

115

S GRAND AVE
PUEBLO, CO 81003

\$995,000
SALE PRICE



CENTRAL PUEBLO LOCATION!
LOCATED ALONG S GRAND AVENUE



ELLIOTT POLANCHYCK
SENIOR BROKER ASSOCIATE
303.645.4785
epolanchyck@uniqueprop.com



WILL MCCAULEY
SENIOR BROKER ASSOCIATE
781.733.3732
wmccauley@uniqueprop.com



www.uniqueprop.com | 303.321.5888
400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	115 S Grand Ave Pueblo, CO 81003
Property Type	Industrial
Building Size	20,520 SF
Lot Size	26,397 SF
Building Class	C
Year Built	1903
Number of Floors	2



115 S Grand Avenue presents a compelling opportunity to acquire a well-located property in the heart of Pueblo, Colorado. Positioned along a central corridor with strong visibility and accessibility, the property benefits from proximity to downtown Pueblo, local employment centers, retail amenities, and major thoroughfares.

The building offers a flexible layout suitable for a variety of uses, making it attractive to both investors and owner-occupants. The property's configuration allows for efficient use of space, while its location supports long-term demand driven by surrounding residential neighborhoods and ongoing activity in the greater Pueblo area.

With its strategic location and functional design, 115 S Grand Avenue offers upside potential through continued operation, repositioning, or light improvements. This asset is well-suited for buyers seeking a stable investment, a value-add opportunity, or a centrally located property in an established Colorado market.



- **Central Pueblo Location:**
Located along S Grand Avenue, the property benefits from strong accessibility to downtown Pueblo, major employment centers, and key transportation corridors, supporting consistent tenant demand.
- **115 S Grand includes an off-line hotel component that is primed for extensive renovation.** Investors will have the opportunity to fully reposition the asset through a comprehensive remodel, creating a truly one-of-a-kind property. Additionally, the site presents potential for a future redevelopment play, subject to buyer due diligence and approvals.
- **Value-Add Upside:**
The asset offers opportunities for rent growth and increased returns through interior updates, operational efficiencies, or repositioning, allowing a buyer to execute a tailored investment strategy.
- **Flexible Use & Broad Buyer Appeal:**
The property's layout and location make it suitable for a range of uses, appealing to both investors and potential owner-users, which enhances long-term exit optionality.
- **Established Surrounding Neighborhood:**
Situated within a mature, built-out area of Pueblo with nearby residential, retail, and service amenities, providing a stable environment for continued occupancy.
- **Attractive Entry Point into a Growing Market:**
Pueblo offers a lower cost basis relative to larger Front Range metros, giving investors the ability to achieve favorable yields while benefiting from continued regional growth.

SITE AERIAL



TENANT BREAKDOWN

BUILDING	TENANT	SQ FT	LEASE EXPIRATION	BASE RENT	ANNUAL INCOME
----------	--------	-------	------------------	-----------	---------------

115 S GRAND, PUEBLO, CO	ROCKEY MECHANICAL HEATING AND AIR CONDITIONING	9,107	M-T-M	\$2,000.00	\$24,000.00
-------------------------	------------------------------------------------	-------	-------	------------	-------------



LOCATION OVERVIEW



71,155
Residents
3-Mile Radius



119,083
Residents
5-Mile Radius



40
Median Age
3-Mile Radius



2.3
Avg Persons / Household
3-Mile Radius



\$34,141
Median Household Income
3-Mile Radius



79,911
Total Labor Force
Pueblo MSA



\$267,000
Median Sale Price
Pueblo County



Pueblo is located along the Arkansas River, near the Greenhorn Mountains in the colorful Pikes Peak region of Southern Colorado. Pueblo is a historically and culturally rich city of over 113,008 residents and is the seat of Pueblo County. Pueblo County was incorporated in 1861 and is the 10th-largest populated county in the state with an estimated population of nearly 170,000 residents. Pueblo County also includes the smaller communities of Pueblo West, Boone, Avondale, Colorado City,

Beulah, and Rye.

#91 Best Small Places for Business & Careers

- *Forbes, 2019*

Pueblo is a primary hub of health care, transportation, post-secondary education, retail, arts and entertainment, and manufacturing activities in southern Colorado. Consumer spending supports nearly 70% of all economic activities in Pueblo. Pueblo County has developed a varied manufacturing and industrial base, which accounts for a relatively stable unemployment rate. Major

industries with headquarters or divisions located within the county boundaries or in close proximity include manufacturers of fruit processing machines, carbon brakes, pet food, chemicals, steel, water chillers, wind towers, and high-intensity precision machinery and several financial, telemarketing, warehousing, and insurance institutions.

The state also has a major economic presence in the area thanks to a major mental health facility and correctional institution, the Colorado Mental Health CMHIP. The region (which includes the government and the surrounding unincorporated area) has a labor force of roughly 80,000 civilians.



DAILY CONVENIENCES

A sampling of nearby conveniences include:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



SHOPPING AND DINING

Union Station Historic District

- Walkable historic district with restored 1880s brick buildings housing restaurants, shops, and galleries
- Hopscotch Bakery, Scott Office Products, In Another Time Antiques, Seabel's Gourmet Shop & Boutique

Pueblo Mall

- Enclosed shopping mall with over 60 retail stores, service businesses, and eateries
- Anchored by Dillard's and JCPenney
- Target and JoAnn Fabrics and Crafts are adjacent
- Planet Fitness, Shoe Dept. Encore, Tradehome Shoes, GameStop, Boot Barn, Foot Locker

Pueblo Crossing

- Located along Interstate 25 Corridor
- Best Buy, Kohl's, DICK'S Sporting Goods, Guitar Center, Bed Bath & Beyond, Petco, Cavender's Western Wear

Eateries

- Pantry Restaurant
- B Street Café
- Magpies
- Tsunami Sushi Bar
- Wok & Grill
- D C's On B Street
- Tacos Navarro
- Pass Key Restaurant
- Papa Jose's Union Café
- Sonic Drive-In

MAP & DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	9,285	78,128	121,143
2029 Population Projection	9,481	80,135	124,202
Median Age	39	38.3	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 Households	3,684	32,412	49,591
Avg Household Income	\$46,093	\$56,862	\$65,618
Median Household Income	\$25,833	\$40,645	\$50,064
Median Home Value	\$162,677	\$190,101	\$226,630





ELLIOTT POLANCHYCK

SENIOR BROKER ASSOCIATE

303.645.4785

epolanchyck@uniqueprop.com

WILL MCCAULEY

SENIOR BROKER ASSOCIATE

781.733.3732

wmccauley@uniqueprop.com