

HEN HOUSE —CAFE—



BREAKFAST • LUNCH • DINNER
Take Out Chicken

BANG
REALTY



PUEBLO, CO

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Bang Realty-Colorado Inc. and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Bang Realty-Colorado Inc.. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Bang Realty-Colorado Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Bang Realty-Colorado Inc., nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. Pricing in this Offering Memorandum may not be accurate at any given point in time as market conditions including capitalization rates and other value indicators change frequently. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Bang Realty-Colorado Inc., and the Bang Realty-Colorado Inc. logo are service marks of Bang Realty-Colorado Inc. and/or its affiliated or related companies. All other marks displayed on this document are the Property of their respective owners.



Brian Brockman

Broker

Direct: 513.898.1551

brian@bangrealty.com



HEN HOUSE —CAFE—



BREAKFAST • LUNCH • DINNER
Take Out Chicken

PUEBLO WEST, CO

53 E PALMER LAKE DR, PUEBLO WEST, CO 81007

OFFERING PRICE

\$1,200,000

CAP RATE

7.50%

Net Operating Income	\$90,000
Lease Type	Absolute NNN
Years Remaining	15yrs
Lease Commencement	15 years from COE
Lease Expiration Date	15 years from COE
Year Built/Revovated	2008
*Rentable Area (SF)	3,160
*Lot Size (Acres)	0.72
Primary Term Esclations	10% Every 5 Years
Options	4 - 5yr @ 10%
Tenant	Franchisee
Parking Spaces	35

HEN HOUSE - PUEBLO WEST, CO

*Estimated

INVESTMENT HIGHLIGHTS

Excellent Single Tenant Investment Opportunity

- 📍 15 Year ABS NNN Lease; Zero Landlord Responsibility
- 📍 Attractive 10% Rental Increases every 5 years
- 📍 Over 16 years of successful operating history at this location
- 📍 Healthy Rent to Sales; AUV Increasing YoY (contact broker for details)
- 📍 Situated on large .72 Acre Parcel with ample parking; 35 spaces

Outstanding Location in Pueblo, CO

- 📍 Home of Colorado State University Pueblo, CO
- 📍 Located 40 miles South of Colorado Springs and 110 miles south of Denver
- 📍 Strong Population Growth within 10-mile radius over past 10 years
- 📍 Average Household Income Exceeds \$96,000 within 3 miles
- 📍 12,000 Households within 5 miles
- 📍 Only Full-Service Breakfast Restaurant in West Pueblo





INDUSTRIAL ZONE



SWALLOWS CHARTER ACADEMY
603 STUDENTS



JOE MARTINEZ BLVD 11,000 VPD

SUNRISE APARTMENTS
42 UNITS



SIT MEANS SIT
DOG TRAINING

DEMOGRAPHICS

Radius	Population	Average HH Income
3-Mile	21,814	\$96,763
5-Mile	32,286	\$92,438
10-Mile	150,683	\$66,364





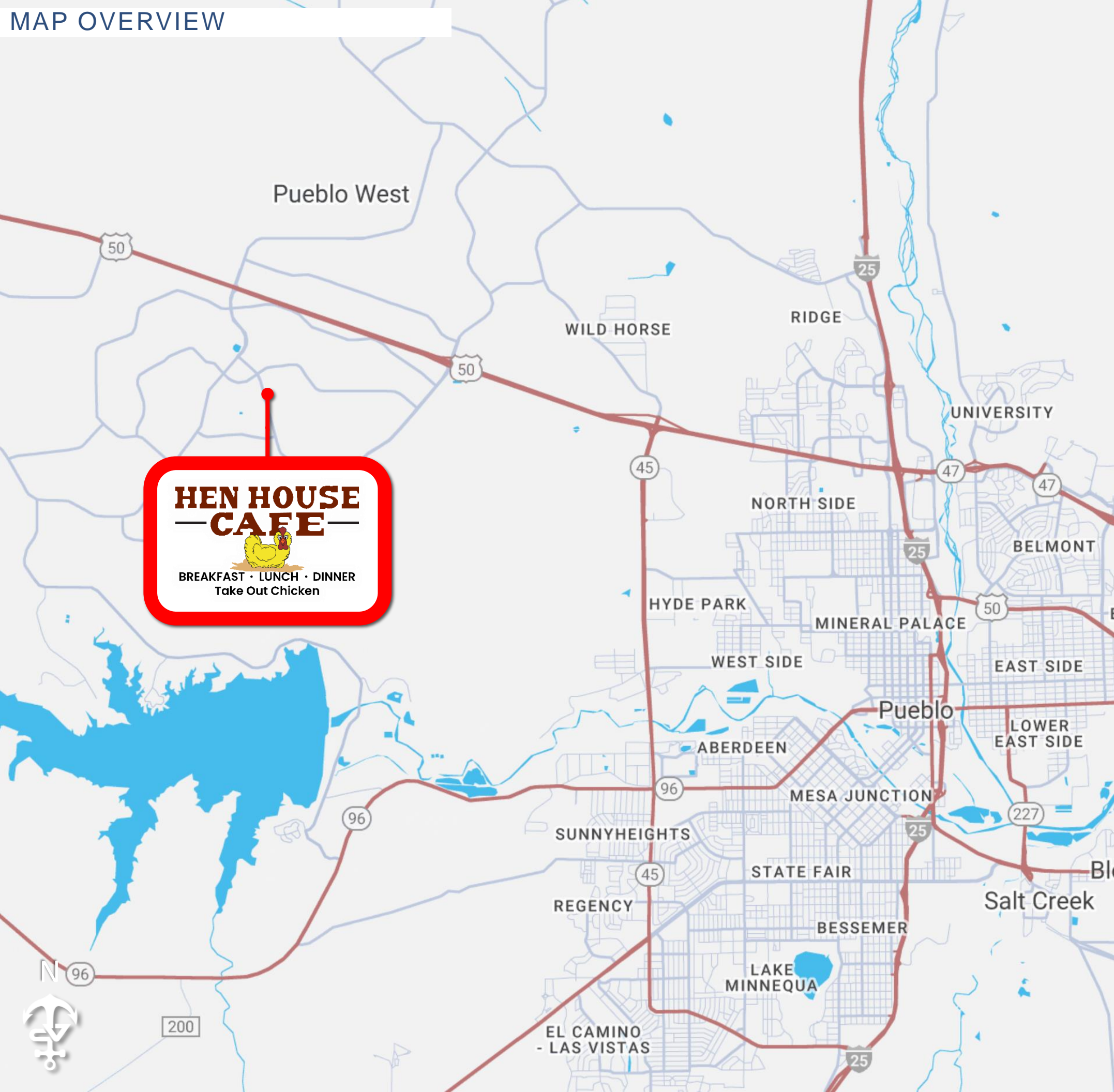
PALMER LAKE DR

JOE MARTINEZ BLVD


DEMOGRAPHICS

Radius	Population	Average HH Income
3-Mile	21,814	\$96,763
5-Mile	32,286	\$92,438
10-Mile	150,683	\$66,364

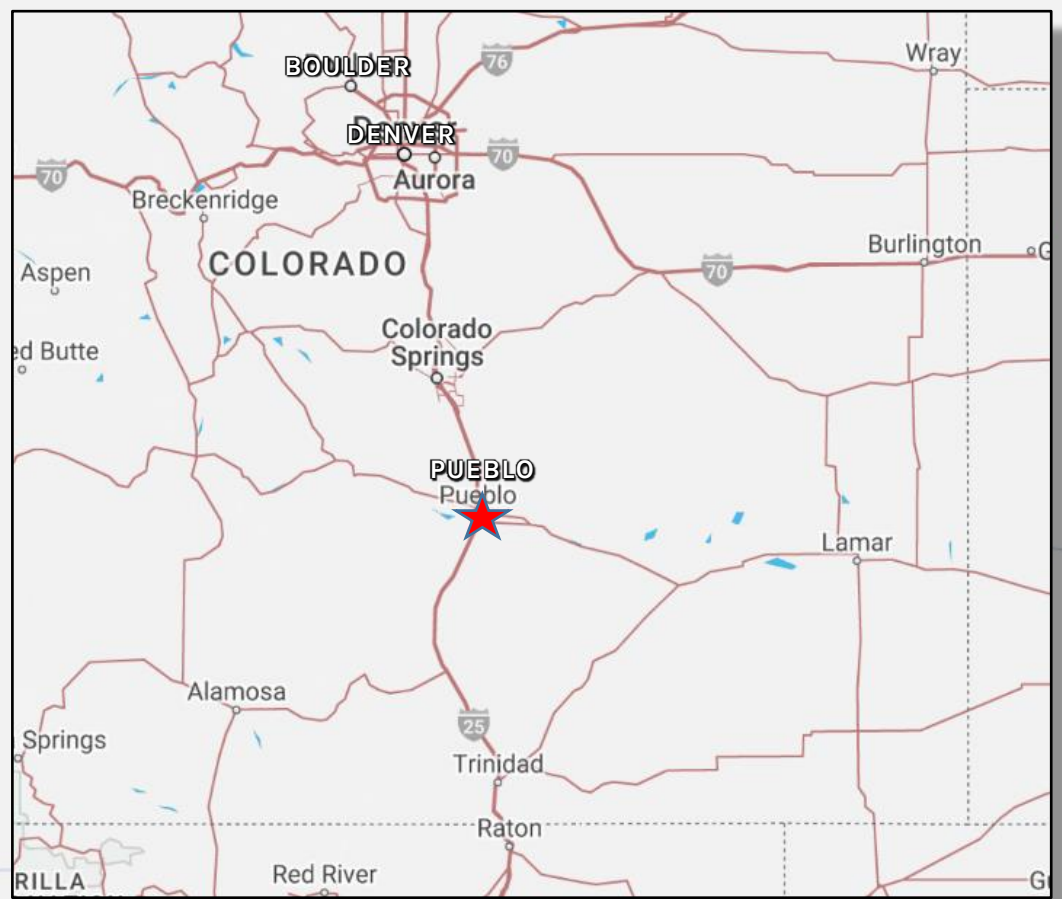
MAP OVERVIEW



HEN HOUSE — CAFE —



BREAKFAST · LUNCH · DINNER
Take Out Chicken



	Radius: 3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	22,279		33,179		153,251	
2023 Estimate	21,814		32,286		150,683	
2010 Census	19,551		27,810		138,716	
Growth 2023 - 2028	2.13%		2.77%		1.70%	
Growth 2010 - 2023	11.57%		16.09%		8.63%	
2023 Population by Race						
White	19,862	91.05%	29,444	91.20%	133,663	88.70%
Black	405	1.86%	627	1.94%	4,497	2.98%
Am. Indian & Alaskan	467	2.14%	710	2.20%	5,373	3.57%
Asian	332	1.52%	441	1.37%	1,922	1.28%
Hawaiian & Pacific Island	29	0.13%	59	0.18%	316	0.21%
Other	689	3.16%	1,005	3.11%	4,912	3.26%
2023 Population by Employment						
Civilian Employed	10,560	60.13%	15,247	58.55%	64,762	53.34%
Civilian Unemployed	408	2.32%	688	2.64%	4,206	3.46%
Civilian Non-Labor Force	6,579	37.46%	10,072	38.68%	52,234	43.02%
Armed Forces	17	0.10%	32	0.12%	203	0.17%
2023 Households by Income						
2023 Avg HH Income	\$96,763		\$92,438		\$66,364	
2023 Med HH Income	\$77,604		\$76,441		\$50,522	



HEN HOUSE — CAFE —



BREAKFAST • LUNCH • DINNER
Take Out Chicken

Discover the Heart of Country Cookin'!

For breakfast, lunch, or dinner, the Hen House Cafe in Pueblo West is your go-to destination. Since 2004, we've been serving up homestyle dishes that taste just like Grandma used to make, all at prices that'll make you smile.

Start your day with fluffy pancakes, hearty omelets, and loaded breakfast burritos. For lunch and dinner, dive into our fresh fried chicken or savor the double-dipped chicken fried steak.

Indulge in some of the most tender ribeye, sirloin, and prime rib you've ever tasted, available Fridays and Saturdays after 3 PM.

Pair your meal with a cold, frosty beer, a mixed drink, a classic bloody mary, or a glass of fine wine. Come experience the warmth and comfort of country cooking at its finest!

20

Years in Business

4.2

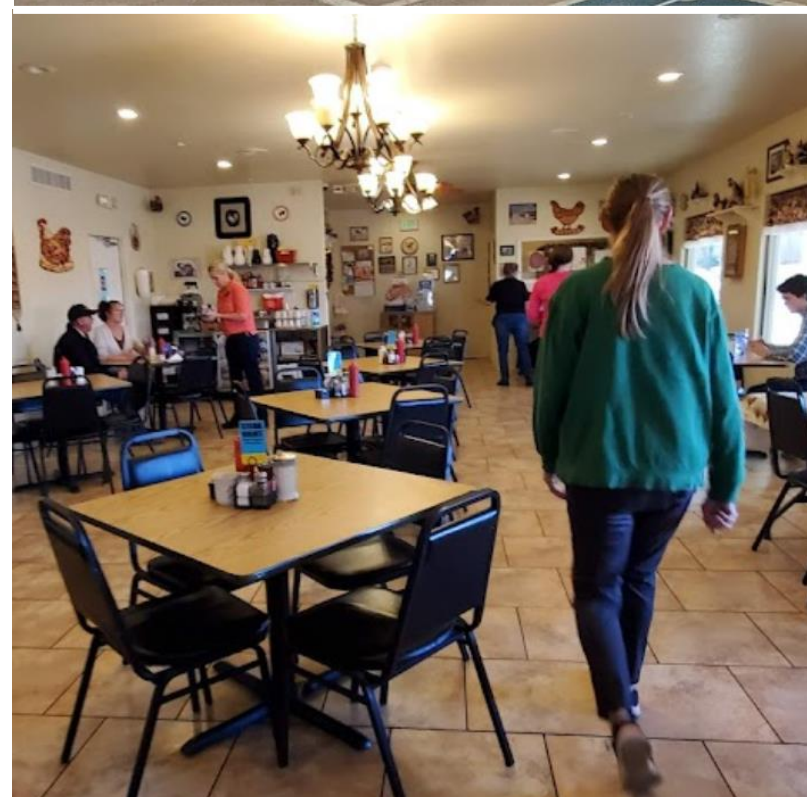
4.2 ★★★★★

Google Star Rating

(400+ Reviews)

1

Only Full-Service Breakfast Restaurant in Pueblo West



Pueblo, CO

Nestled along the banks of the Arkansas River in southern Colorado, Pueblo stands as a beacon of resilience, diversity, and vibrancy. With a population of approximately 110,000, the city boasts a rich tapestry of history, culture, and economic vitality. Pueblo's economy, once predominantly reliant on steel production, has diversified significantly over the years. While the steel industry still plays a significant role, the city has expanded into sectors such as manufacturing, healthcare, education, and agriculture, ensuring a robust and stable economic foundation.

Pueblo's history is as colorful as its present, shaped by centuries of Native American settlements, railroad expansion, and waves of immigration. The city's heritage is evident in its well-preserved landmarks and historic districts, which offer glimpses into its storied past. From the iconic Union Avenue Historic Commercial District to the ornate architecture of the Rosemount Museum, Pueblo's historical treasures provide a captivating backdrop for residents and visitors alike.

Beyond its economic prowess and historical charm, Pueblo boasts a wealth of recreational opportunities and natural beauty. The city is home to numerous parks, cultural attractions, and outdoor spaces, providing residents with ample opportunities for leisure and enjoyment. Whether hiking the scenic trails of the nearby mountains, exploring the cultural offerings of the Sangre de Cristo Arts Center, or attending one of the city's many festivals celebrating its diverse heritage, there is no shortage of activities to engage in and enjoy.

In essence, Pueblo epitomizes the spirit of progress and prosperity, blending its industrial legacy with a forward-thinking mindset. With its resilient economy, diverse community, and abundance of amenities, Pueblo stands as a shining example of a city embracing its past while looking toward a bright and promising future.



METRO HIGHLIGHTS



Nature Minded

Pueblo offers a plethora of outdoor recreation, from hiking trails in the nearby mountains to boating and fishing on the Arkansas River. With numerous parks, golf courses, and cultural festivals, residents and visitors alike enjoy a vibrant outdoor lifestyle amidst the city's stunning natural surroundings.



Infrastructure Reinvestment

The city of Pueblo has recently committed to updating their infrastructure in order to continue their growth. Projects that were announced include \$10M to update roads, \$6M to upgrade the sanitary sewer system, The West Side Connector Project and New Fire Station



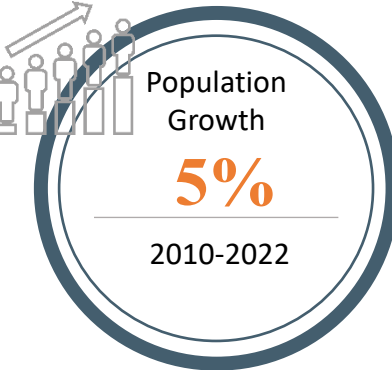
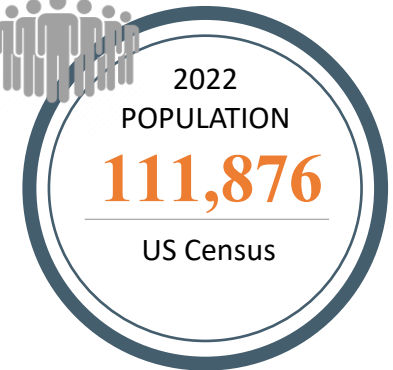
Health Care Hub

Pueblo is the southern Colorado regional hub for health care needs with three primary medical hubs; Parkview Hospital, St. Mary Corwin Medical Center and Parkwest Medical Center. The city partnered with American Medical Response to provide more access to quality care.

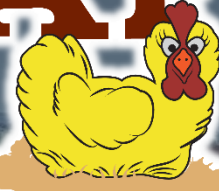


ECONOMY

- ⚓ Pueblo has a diverse economy with its largest industries being Manufacturing, Health Care, Social Assistance, Retail Trade and Educational Services.
- ⚓ CS Wind recently broke ground on the worlds largest wind turbine tower manufacturing plant. The 900,000 sqft plant will create 850 news jobs in Pueblo.
- ⚓ Pueblo has a long history of manufacturing and is know as the “The Steel City”. Today manufacturing companies in Pueblo are responsible for producing rail, seamless pipe, rod and coiled reinforcing bar.



HEN HOUSE —CAFE—



BREAKFAST • LUNCH • DINNER
Take Out Chicken

Brian Brockman
Broker
Direct: 513.898.1551
brian@bangrealty.com

Bang Realty – Colorado, Inc
Lic # ER.100075683

