

24 Unit Multi-Family Asset
FOR SALE

**334 S. Archdale Dr.
Pueblo West, CO 81007**



Pueblo West Apartments
Low maintenance exterior
Efficient floor plans
Walking distance to convenience retail
Fresh parking lot seal and stripe
Multiple Capital Improvements
Upside in rents

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Co-listed with Owner Broker

koldingCOMMERCIAL
BROKERAGE & INVESTMENTS





**Three separate 2 Story Walk Up buildings
With Low maintenance landscaping and many updates**





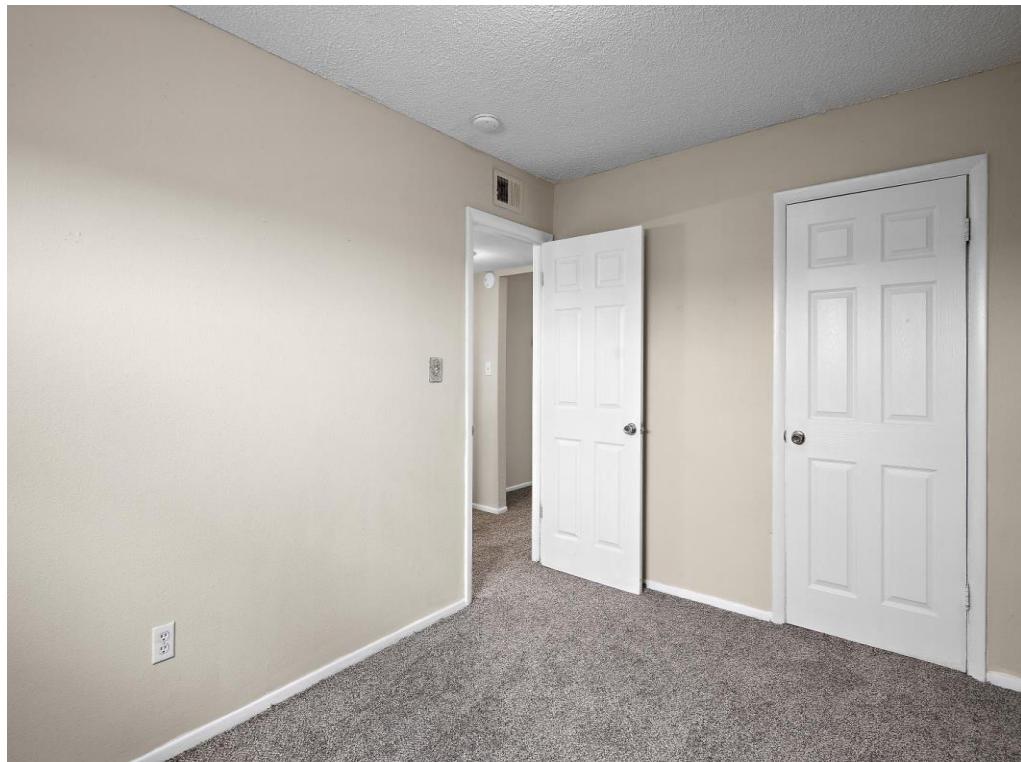
19 units have new vinyl plank flooring in kitchen and dining areas



Units have been improved with attractive chrome fixtures and new vanities.

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Pueblo West Apartments



Asset Summary

Units Types	24 (2 Bedroom + 1 Bath) 750 Square feet
Square Footage	18,000
Site Area	1.1223 Acres
Year Built	1974
Zoning	HR, Mixed Residential, High; Pueblo County
Parking	38 Asphalt Paved Spaces

Property Features & Improvements

- 2 story walk up construction with improved staircases
- New roof completed in 2019
- Separate Laundry Room with 2 sets of new Speed Queen washers/dryers
- Front of buildings windows replaced in 2009
- Back of buildings windows replaced in 2015
- Individual HVAC units along with condensers and air handlers replaced in 2019
- Individual hot water tanks in each unit & laundry room
- Individually metered for electric
- Onsite storage for property supplies
- Exterior fascia boards replaced and buildings completely repainted in 2024
- Parking lot drainage improved in 2024
- Parking lot seal coated and striped in June 2025
- Easy access to Colorado Springs, Pueblo and Rocky Mountains

Demographic Overview 2024 Estimated

Miles	Households	Population	Median Income
1 Mile	729	1,963	\$86,867
3 Miles	7,071	18,602	\$87,642
5 Miles	53,311	20,616	\$76,736

Offering Summary

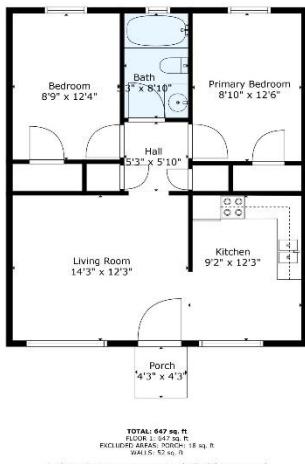
Pueblo West Apartments represents the opportunity to acquire and capitalize on a nicely improved, stable, and well performing rental community in the expanding Pueblo West residential neighborhood. In addition to multiple capital improvements to the property, many of the units have been updated leaving the next owner the opportunity to benefit and continue to obtain upside with continued modest interior improvements as units roll over in the coming years.

The units offer nicely sized closet space in each bedroom, individual residential hot water tanks, and forced air for heating and cooling the units. For resident convenience there is a laundry room located on property which contains 2 sets of brand new washers and dryers.

The immediate neighborhood consists of an assisted living facility directly to the East along with other small rental communities as well as being surrounded by single family residential homes and undeveloped land. Retail and convenience services are located slightly NW of the property at the intersection of HWY 50 and Purcell Blvd.

The community is in close proximity to Pueblo Reservoir, The Lake Pueblo State Park, Pueblo Zoo and a quick 15-20 minute drive to the heart of Pueblo. Pueblo West is a community of roughly 35,000 residents and 12,000 households in a rural atmosphere situated near the Intersection of State HWY 50 and I-25 which allows for residents to quickly reach the amenities of Colorado Springs and the joys of the Colorado Rocky Mountains.

The asset is well positioned to allow for new ownership to take advantage of lower maintenance expenses as a result of the many capital improvement projects as well as incorporating a lower management expense to increase Net Income immediately.



Purchase Price \$2,621,750
\$109,240 / Unit
6.95% Pro-forma Cap Rate

Proforma Rent Roll Summary

# of Units	Type	SF	Rate/SF	Monthly Rent
24	2 Bedroom / 1 Bath	750	\$1.37	\$1,025

Year 1 Pro-forma Income –Expense Analysis

Total Rental Income	\$295,200
Laundry Income	\$5,700
Vacancy/Credit Loss (7%)	<\$21,063>
Effective Rental Income	\$279,837

Operating Expenses

Property Taxes	<\$11,125>
Insurance	<\$30,000>
Utilities/Trash	<\$15,400>
Maintenance/repairs/supplies	<\$20,000>
Landscaping	<\$1,500>
Management, Marketing & Admin	<\$19,600>

Total Expenses \$5.37/SF/ \$4,026/Unit **<\$97,625>**

Projected Net Income **\$182,212**



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Financial returns are for examples only, future individual returns and operations will vary.

2024 Income & Expense Summary

Total collected Rents	\$275,294
Laundry Income	\$5,700
Misc Income	\$14,173
Total Income	\$295,167

Operating Expenses

Property Taxes	<\$10,827>
Insurance	<\$17,816>
Utilities/Trash	<\$15,411>
Maintenance/repairs/supplies	<\$33,291>
Landscaping	<\$2,450>
Management, Marketing & Admin	<\$19.545>

Total Expenses \$5.52/SF/ \$4,139/Unit **<\$99,340>**

2024 Operating Net Income **\$195,827**

Operating Expenses stated above exclude contract and capital expense items related to exterior and interior improvements



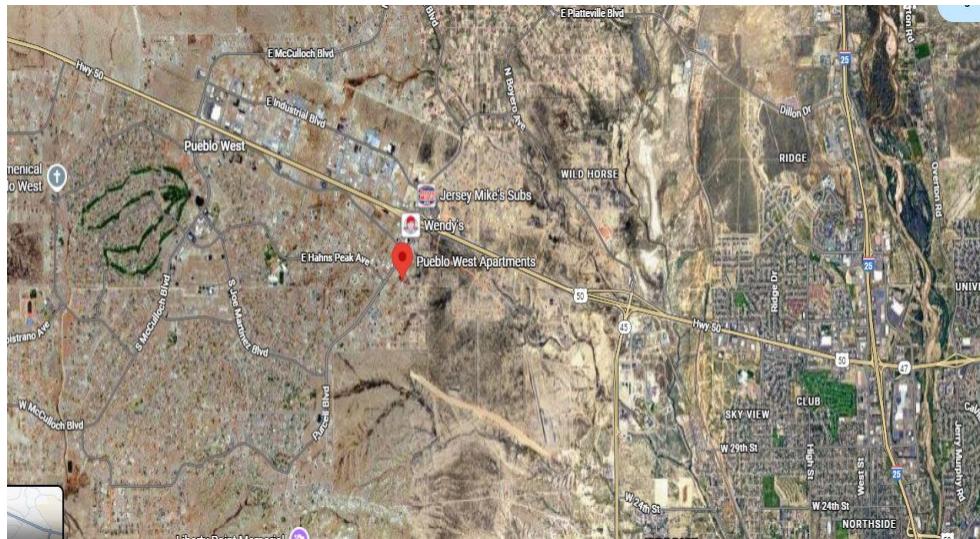
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Pueblo West Apartments

Pueblo West Apartments Location Maps



Pueblo Highlights

Nestled at the confluence of the Arkansas River and Fountain Creek, Pueblo, Colorado, is a vibrant home rule municipality and the largest city in Pueblo County. Located 112 miles south of Denver, it is famed for its rich steel production history, earning it the nickname 'Steel City'. With a semi-arid climate, Pueblo enjoys abundant sunshine and has become a hub of cultural and recreational activities, appealing to residents and visitors alike. The city's vibrant arts scene, diverse culinary offerings, and myriad outdoor activities showcase a unique blend of adventure and community spirit, making Pueblo an attractive destination for residents and tourists.

Recreational Delights

Pueblo is a haven for outdoor enthusiasts, offering a variety of recreational opportunities ranging from water activities to hiking trails. Lake Pueblo State Park is a standout, providing extensive opportunities for boating, fishing, and camping on its picturesque 4,500 acres. The Arkansas Riverwalk ensconces visitors with stunning views and walking trails alongside the river, making it perfect for leisurely strolls. There are numerous parks, including City Park and Mineral Palace Park, which feature playgrounds, picnic areas, and sports fields. The Pueblo Nature Center is another highlight, offering educational programs and scenic trails through local natural habitats. Adventurers can also partake in white-water rafting on the Arkansas River or mountain biking on nearby trails. The diverse landscape of Pueblo ensures that there is something for everyone, whether it's a leisurely day at the lake or a rigorous hike in the nearby mountains.

Culinary scene

Pueblo's culinary landscape is as diverse as its culture, offering a wide array of dining experiences. The city is famous for its unique chile, particularly the Pueblo green chile, which is a staple in many local dishes. Visitors should explore the Historic Union Avenue district for its eclectic mix of restaurants and eateries. From the famed slopper—a burger smothered in green chile—to various international cuisines, including Italian and Mexican, there's something to satisfy every palate. The Chile & Frijoles Festival celebrates local culinary traditions and features cooking competitions and tastings. Pueblo's restaurant scene is changing, with new food trucks and farm-to-table options emerging, enhancing the community's culinary offerings while retaining its rich culinary heritage.

Sports

Football

Colorado State University Pueblo
Thunder- Wolves

Ice Hockey

Pueblo Bulls

Bull Riding

Professional Bull Riders (PBR)

Wrestling

CSU Pueblo Wrestling

Education

Colorado State University Pueblo (CSU
Pueblo)

Pueblo Community College (PCC)

Centennial High School

South High School

Arts & Entertainment

Pueblo Convention Center

Steelworks Museum of Industry and
Culture

Historic Arkansas Riverwalk Pueblo

Memorial Hall

Top Pueblo Community Employers

- 1 UC Health Parkview Medical Center
- 2 Pueblo School District 60
- 3 Evraz Pueblo
- 4 CommonSpirit St. Mary-Corwin Hospital



3 Mile Radius Key Facts

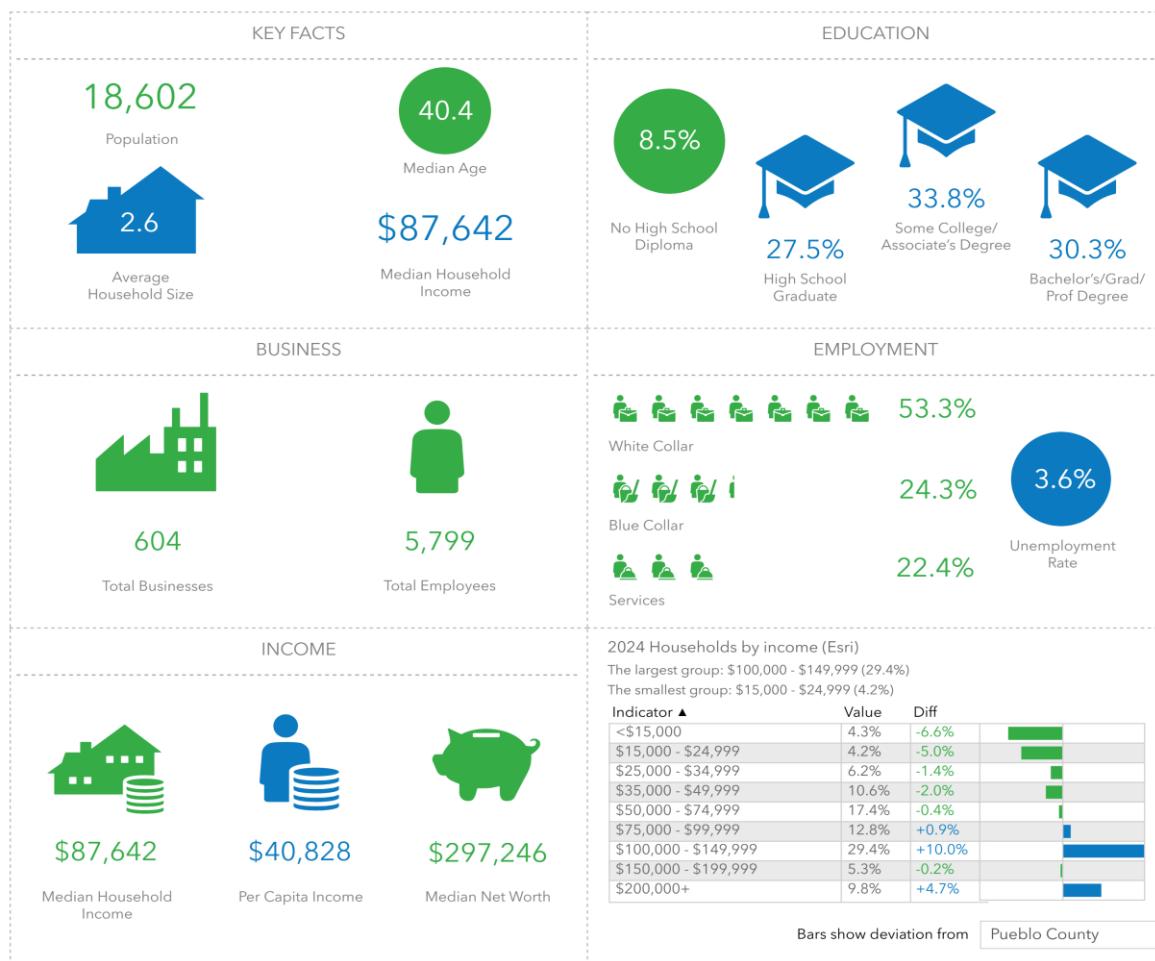
Key Facts

334 S Archdale Dr, Pueblo, Colorado, 81007
Ring: 3 mile radius

Prepared by Esri
Latitude: 38.31731
Longitude: -104.70446

Key Facts

334 S Archdale Dr, Pueblo, Colorado, 81007
Ring: 3 mile radius



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axe (2024). © 2025 Esri

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The Managing partner for the property owner MCC Properties, LLC is Tom McCaffrey. Tom McCaffrey is a Colorado licensed real estate broker with Your Castle Real Estate.

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