

FOR SALE | ±9,412 SF MEDICAL OFFICE NNN INVESTMENT

916 INDIANA AVENUE

PROFESSIONAL PLAZA SOUTH

Pueblo, Colorado 81004



PRIME MEDICAL OFFICE SPACE

SALE PRICE: \$1,343,000 | PRICE/SF: \$142.69

8.5% CAP RATE | NNN INVESTMENT IDEAL FOR 1031 EXCHANGE



MEDICAL OFFICE NNN INVESTMENT WITH 8.5% CAP RATE

±9,412 SF MEDICAL OFFICE SPACE

Looking for an easy to manage investment at a fantastic return rate? Welcome to 916 Indiana Avenue, a well-positioned medical office building in Pueblo, Colorado. This building is ideal for a 1031 Exchange and offers professional tenants with long-term leases in a well maintained environment.

CALL BROKER FOR MORE INFORMATION

RAY ROSADO, CCIM | Principal

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- ±9,412 SF built out for medical use
- 74 Unreserved parking spaces
- Each unit has separate gas and electric meters
- Zoning: O-1, Pueblo
- Built: 1998
- 1.81 Acre Lot
- Construction: Masonry
- Located in Opportunity Zone
- Location offers quick access to I-25

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916 Indiana Avenue is a total of 9,412 SF. Built in 1998 with durable masonry construction, this Class C medical office delivers an affordable yet professional space in a growing healthcare corridor.

PROPERTY HIGHLIGHTS

- 2 Blocks from St. Mary-Corwin Hospital
- Located in the Opportunity Zone
- Multi-tenant professional plaza
- Medical use ready building
- Just 1 minute to I-25
- Abundant parking

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IN-PLACE INCOME

SUITE	RENTABLE SQUARE FEET (RSF)	TENANT USE	ANNUAL RENT 6/26-5/27	CURRENT LEASE END DATE
110	3,163 SF	Medical	\$39,468	05/2027
120	6,756 SF	Autism	\$80,733	01/2033
Total Annual Income			\$120,201	
Less 5% Vacancy			\$6,010	
Adjusted NOI			\$114,191	
Tenant Reimbursed NNN/SF			\$6.10/SF (2026)	

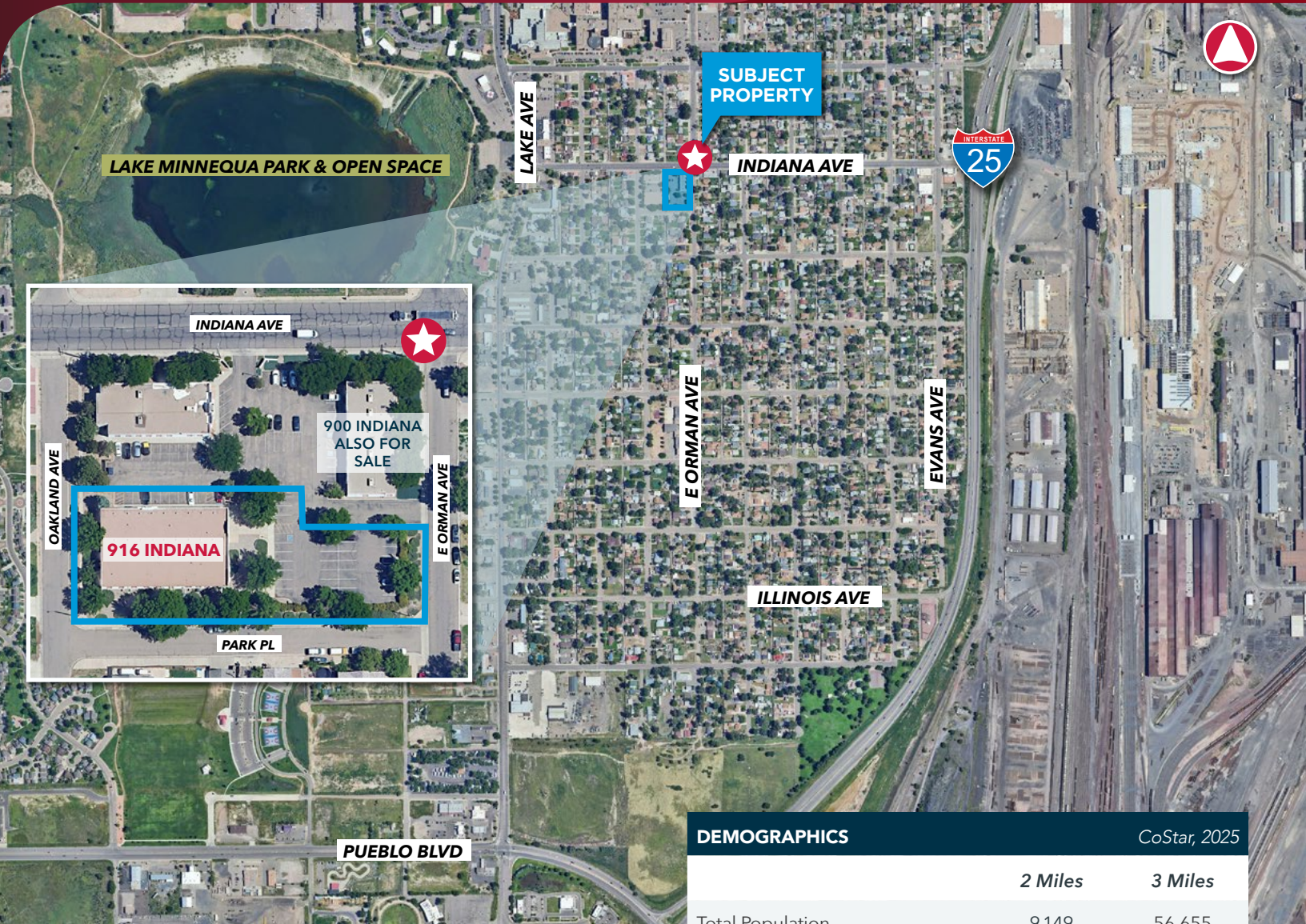


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PLEASE CONTACT

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DEMOGRAPHICS CoStar, 2025

	2 Miles	3 Miles
Total Population	9,149	56,655
Total Households	3,788	23,204
Median HH Income	\$40,659	\$47,077

TRAFFIC COUNTS CoStar, 2025

Streets	Vehicles Per Day
Indiana Ave & Wyoming Ave W	2,476
Minnequa Ave & E Routt Ave W	2,278
E Orman Ave & Logan Ave S	3,304

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