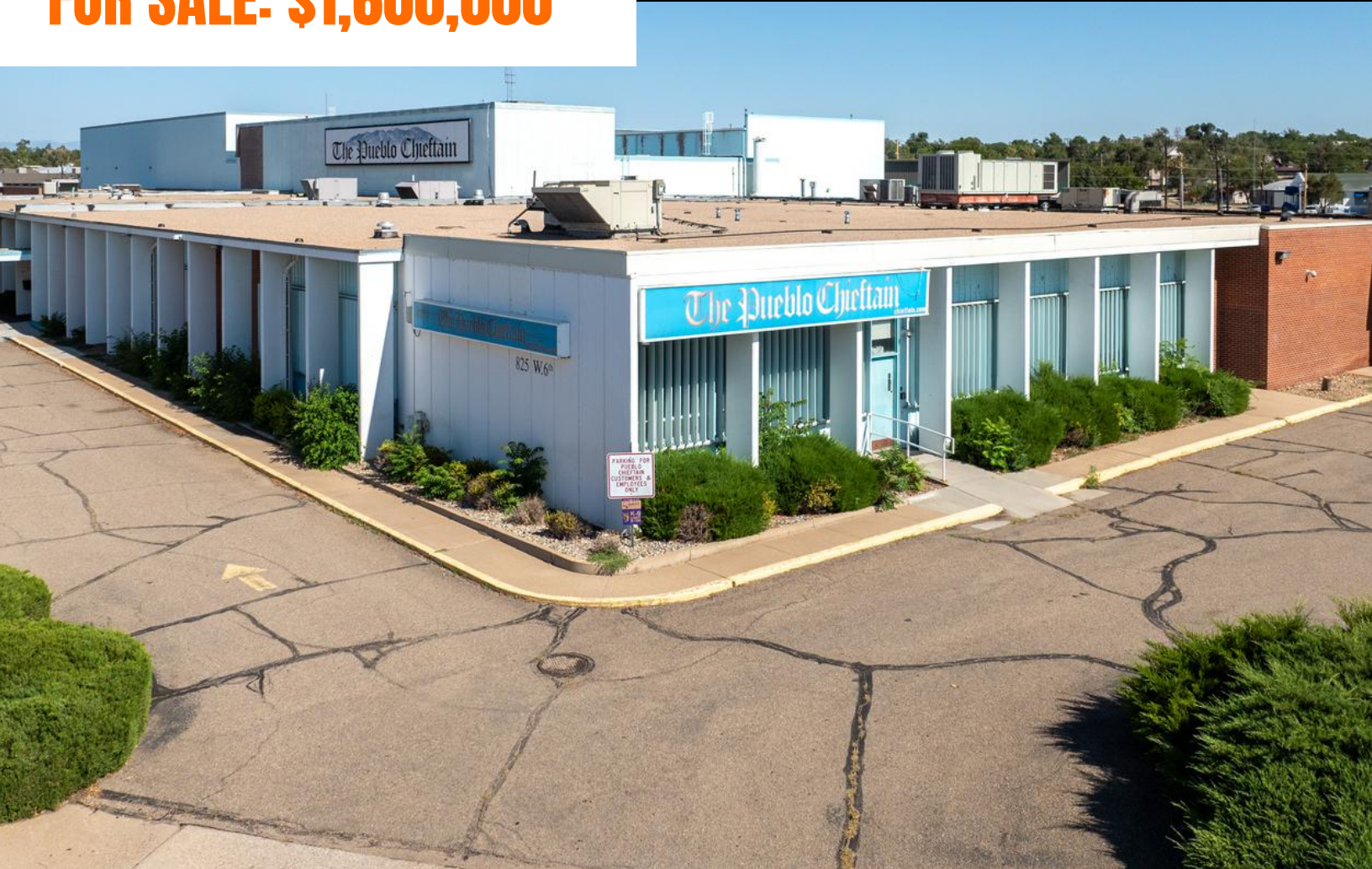


## OFFERING MEMORANDUM

# THE PUEBLO CHIEFTAIN - OFFICE/INDUSTRIAL BUILDING

825 W 6th Street, Pueblo, CO 81003

**FOR SALE: \$1,600,000**



**74,835 SF | 4.66 ACRES | SINGLE STORY | HEAVY POWER**

## CONTACTS

### **BRIAN BROCKMAN - BROKER**

License #: ER.100075683

Bang Realty-Colorado Inc

bangbcs@bangrealty.com | 513-898-1551

## OFFERING MEMORANDUM

# 825 W 6TH STREET

Pueblo, CO 81003

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## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 825 W 6TH STREET

Pueblo, CO 81003

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The Pueblo Chieftain, located at 825 W. 6th Street in Pueblo, CO, is a well-positioned flex property, totaling 74,835 square feet and situated on a 4.66-acre lot. This industrial building was built in 1960 (renovated in 1974) and benefits from 120 surface parking spaces and rail access. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



# MARKET OVERVIEW



## Pueblo, Colorado

Pueblo is a city located in the state of Colorado, United States. It is the county seat of Pueblo County and has a population of approximately 112,000 people. Pueblo is situated at the confluence of the Arkansas River and Fountain Creek in the southern part of the state. Pueblo has a rich history, with Native American tribes, including the Puebloans, living in the area for thousands of years. The city was founded in 1842 as Fort Pueblo during the Mexican-American War and later became an important trading post. Pueblo grew rapidly during the late 19th century due to its location along the railroad and the development of mining and steel industries. Pueblo is often referred to as the "Steel City" due to its prominent steel industry. The Colorado Fuel and Iron Company (CF&I) played a significant role in the city's economy, employing thousands of workers and contributing to its growth. Although the steel industry has declined over the years, Pueblo still has a strong industrial presence. Pueblo is home to Colorado State University-Pueblo, a public university offering a range of undergraduate and graduate programs.



# DEMOGRAPHIC SUMMARY

PUEBLO, CO

## POPULATION

City: Pueblo

**110,803**

State: Colorado 5,914,181

## MEDIAN AGE

City: Pueblo

**37.8 Years**

State: Colorado 37.7 Years

## AVERAGE HOUSEHOLD INCOME

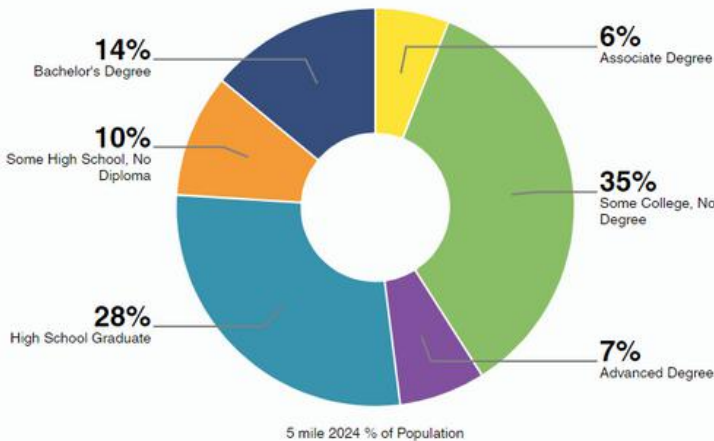
City: Pueblo

**\$68,258**

State: Colorado \$117,508

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Colorado at large.



## 2024 STATISTICS

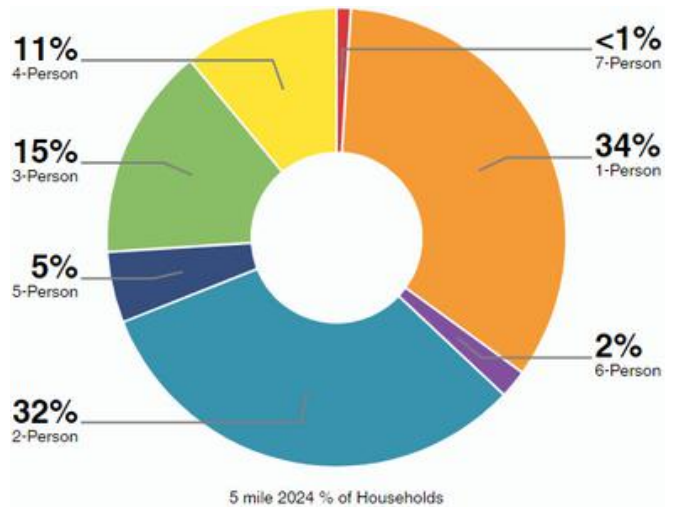
	2 Mile	5 Mile	10 Mile
Population 2023	38,308	120,204	156,170
Total Households	15,993	49,228	62,481
Avg Household Size	2.2	2.3	2.4
Avg Household Income	\$52,995	\$65,410	\$72,846
Median Home Value	\$174,215	\$224,902	\$253,062

## ECONOMIC INDICATORS

**5.8%** Pueblo Unemployment Rate

**4.3%** U.S. Unemployment Rate

## HOUSEHOLDS



City: Pueblo

**45,782**

State: Colorado 2,384,584



Average Household Size

# LOCATION OVERVIEW

## • HIGHWAY ACCESS

Pueblo, Colorado is well-connected to the surrounding areas through a network of major highways.

Interstate 25 (I-25) runs north-south through Pueblo, serving as a major transportation corridor in Colorado. It connects Pueblo to major cities such as Denver to the north and Albuquerque, New Mexico to the south.

U.S. Route 50 (US-50) is an east-west highway that passes through Pueblo. It connects Pueblo to other cities in Colorado, including Canon City to the east and Salida to the west.

State Highway 47 (CO-47) is a state highway that runs north-south, connecting Pueblo to nearby towns and cities such as Avondale and Boone.

## • PROXIMITY

Colorado Springs Airport (COS) is located approximately 43 miles northeast of Pueblo.

Denver International Airport (DEN) is the largest airport in the region and is located approximately 120 miles north of Pueblo.

# SITE OVERVIEW

## SITE

Property Type:	Distribution
Building Class:	Class B
Year Built:	1960
Year Remodeled:	1974
Total SF:	74,835
Total Acreage:	4.66
Parking:	120 Surface

## TAXES (2022)

Taxes:	\$64,666.12
Conservation District Maintenance Fund Fee:	\$3,272.06
Total:	\$67,938.18







# PARCEL OVERVIEW

## BUILDING SPECIFICATIONS

Building Size:

Total: 74,835 SF

Acreage:

Total: 4.66 acres

Year Built: 1960

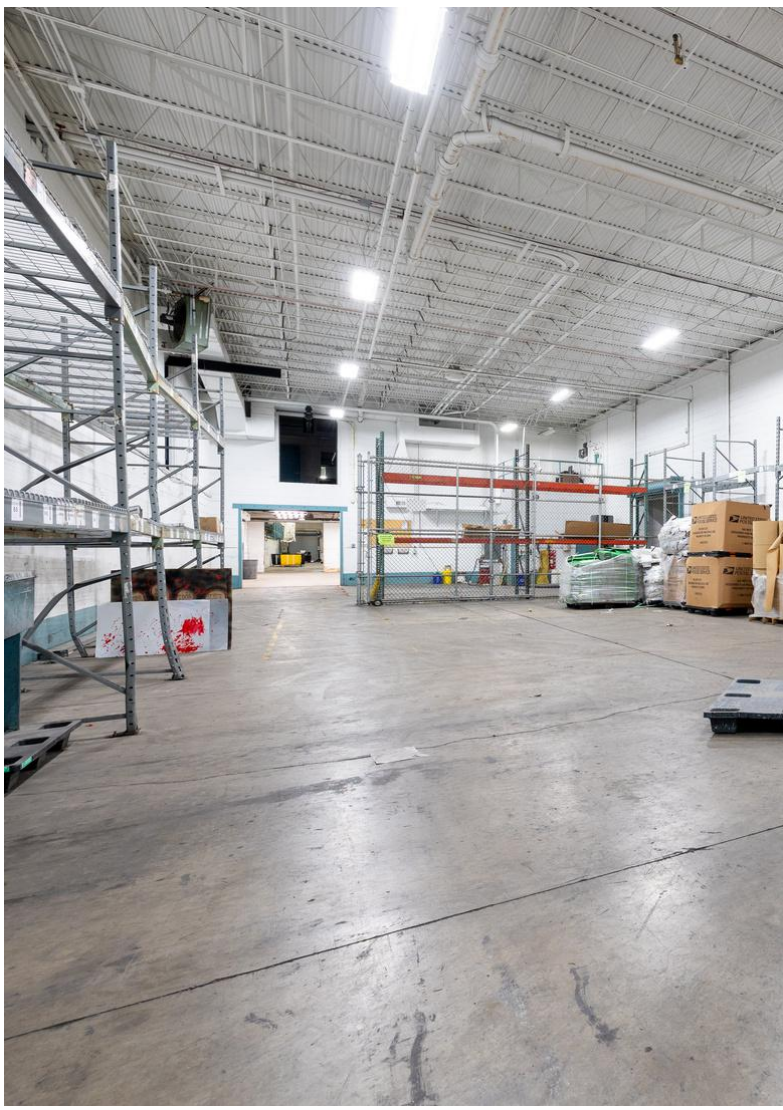
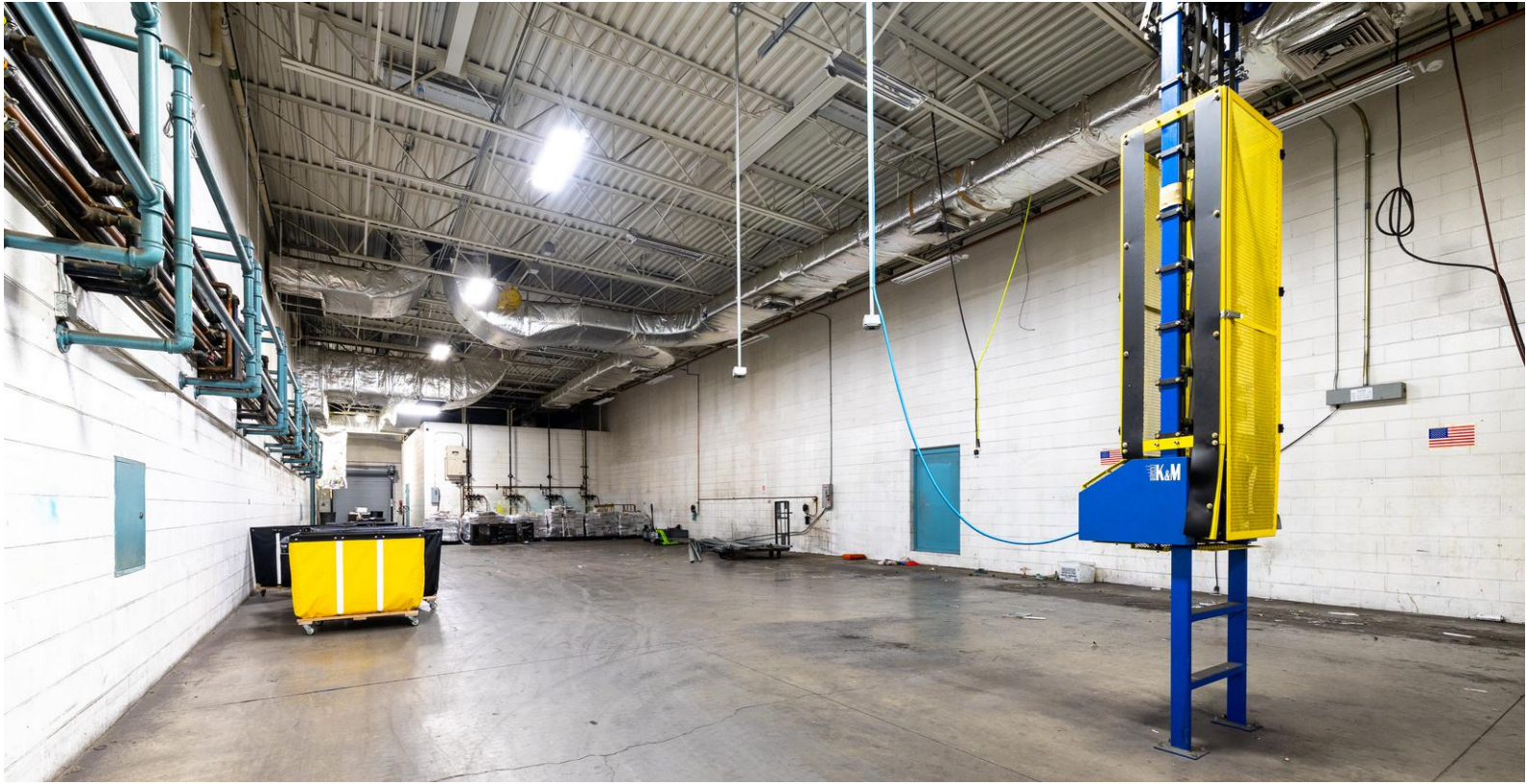
Year Remodeled: 1974

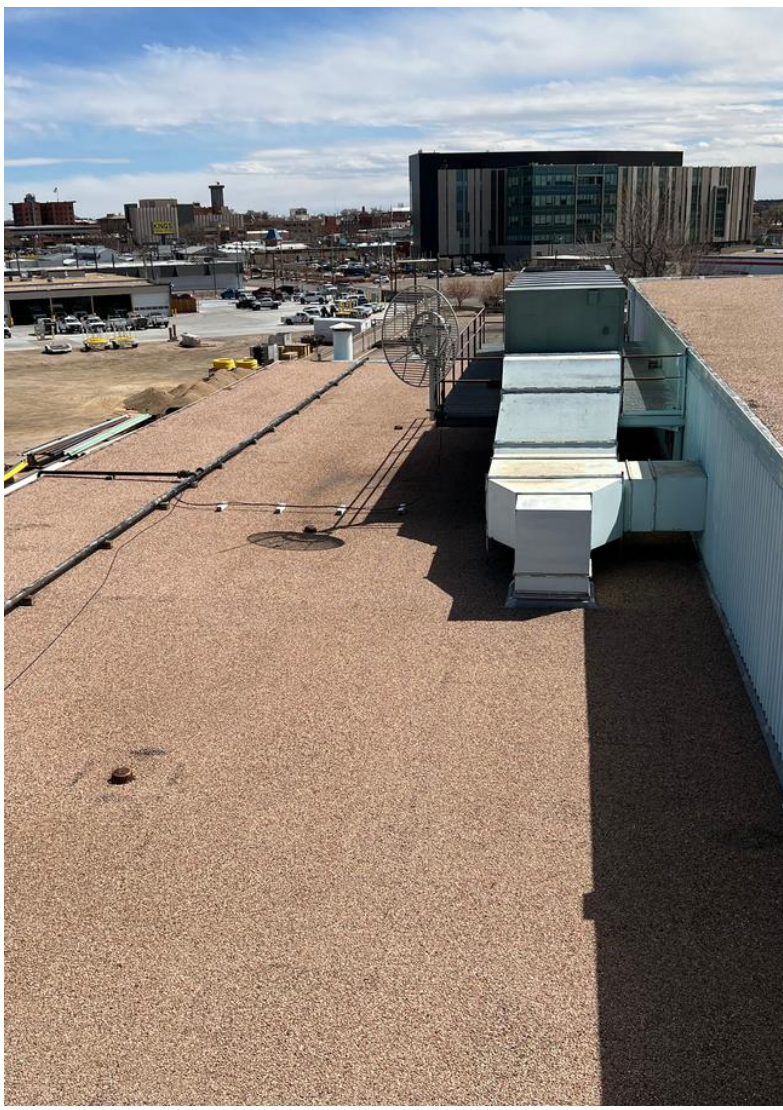
# PARCEL MAP

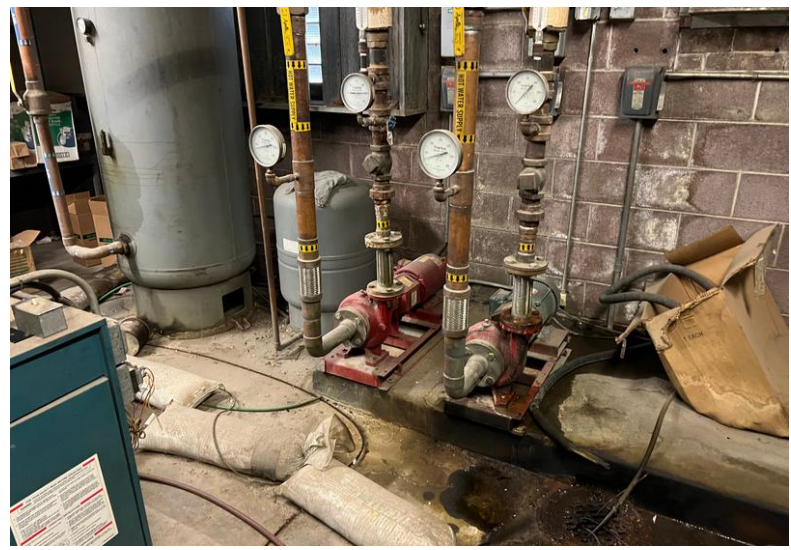














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