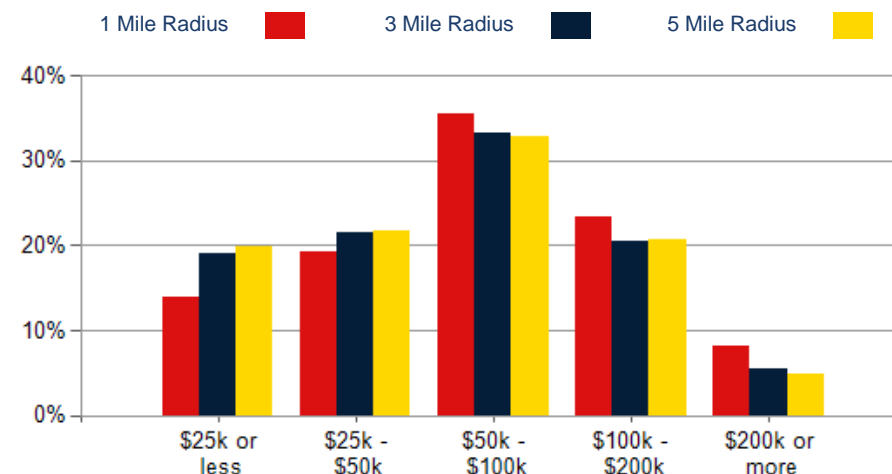


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,033	28,117	93,258
2010 Population	3,738	31,571	100,288
2025 Population	4,374	35,267	107,197
2030 Population	4,819	35,914	108,185
2025 African American	120	1,256	3,236
2025 American Indian	106	835	2,843
2025 Asian	51	590	1,295
2025 Hispanic	1,948	15,507	51,107
2025 Other Race	603	4,837	15,351
2025 White	2,671	21,077	63,252
2025 Multiracial	818	6,608	21,057
2025-2030: Population: Growth Rate	9.80%	1.80%	0.90%

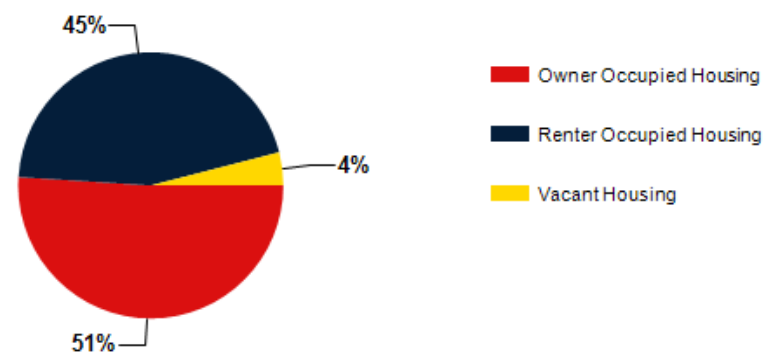
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	145	1,735	5,185
\$15,000-\$24,999	101	1,099	3,680
\$25,000-\$34,999	106	1,327	3,780
\$35,000-\$49,999	234	1,871	5,826
\$50,000-\$74,999	357	2,706	8,043
\$75,000-\$99,999	269	2,213	6,556
\$100,000-\$149,999	261	2,056	5,840
\$150,000-\$199,999	150	987	3,320
\$200,000 or greater	143	816	2,186
Median HH Income	\$69,852	\$62,599	\$61,270
Average HH Income	\$90,852	\$80,857	\$79,771



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius



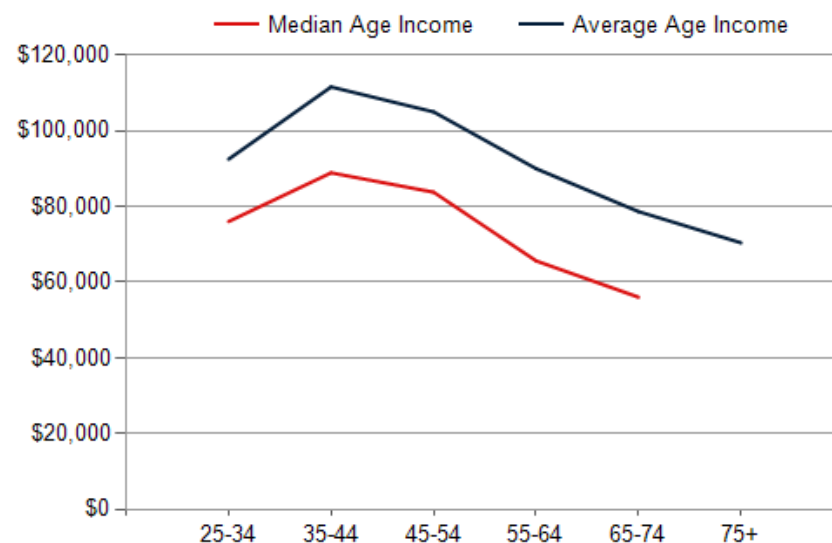
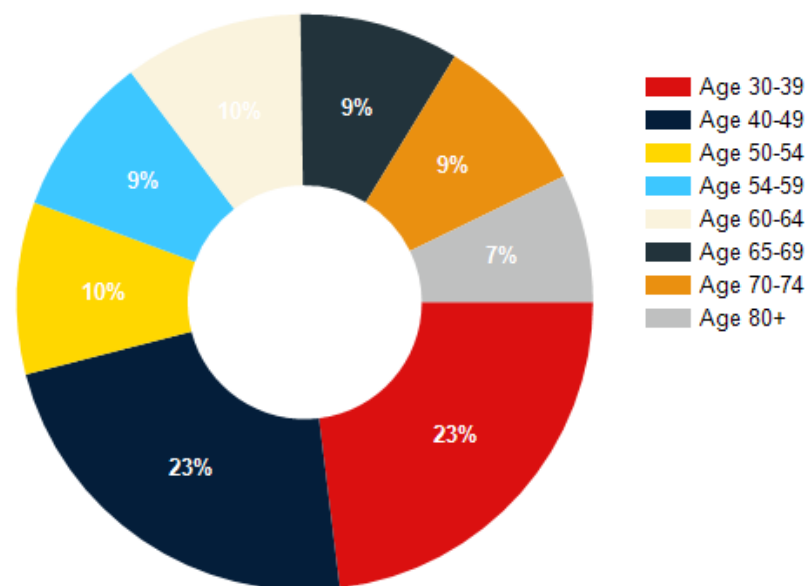
Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	326	2,630	7,377
2025 Population Age 35-39	256	2,477	7,153
2025 Population Age 40-44	300	2,371	6,915
2025 Population Age 45-49	278	2,058	6,216
2025 Population Age 50-54	244	1,926	5,969
2025 Population Age 55-59	229	1,866	5,842
2025 Population Age 60-64	254	2,045	6,599
2025 Population Age 65-69	226	2,175	6,749
2025 Population Age 70-74	229	1,897	5,769
2025 Population Age 75-79	182	1,513	4,416
2025 Population Age 80-84	145	905	2,627
2025 Population Age 85+	191	1,033	2,709
2025 Population Age 18+	3,573	28,405	84,794
2025 Median Age	42	40	40
2030 Median Age	43	42	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,016	\$71,430	\$68,836
Average Household Income 25-34	\$92,501	\$88,091	\$84,069
Median Household Income 35-44	\$88,902	\$76,919	\$75,371
Average Household Income 35-44	\$111,593	\$98,726	\$95,947
Median Household Income 45-54	\$83,786	\$78,524	\$75,117
Average Household Income 45-54	\$105,008	\$96,765	\$92,953
Median Household Income 55-64	\$65,643	\$59,809	\$60,741
Average Household Income 55-64	\$90,013	\$83,163	\$84,276
Median Household Income 65-74	\$56,024	\$48,624	\$49,255
Average Household Income 65-74	\$78,653	\$67,956	\$67,571
Average Household Income 75+	\$70,394	\$59,156	\$61,184

Population By Age







**Steve Henson Jr**  
CCIM Associate Broker

I began my career in real estate in 2004 in the residential appraisal field. In 2011, I obtained my associate broker's license. I have experience in both Residential and Commercial sales, leasing, and management. I began focusing on commercial real estate in 2017 and obtained the CCIM designation in 2022 which is typically considered to be the most difficult and prestigious commercial designation available to a realtor or any real estate practitioner. I have been involved in the sales and leasing of all asset classes in the greater Pueblo County area. I represent Buyers, Sellers, Landlords and Tenants



**2900 W 29th St**

*Exclusively Marketed by:*

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