

SPRUCE STREET

1245 Spruce Street | Pueblo, CO
OFFERING MEMORANDUM



FOR SALE



Spruce Street

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SPRUCE STREET

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1245 Spruce Street Pueblo CO 81004
MARKET	Bessemer
BUILDING SF	8,487 SF
LAND ACRES	.07
LAND SF	30,492 SF
YEAR BUILT	2000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$595,000
PRICE PSF	\$70.11

- A unique and flexible acquisition opportunity in Pueblo, CO—ideal for owner-users, or developers seeking long-term upside in a land-constrained market.
- Ideally situated off of Northern Ave. the property offers limitless potential for retail. With a prime location in a thriving commercial hub, this property presents a lucrative prospect for retailers seeking to establish or expand their presence.

SPRUCE STREET

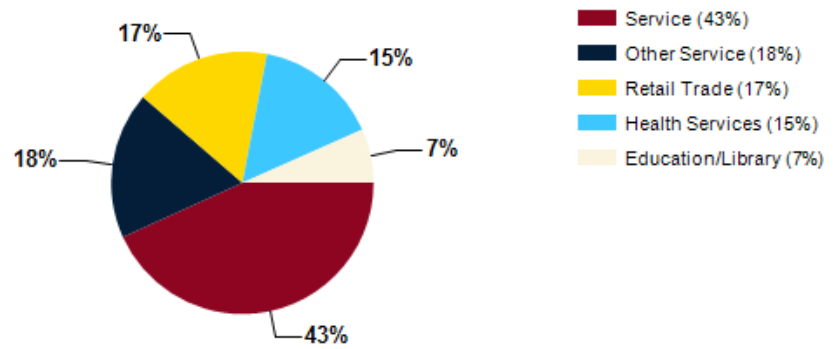
02

Location

Location Summary
Local Business Map
Aerial View Map
Traffic Counts

- Discover an exceptional investment opportunity with this 8,487 SF retail building, constructed in 2000 and ideally situated off of Northern Ave. The property offers limitless potential for retail or street retail investors. With a prime location in a thriving commercial hub, this property presents a lucrative prospect for retailers seeking to establish or expand their presence. Don't miss the chance to elevate your retail business in this prime location and easy access to Interstate 25.
-
- Close proximity to a variety of established restaurant chains
- 1.8 Miles from Colorado State Fairgrounds
0.5 Miles from Interstate 25
.01 Miles from Bessemer Park

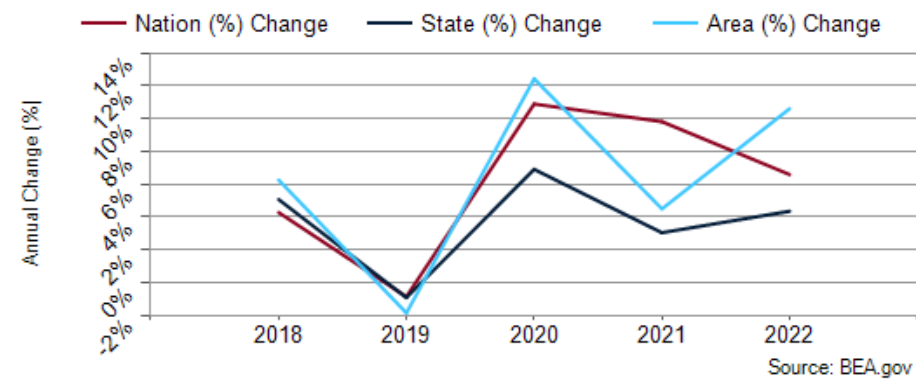
Major Industries by Employee Count



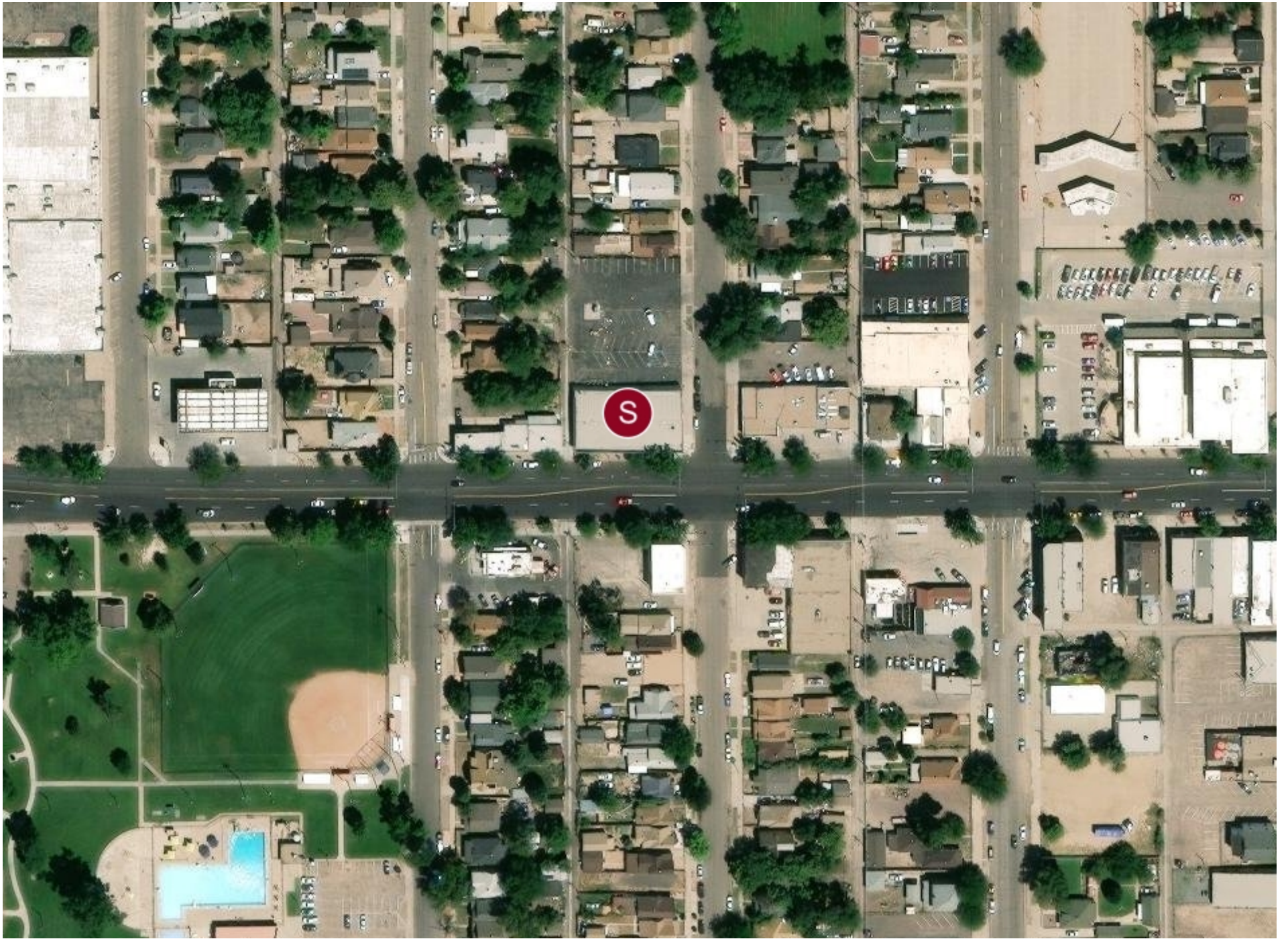
Largest Employers

UCHealth Parkview Medical Center	4,293
Pueblo School District 60	2,400
City of Pueblo	2,000
Pueblo County Government	1,361
Colorado Department of Corrections	1,300
EVRAZ North America	1,300
Pueblo County School District 70	1,200
Walmart	1,000

Pueblo County GDP Trend

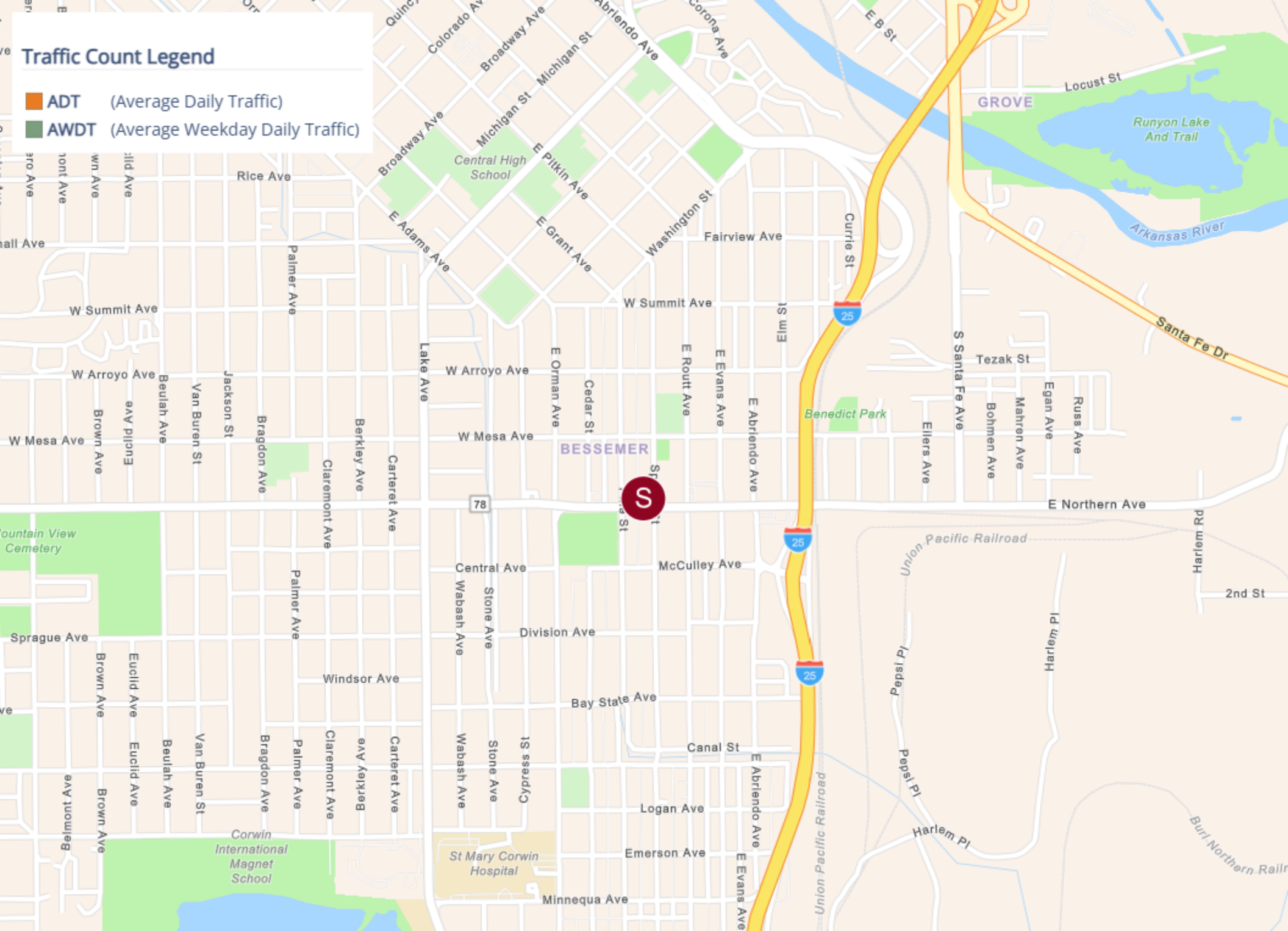






Traffic Count Legend

- ADT (Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)





03

Property Description

Property Features

Property Images

SPRUCE STREET

PROPERTY FEATURES

BUILDING SF	8,487
LAND SF	30,492
LAND ACRES	.07
YEAR BUILT	2000
# OF PARCELS	4
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	36
STREET FRONTAGE	158'+
CORNER LOCATION	Yes
TRAFFIC COUNTS	20000
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	McDonald's
EAST	Ianne's Pizzeria
WEST	NicQwik

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat





SPRUCE STREET

04

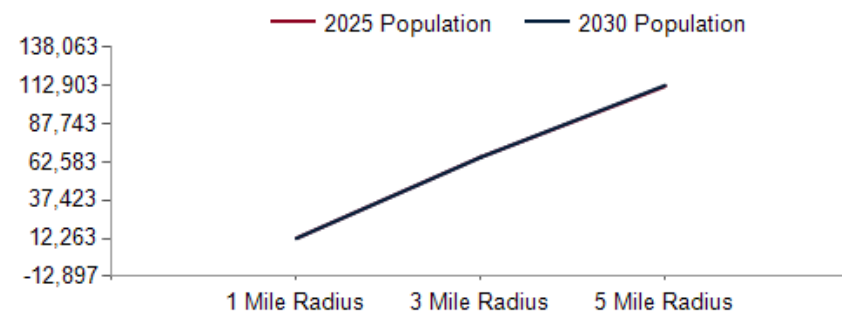
Demographics

General Demographics

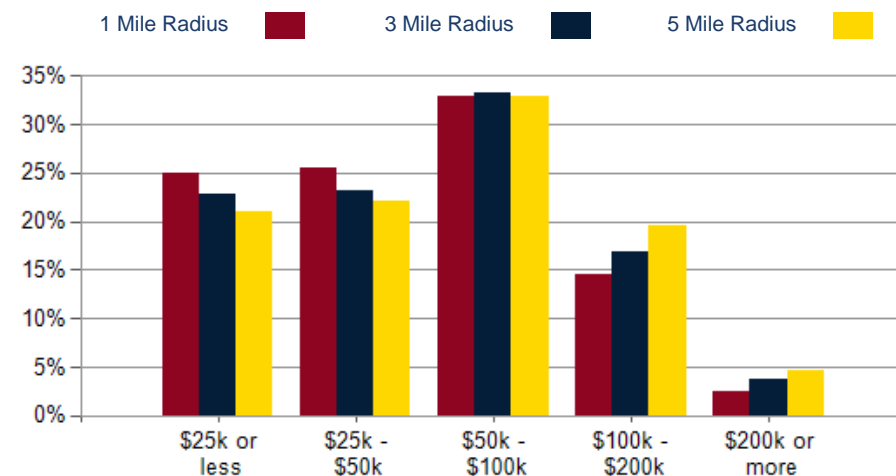
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,179	65,581	105,955
2010 Population	12,153	63,606	107,463
2025 Population	12,303	65,735	112,370
2030 Population	12,263	65,636	112,903
2025 African American	401	1,957	3,194
2025 American Indian	441	1,938	3,101
2025 Asian	78	409	980
2025 Hispanic	6,868	34,731	56,942
2025 Other Race	2,073	10,601	17,347
2025 White	6,571	37,240	65,148
2025 Multiracial	2,721	13,503	22,455
2025-2030: Population: Growth Rate	-0.35%	-0.15%	0.45%

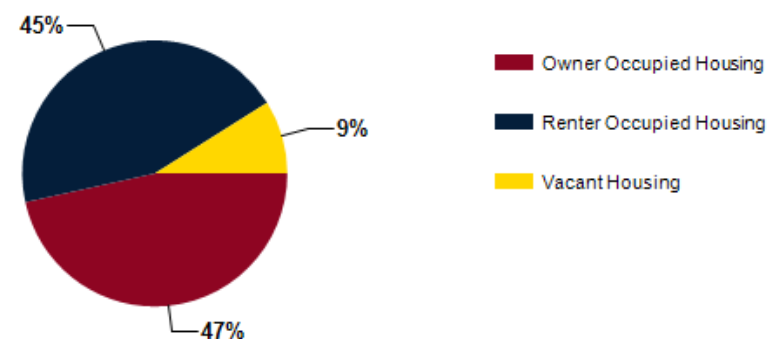
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	835	3,704	5,744
\$15,000-\$24,999	493	2,603	4,039
\$25,000-\$34,999	539	2,464	3,936
\$35,000-\$49,999	818	3,949	6,354
\$50,000-\$74,999	1,032	5,158	8,261
\$75,000-\$99,999	721	4,031	7,082
\$100,000-\$149,999	491	2,911	5,706
\$150,000-\$199,999	281	1,747	3,406
\$200,000 or greater	127	1,034	2,129
Median HH Income	\$49,644	\$54,742	\$59,276
Average HH Income	\$64,410	\$72,061	\$77,477



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

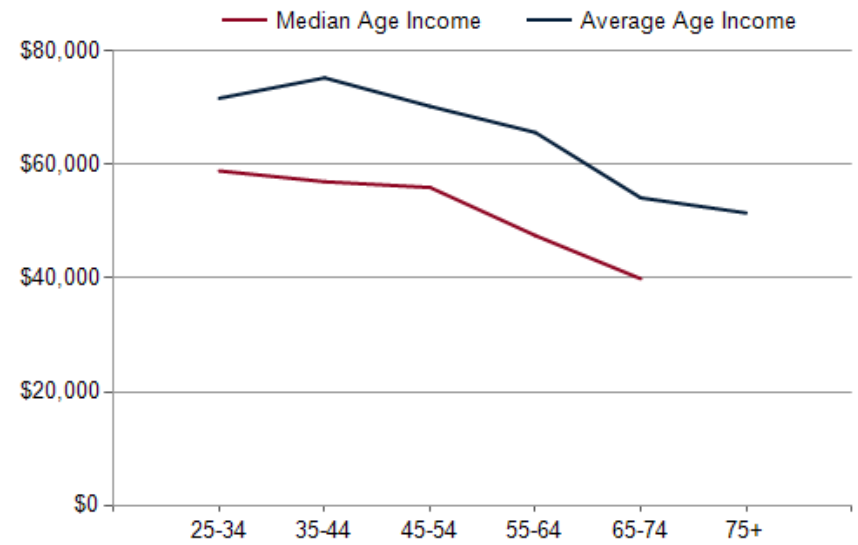
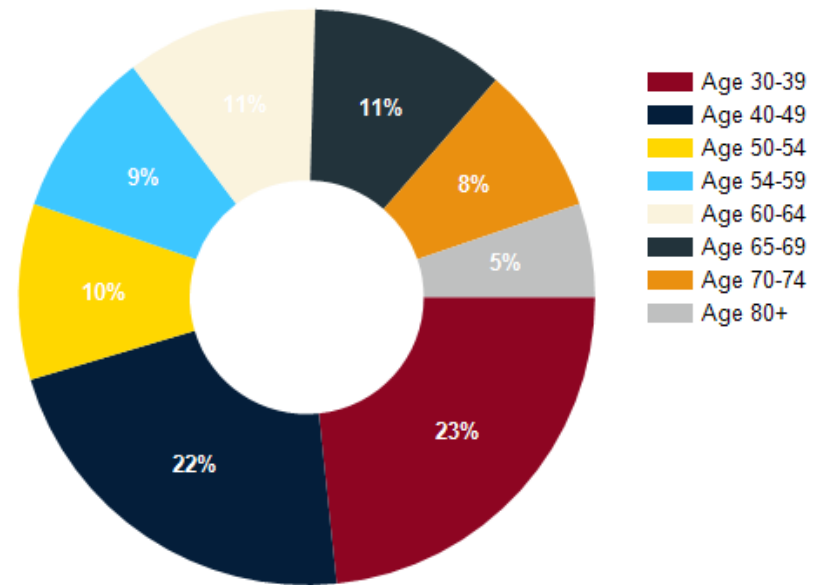


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	864	4,520	7,481
2025 Population Age 35-39	845	4,373	7,202
2025 Population Age 40-44	809	4,219	7,234
2025 Population Age 45-49	804	3,879	6,522
2025 Population Age 50-54	724	3,610	6,237
2025 Population Age 55-59	692	3,522	6,080
2025 Population Age 60-64	788	4,181	7,037
2025 Population Age 65-69	800	4,370	7,360
2025 Population Age 70-74	611	3,684	6,369
2025 Population Age 75-79	385	2,703	4,790
2025 Population Age 80-84	237	1,616	2,930
2025 Population Age 85+	204	1,617	2,983
2025 Population Age 18+	9,687	52,114	89,265
2025 Median Age	39	41	41
2030 Median Age	41	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,886	\$63,744	\$67,531
Average Household Income 25-34	\$71,692	\$79,748	\$82,571
Median Household Income 35-44	\$56,996	\$68,065	\$73,819
Average Household Income 35-44	\$75,282	\$88,171	\$92,942
Median Household Income 45-54	\$55,979	\$65,131	\$72,408
Average Household Income 45-54	\$70,269	\$82,811	\$89,880
Median Household Income 55-64	\$47,502	\$54,450	\$59,956
Average Household Income 55-64	\$65,665	\$74,505	\$82,698
Median Household Income 65-74	\$39,892	\$43,686	\$48,149
Average Household Income 65-74	\$54,146	\$59,995	\$66,898
Average Household Income 75+	\$51,487	\$55,356	\$58,606

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	81	81
Diversity Index (current year)	82	80	80
Diversity Index (2020)	81	80	79
Diversity Index (2010)	73	71	70

POPULATION BY RACE



1 MILE



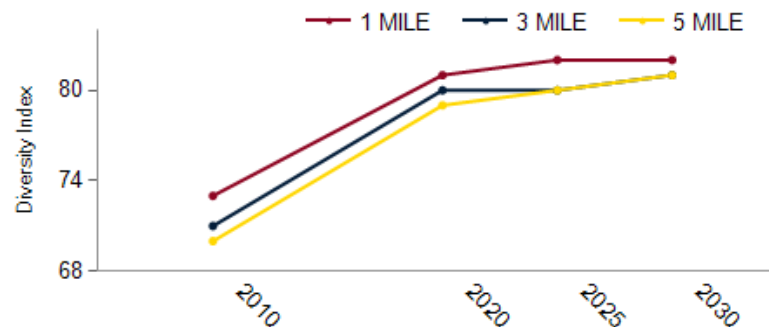
3 MILE



5 MILE

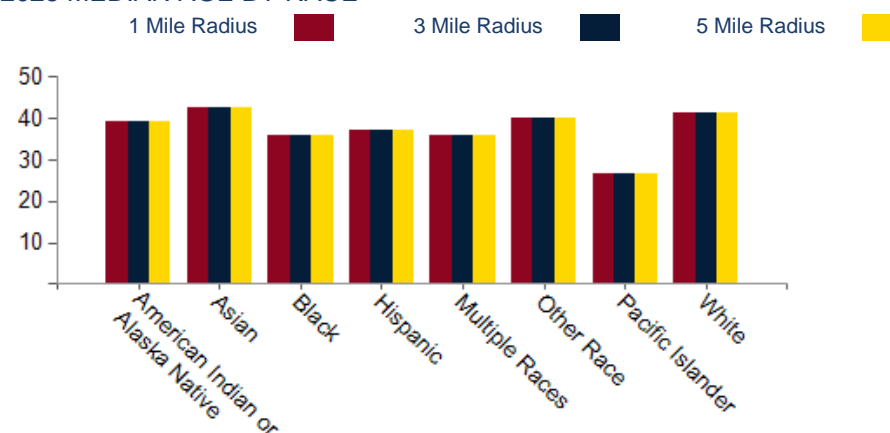
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	2%	2%	2%
Asian	0%	0%	1%
Hispanic	36%	35%	34%
Multiracial	14%	13%	13%
Other Race	11%	11%	10%
White	34%	37%	39%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	39	38
Median Asian Age	43	42	41
Median Black Age	36	34	34
Median Hispanic Age	37	36	36
Median Multiple Races Age	36	36	35
Median Other Race Age	40	39	38
Median Pacific Islander Age	27	30	33
Median White Age	41	44	44

2025 MEDIAN AGE BY RACE



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