



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

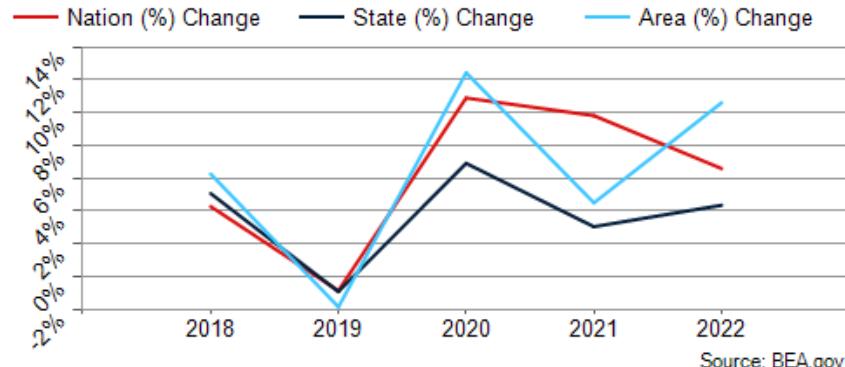
|      |            |
|------|------------|
| HVAC | Forced Air |
|------|------------|



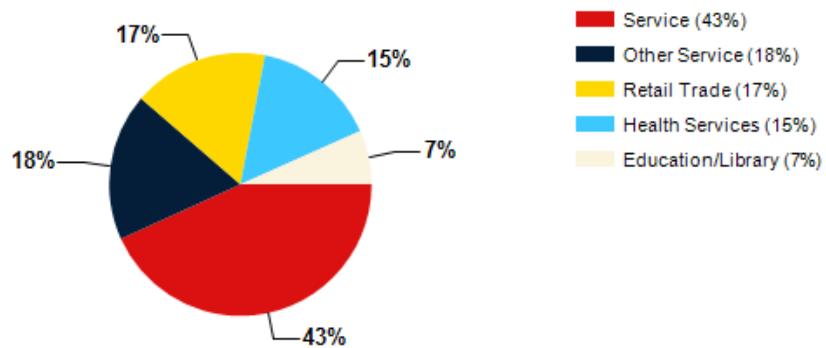
## Great North Pueblo Location

- 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.

## Pueblo County GDP Trend



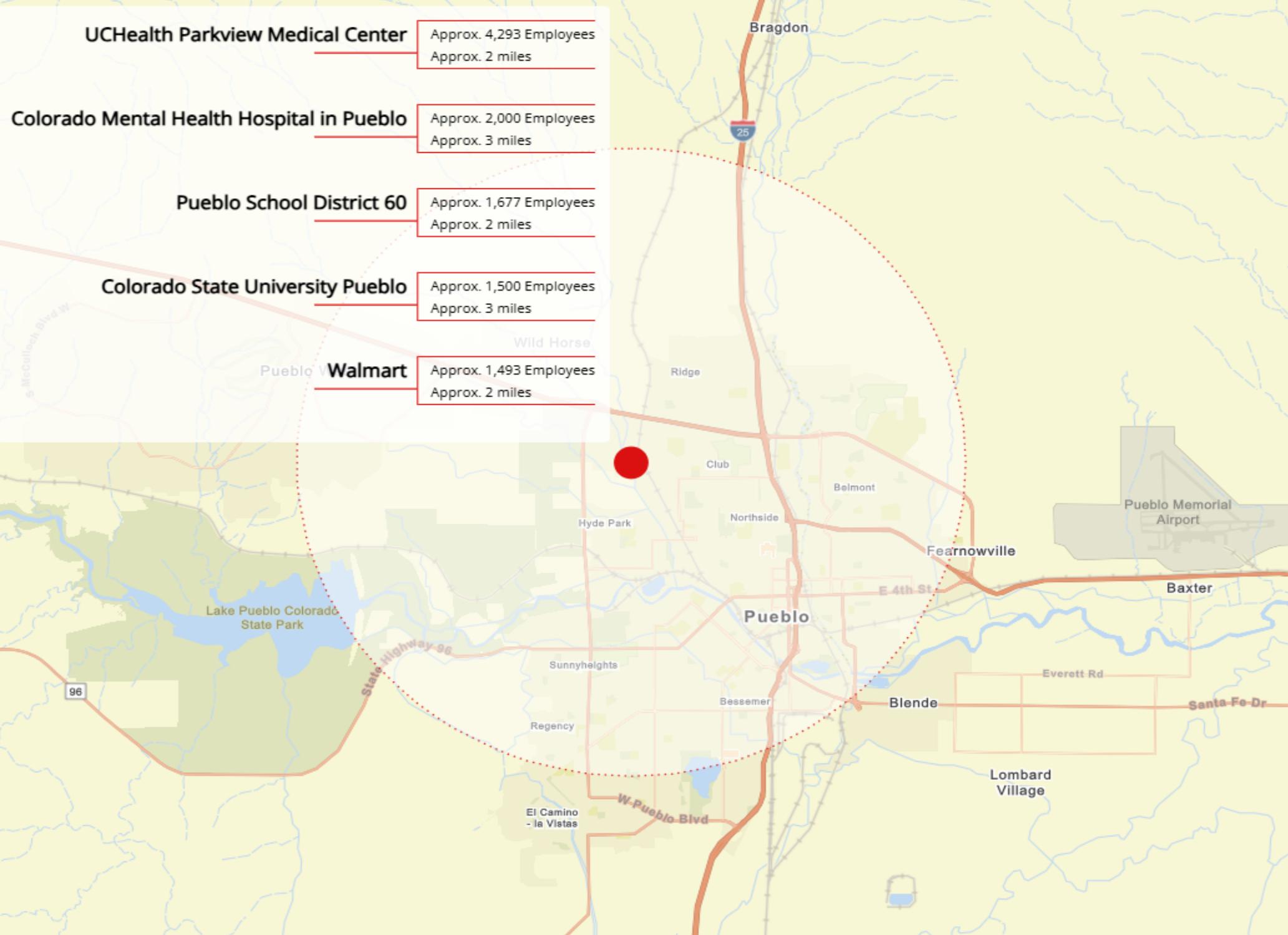
## Major Industries by Employee Count



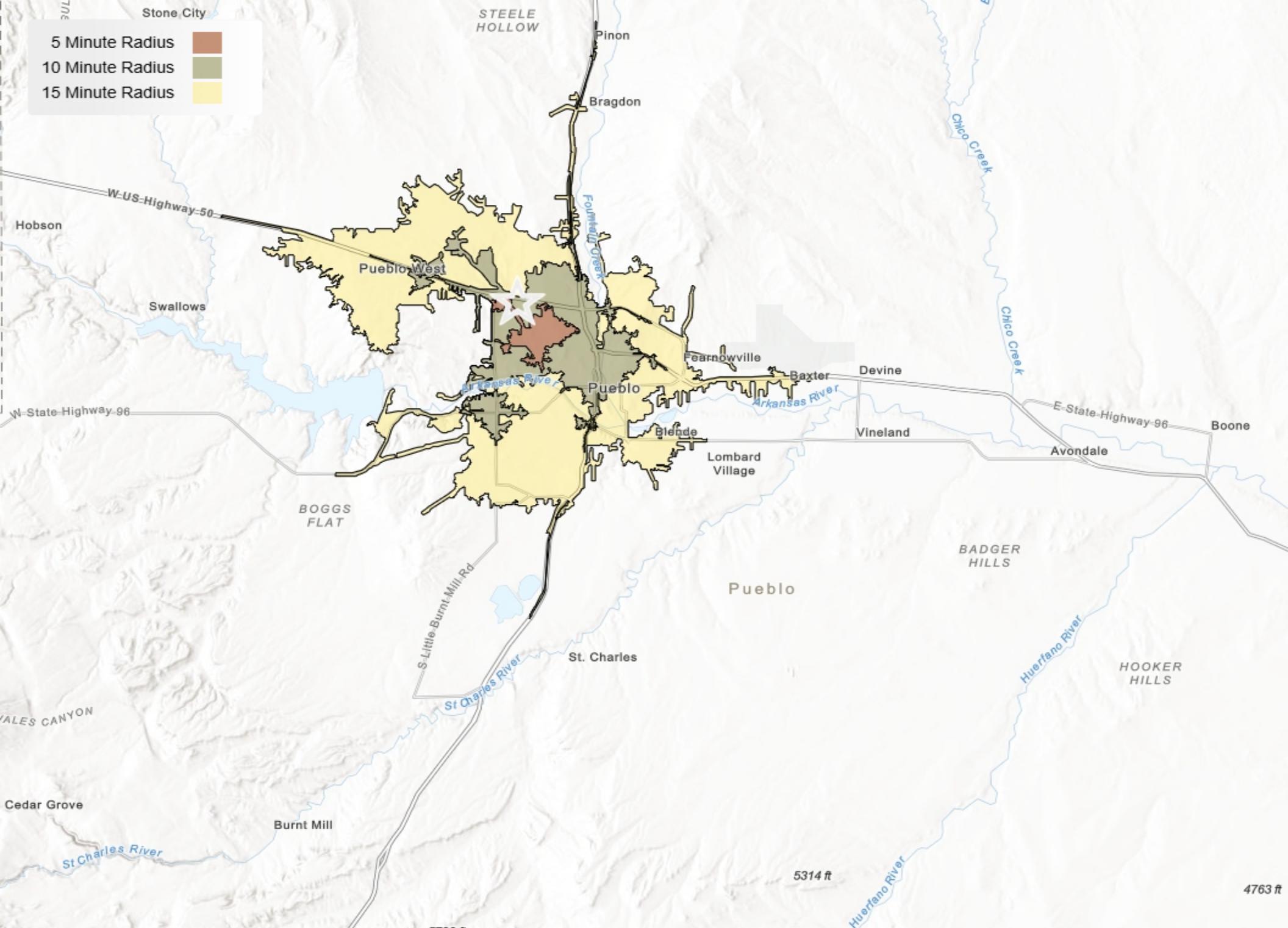
## Largest Employers

|   |       |
|---|-------|
| 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   |







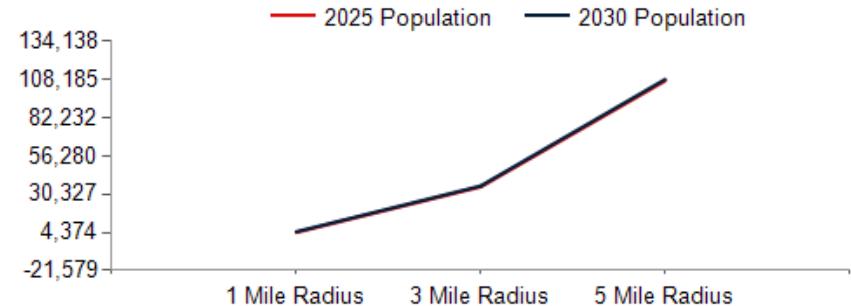




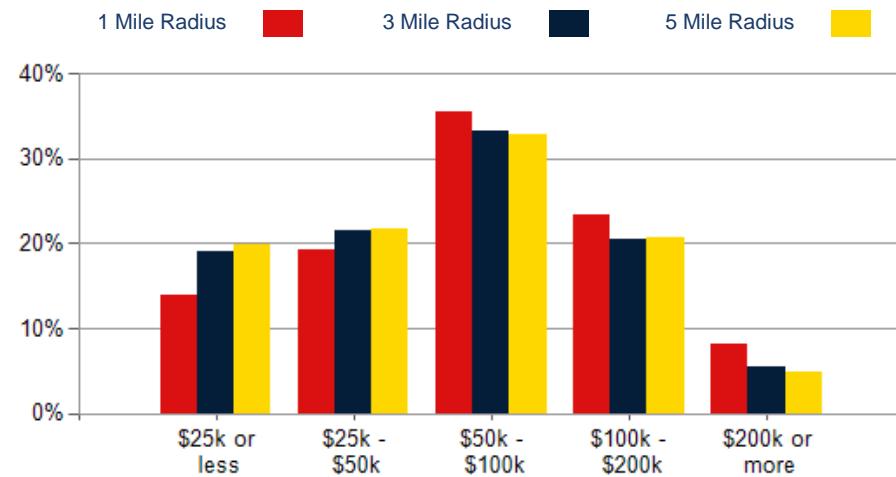
**Large Space - Can be Demised**

| 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%   |

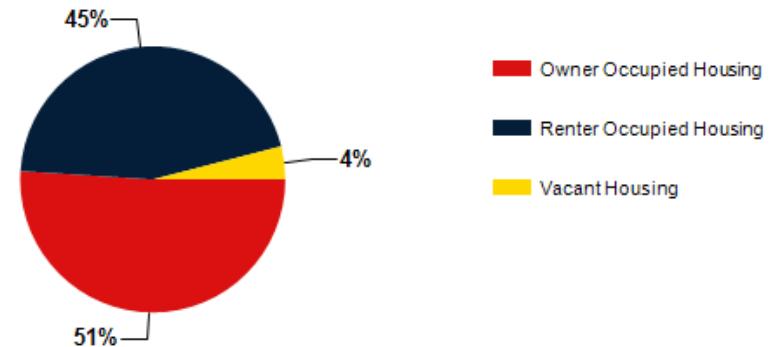
| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 145      | 1,735    | 5,185    |
| \$15,000-\$24,999     | 101      | 1,099    | 3,680    |
| \$25,000-\$34,999     | 106      | 1,327    | 3,780    |
| \$35,000-\$49,999     | 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

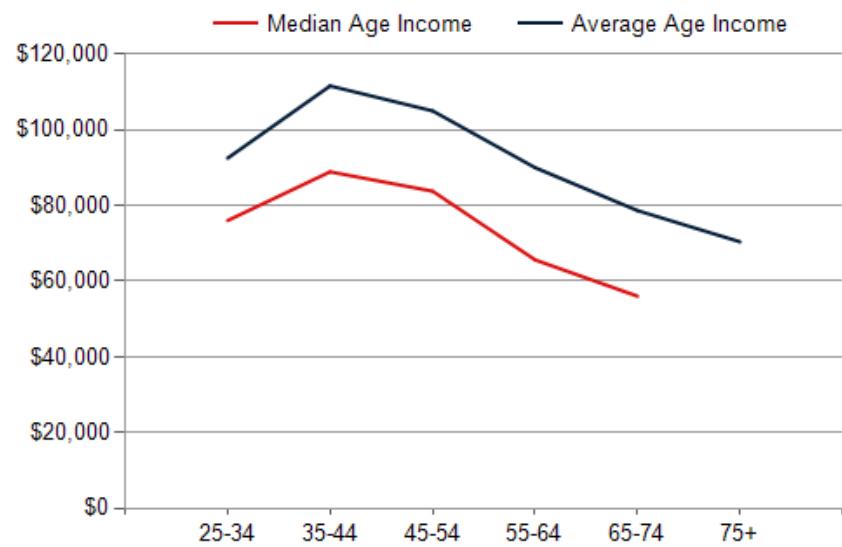
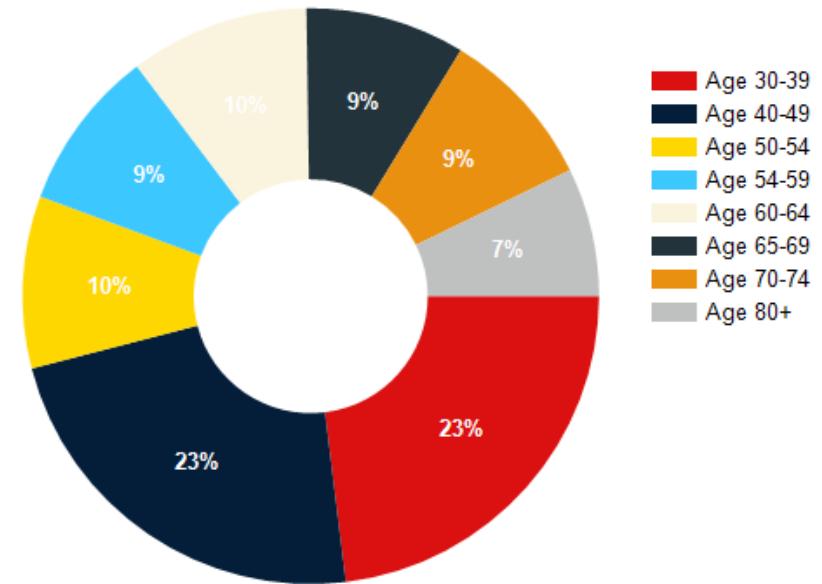


Source: esri

| 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





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

Steve Henson Jr  
CCIM Associate Broker

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