

2900 W 29TH ST

2900 W 29th St | Pueblo, CO
OFFERING MEMORANDUM



GREAT OWNER USER OR INVESTMENT OPPORTUNITY!!



2900 W 29th St

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Exclusively Marketed by:

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100036809



2900 W 29TH ST



01

Executive Summary

Investment Summary



OFFERING SUMMARY

ADDRESS	2900 W 29th St Pueblo CO 81003
COUNTY	Pueblo
MARKET	Pueblo
SUBMARKET	Pueblo
NET RENTABLE AREA (SF)	15,261 SF
LAND ACRES	5.48
LAND SF	238,709 SF
YEAR BUILT	1897
YEAR RENOVATED	2025
APN	0522000002

FINANCIAL SUMMARY

PRICE	\$750,000
PRICE PSF	\$49.14

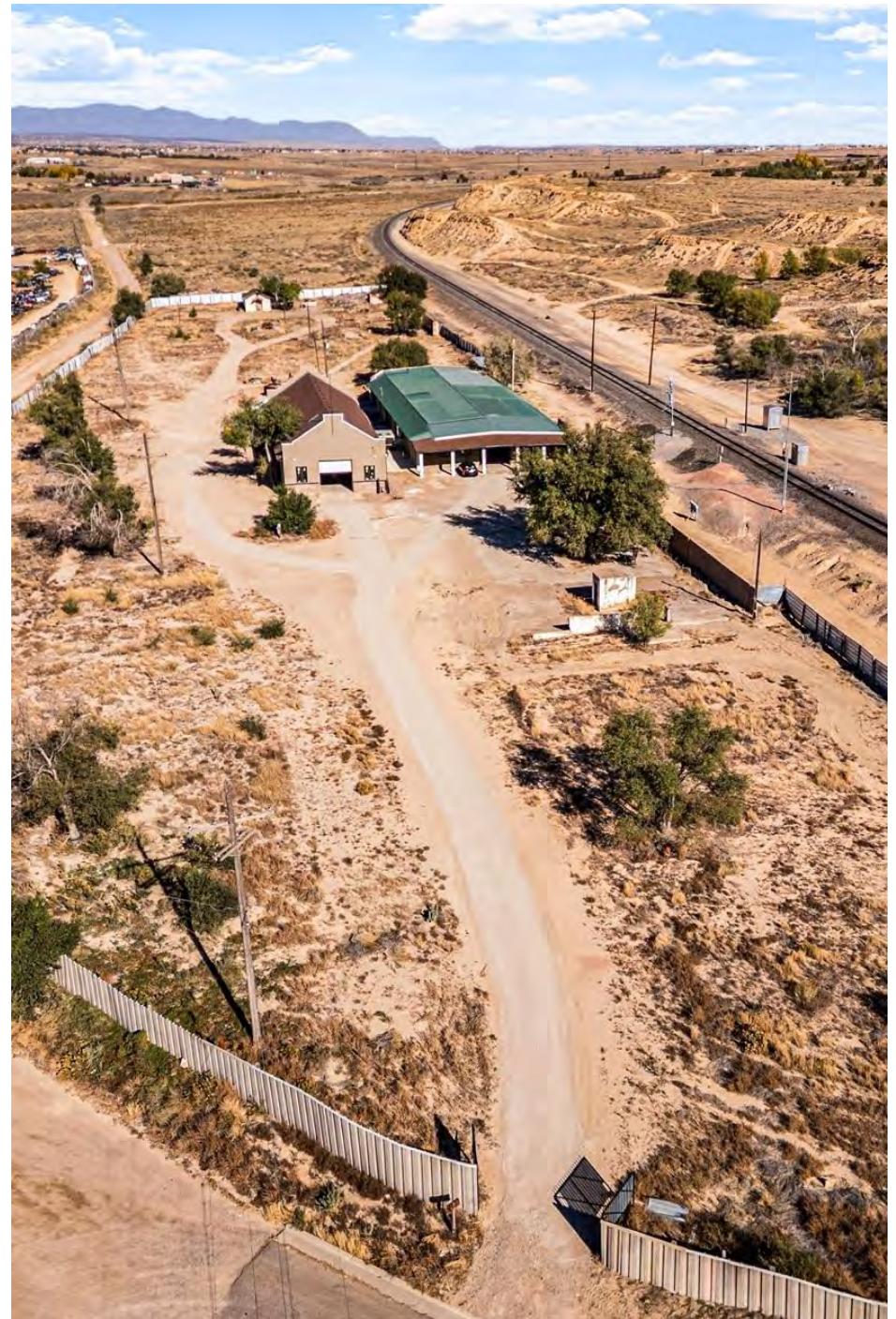
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,435	35,170	106,912
2025 Median HH Income	\$60,451	\$55,372	\$54,342
2025 Average HH Income	\$81,229	\$75,378	\$74,111

Two large Lease ready Buildings!!

- Unleash the potential of this property with two updated industrial buildings nestled on 5.48 sprawling acres, offering a golden opportunity for owner-users and savvy investors alike.
- Boasting multiple convenient overhead doors and one building equipped with both heating and cooling systems, this property promises versatility and functionality at its finest.



- Embrace the vast expanse of this property, with a massive lot providing endless possibilities for growth and expansion.



2900 W 29TH ST

02

Location

Location Summary
Aerial View Map
Drive Times (Heat Map)



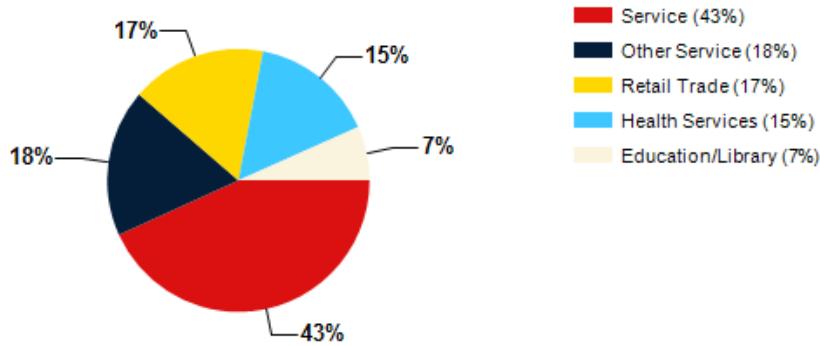
2900 W 29th St | Location

- 29th St West from I-25 or Elizabeth St.

Great Industrial Location!!

- The property is located in the thriving industrial area of Pueblo, CO, known for its strong economic growth and diverse industries such as steel manufacturing, food processing, and transportation logistics.
- Situated near major transportation arteries, including Interstate 25 and Highway 50, the property offers convenient access for shipping and receiving goods, making it an ideal location for businesses requiring logistical efficiency.
- Local amenities such as restaurants, hotels, and retail establishments are within close proximity, providing convenience for employees and clients visiting the property.
- The property's location in an established industrial zone with a history of industrial success offers stability and growth potential for businesses looking to expand or establish a presence in the area.

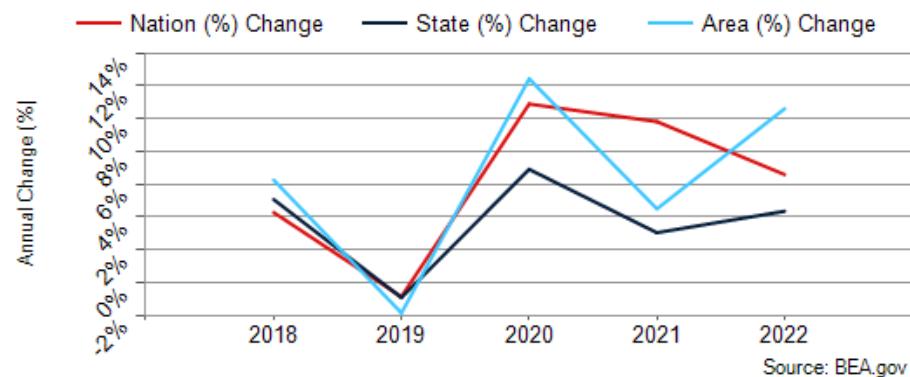
Major Industries by Employee Count

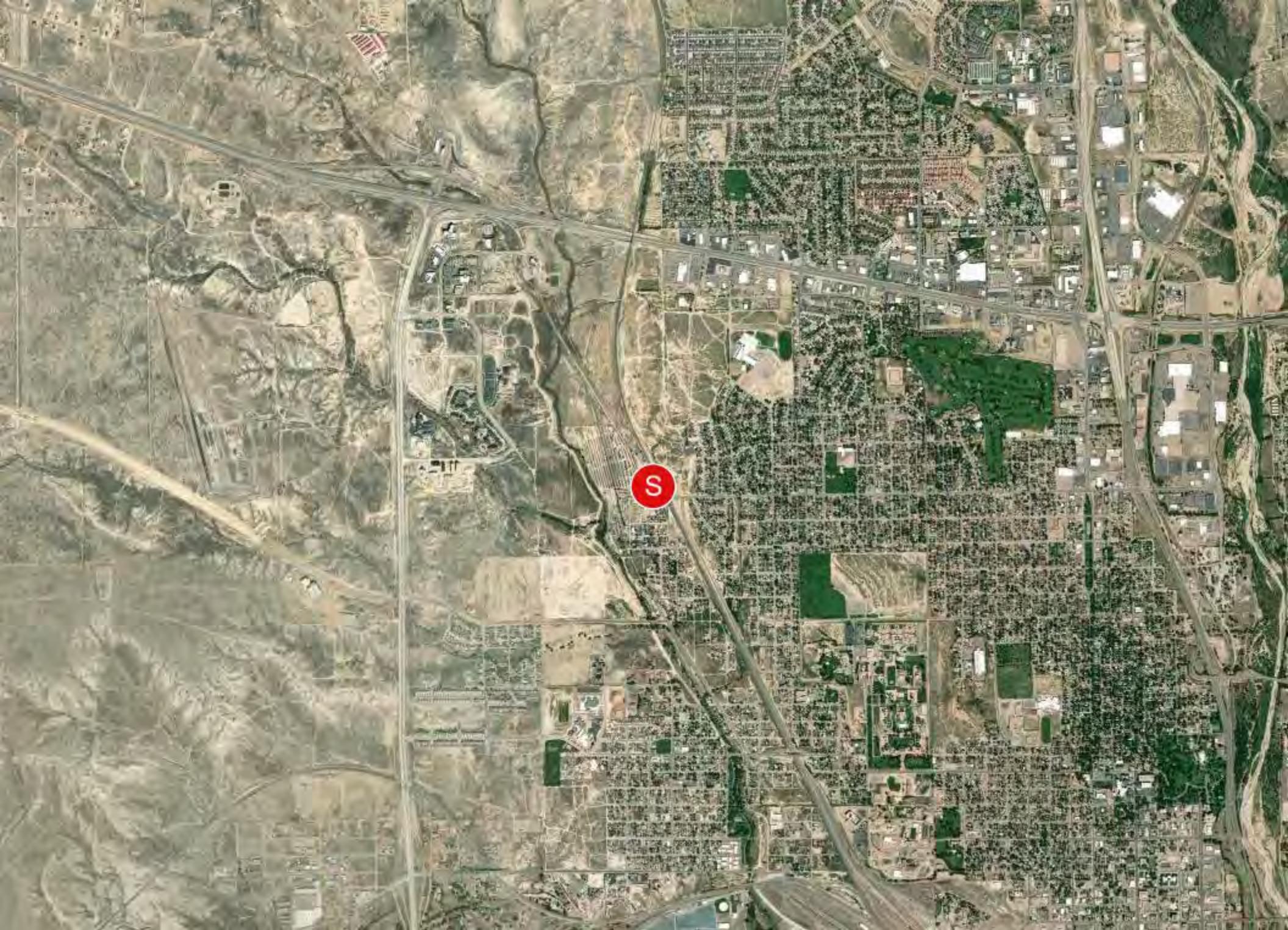


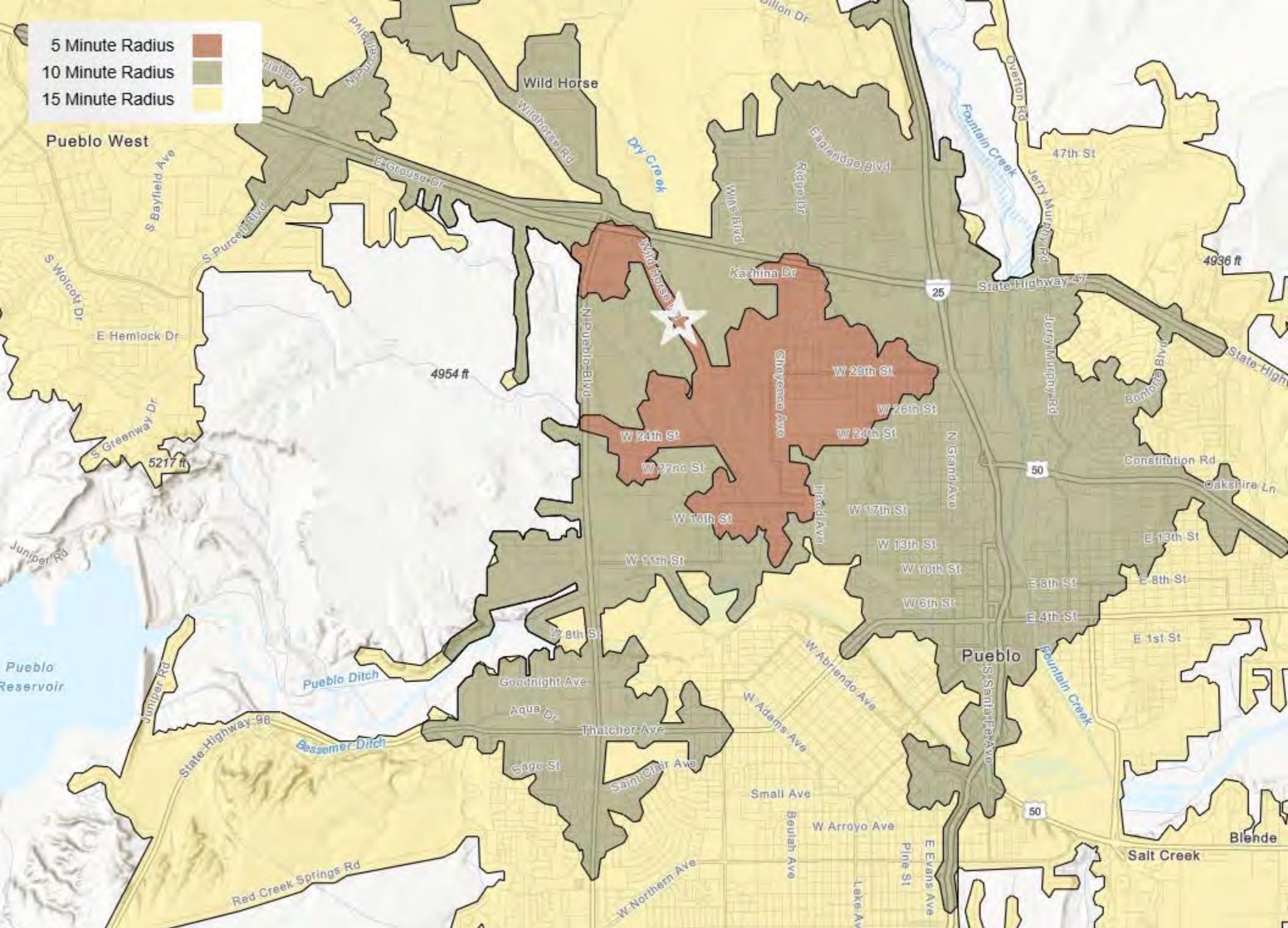
Largest Employers

UCHealth Parkview Medical Center	4,293
Colorado Mental Health Institute at Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County Government	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

Pueblo County GDP Trend







2900 W 29TH ST



03 Property Description

[Property Features](#)
[Property Images](#)



PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	15,261
LAND SF	238,709
LAND ACRES	5.48
YEAR BUILT	1897
YEAR RENOVATED	2025
# OF PARCELS	1
ZONING TYPE	I-3
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CEILING HEIGHT	10' - 13'
GRADE LEVEL DOORS	4
FENCED YARD	Yes

MECHANICAL

HVAC	Forced Air
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CONSTRUCTION

PARKING SURFACE	Flat
ROOF	Metal, Flat
LANDSCAPING	Dirt/Gravel

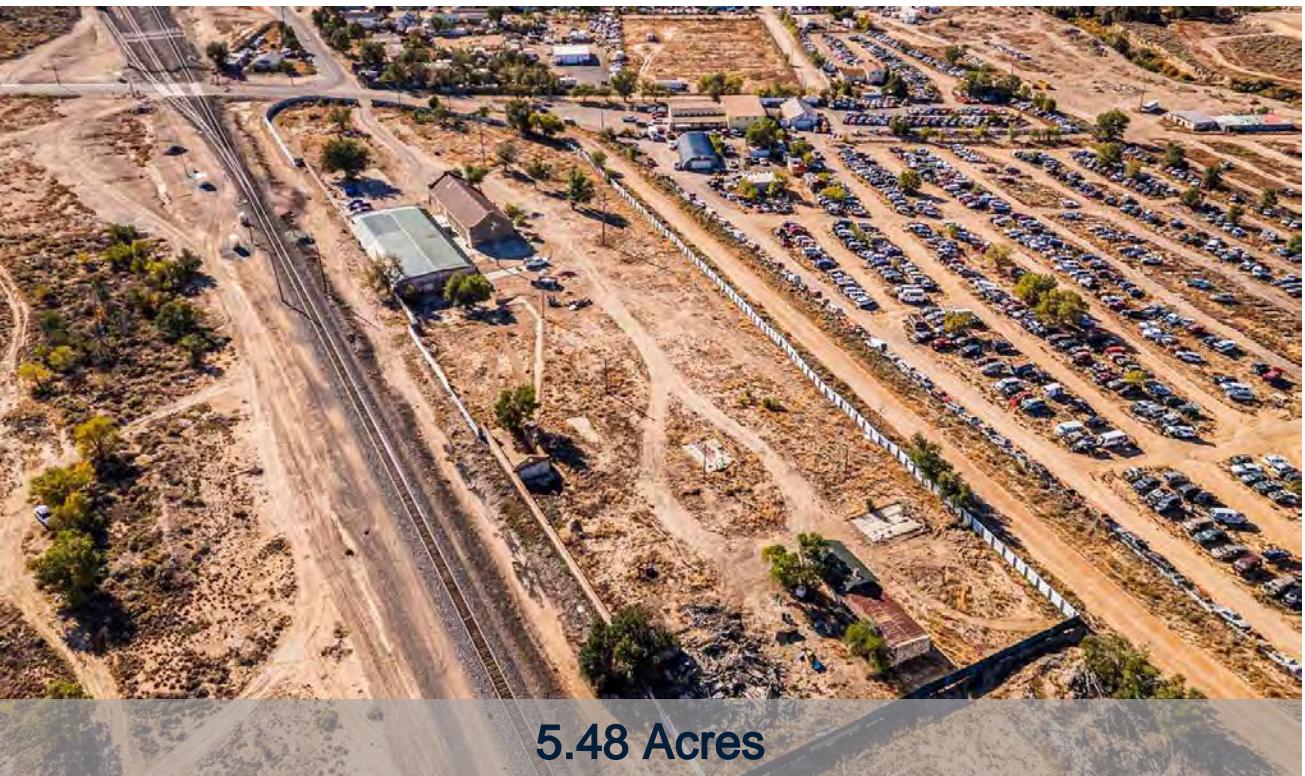




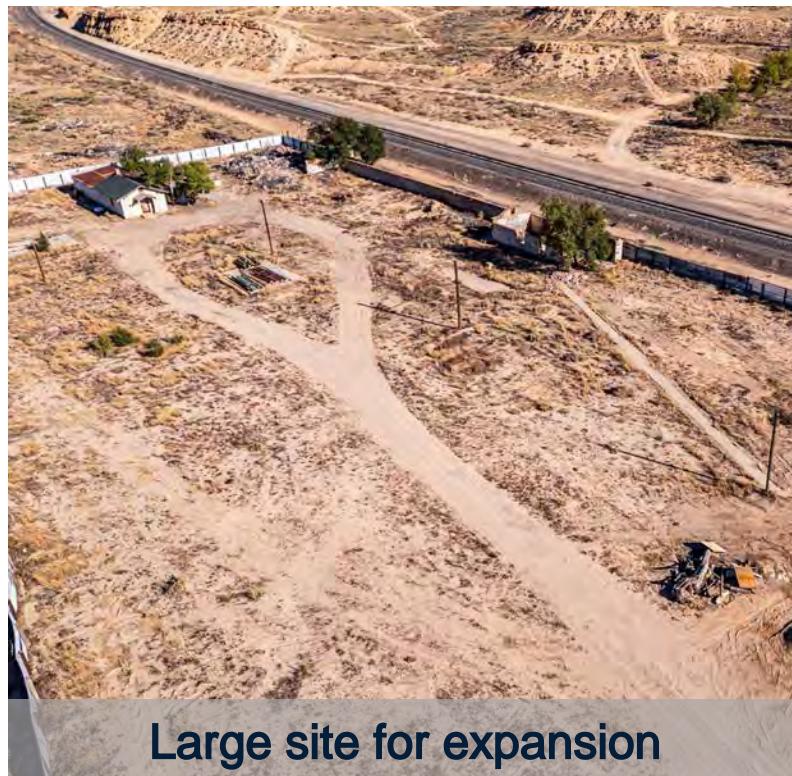
Building 1



Building 2



5.48 Acres



Large site for expansion

2900 W 29TH ST

04 Rent Comps

- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map

1

BUILDING SF	4,100
LEASE TYPE	NNN
RENT PSF (YR)	\$8.78
RENT PSF (MO)	\$0.73
DISTANCE	5.3 miles

RENT PSF (YR)

\$7 - \$10

LOW



HIGH

526-530 S Santa Fe Ave

526-530 S Santa Fe Ave
Pueblo, CO 81006

2

BUILDING SF	2,880
LEASE TYPE	MFG
RENT PSF (YR)	\$10.00
RENT PSF (MO)	\$0.83
DISTANCE	5.9 miles

RENT PSF (YR)

\$7 - \$10

LOW



HIGH

521 Santa Fe Dr

521 Santa Fe Dr
Pueblo, CO 81006

3

LEASE TYPE	MFG
RENT PSF (YR)	\$6.92
RENT PSF (MO)	\$0.58
DISTANCE	4.6 miles

RENT PSF (YR)

LOW

HIGH

\$7 - \$10

905 N Erie Ave

905 N Erie Ave
Pueblo, CO 81001

4

BUILDING SF	9,410
LEASE TYPE	MFG
RENT PSF (YR)	\$8.88
RENT PSF (MO)	\$0.74
DISTANCE	4.6 miles

RENT PSF (YR)

LOW

HIGH

\$7 - \$10

905 N Erie Ave

905 N Erie Ave
Pueblo, CO 81001

5

BUILDING SF	9,410
LEASE TYPE	MFG
RENT PSF (YR)	\$8.90
RENT PSF (MO)	\$0.74
DISTANCE	4.7 miles

RENT PSF (YR)

\$7 - \$10

LOW



HIGH

1019 N Erie Ave

1019 N Erie Ave
Pueblo, CO 81001

S



BUILDING SF	15,261
LAND SF	238,709
LAND ACRES	5.48
YEAR BUILT	1897

Land Acres

0.00 - 0.00

LOW

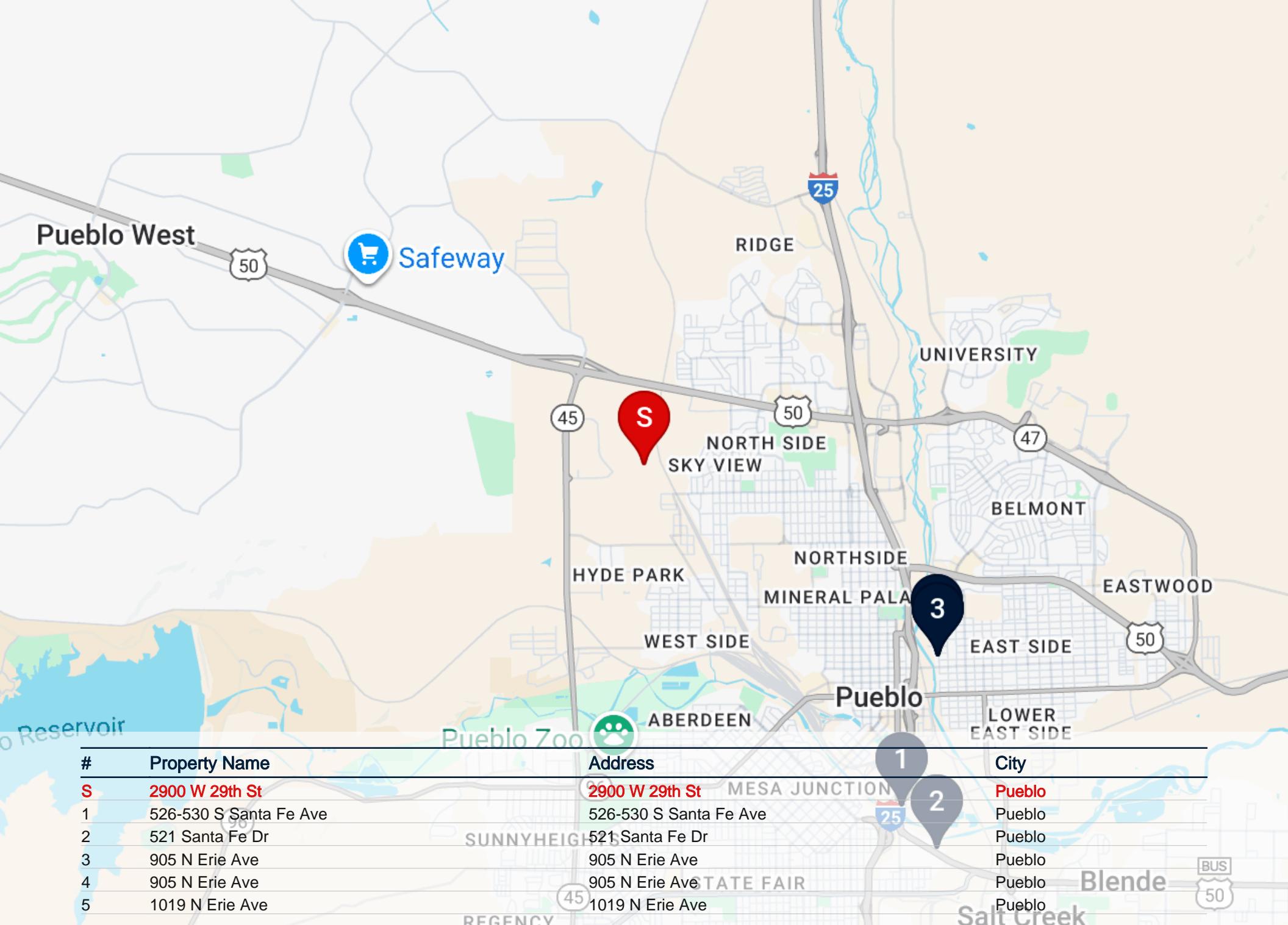


HIGH

2900 W 29th St

2900 W 29th St
Pueblo, CO 81003

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	526-530 S Santa Fe Ave 526-530 S Santa Fe Ave Pueblo, CO 81006	4,100	\$8.78	\$0.73		NNN	5.30
2	521 Santa Fe Dr 521 Santa Fe Dr Pueblo, CO 81006	2,880	\$10.00	\$0.83		MFG	5.90
3	905 N Erie Ave 905 N Erie Ave Pueblo, CO 81001		\$6.92	\$0.58		MFG	4.60
4	905 N Erie Ave 905 N Erie Ave Pueblo, CO 81001	9,410	\$8.88	\$0.74		MFG	4.60
5	1019 N Erie Ave 1019 N Erie Ave Pueblo, CO 81001	9,410	\$8.90	\$0.74		MFG	4.70
AVERAGES		6,450	\$8.70	\$0.72			
S	 2900 W 29th St 2900 W 29th St Pueblo, CO 81003	15,261			1897		



2900 W 29TH ST

05 Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1



BUILDING SF	3,000
LAND ACRES	0.36
YEAR BUILT	1999
SALE PRICE	\$245,000
PRICE PSF	\$81.67
CLOSING DATE	8/6/2025
DAYS ON MARKET	167
DISTANCE	4.8 miles

Bldg Price/SF

LOW

HIGH

\$56 - \$95

1206 N Erie Ave

1206 N Erie Ave
Pueblo, CO 81001

2



BUILDING SF	5,752
YEAR BUILT	1970
SALE PRICE	\$320,000
PRICE PSF	\$55.63
CLOSING DATE	11/17/2023
DISTANCE	8.7 miles

Bldg Price/SF

LOW

HIGH

\$56 - \$95

2624 Ivywood Ln

2624 Ivywood Ln
Pueblo, CO 81005

3



BUILDING SF	6,000
YEAR BUILT	1999
SALE PRICE	\$465,000
PRICE PSF	\$77.50
CLOSING DATE	3/4/2024
DISTANCE	9.7 miles

Bldg Price/SF

LOW

HIGH

\$56 - \$95

2729 Farabaugh Ln

2729 Farabaugh Ln
Pueblo, CO 81005

4



BUILDING SF	10,000
YEAR BUILT	2009
SALE PRICE	\$950,000
PRICE PSF	\$95.00
CLOSING DATE	8/26/2024
DISTANCE	5.2 miles

Bldg Price/SF

LOW

HIGH

\$56 - \$95

311 Lamkin St

311 Lamkin St
Pueblo, CO 81003

5



BUILDING SF	44,470
YEAR BUILT	1964
SALE PRICE	\$2,500,000
PRICE PSF	\$56.22
CLOSING DATE	2/5/2025
DISTANCE	4.1 miles

Bldg Price/SF

LOW



\$56 - \$95

HIGH

1601 N Erie Ave

1601 N Erie Ave
Pueblo, CO 81005

6



BUILDING SF	3,724
YEAR BUILT	1990
SALE PRICE	\$340,000
PRICE PSF	\$91.30
CLOSING DATE	3/14/2025
DISTANCE	9.9 miles

Bldg Price/SF

LOW

\$56 - \$95

HIGH

2916 Graneros Ln

2916 Graneros Ln
Pueblo, CO 81005

7



BUILDING SF	10,200
YEAR BUILT	1995
SALE PRICE	\$700,000
PRICE PSF	\$68.63
CLOSING DATE	6/13/2025
DISTANCE	9.9 miles

Bldg Price/SF

LOW

HIGH

\$56 - \$95

2923 Graneros Ln

2923 Graneros Ln
Pueblo, CO 81005

S



BUILDING SF	15,261
LAND SF	238,709
LAND ACRES	5.48
YEAR BUILT	1897
ASKING PRICE	\$750,000
PRICE PSF	\$49.14
LAND PSF	\$3.14

Bldg Price/SF

LOW

HIGH

\$56 - \$95

Land Price/SF

LOW

HIGH

\$1 - \$10

2900 W 29th St

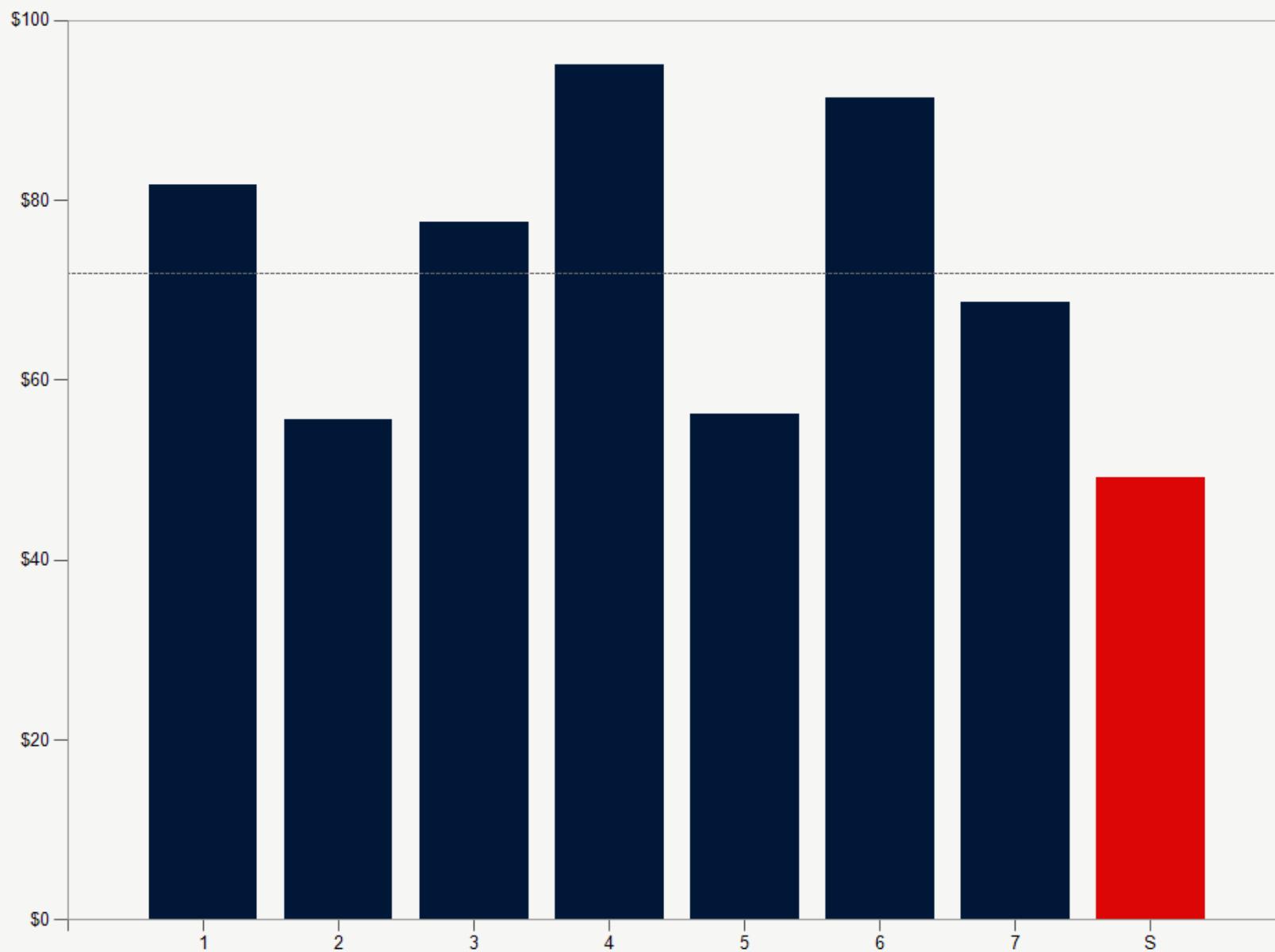
2900 W 29th St
Pueblo, CO 81003

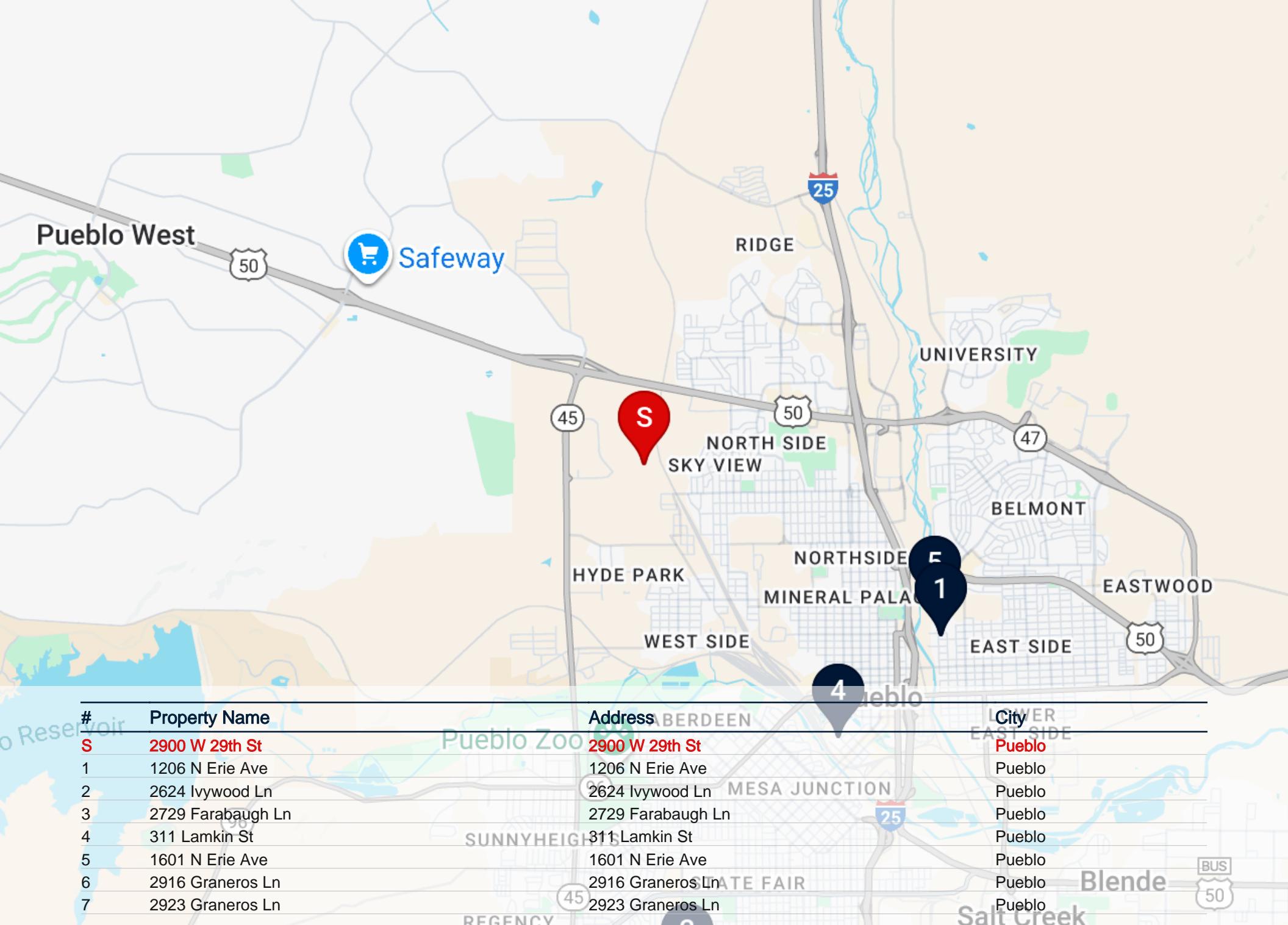
	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 1206 N Erie Ave 1206 N Erie Ave Pueblo, CO 81001	3,000	\$245,000	\$81.67	1999	8/6/2025	4.80
2	 2624 Ivywood Ln 2624 Ivywood Ln Pueblo, CO 81005	5,752	\$320,000	\$55.63	1970	11/17/2023	8.70
3	 2729 Farabaugh Ln 2729 Farabaugh Ln Pueblo, CO 81005	6,000	\$465,000	\$77.50	1999	3/4/2024	9.70
4	 311 Lamkin St 311 Lamkin St Pueblo, CO 81003	10,000	\$950,000	\$95.00	2009	8/26/2024	5.20
5	 1601 N Erie Ave 1601 N Erie Ave Pueblo, CO 81005	44,470	\$2,500,000	\$56.22	1964	2/5/2025	4.10
6	 2916 Graneros Ln 2916 Graneros Ln Pueblo, CO 81005	3,724	\$340,000	\$91.30	1990	3/14/2025	9.90
7	 2923 Graneros Ln 2923 Graneros Ln Pueblo, CO 81005	10,200	\$700,000	\$68.63	1995	6/13/2025	9.90

	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
	AVERAGES	11,878	\$788,571	\$75.13			
S	 2900 W 29th St 2900 W 29th St Pueblo, CO 81003	15,261	\$750,000	\$49.14	1897		

Price/SF

Average: \$71.89

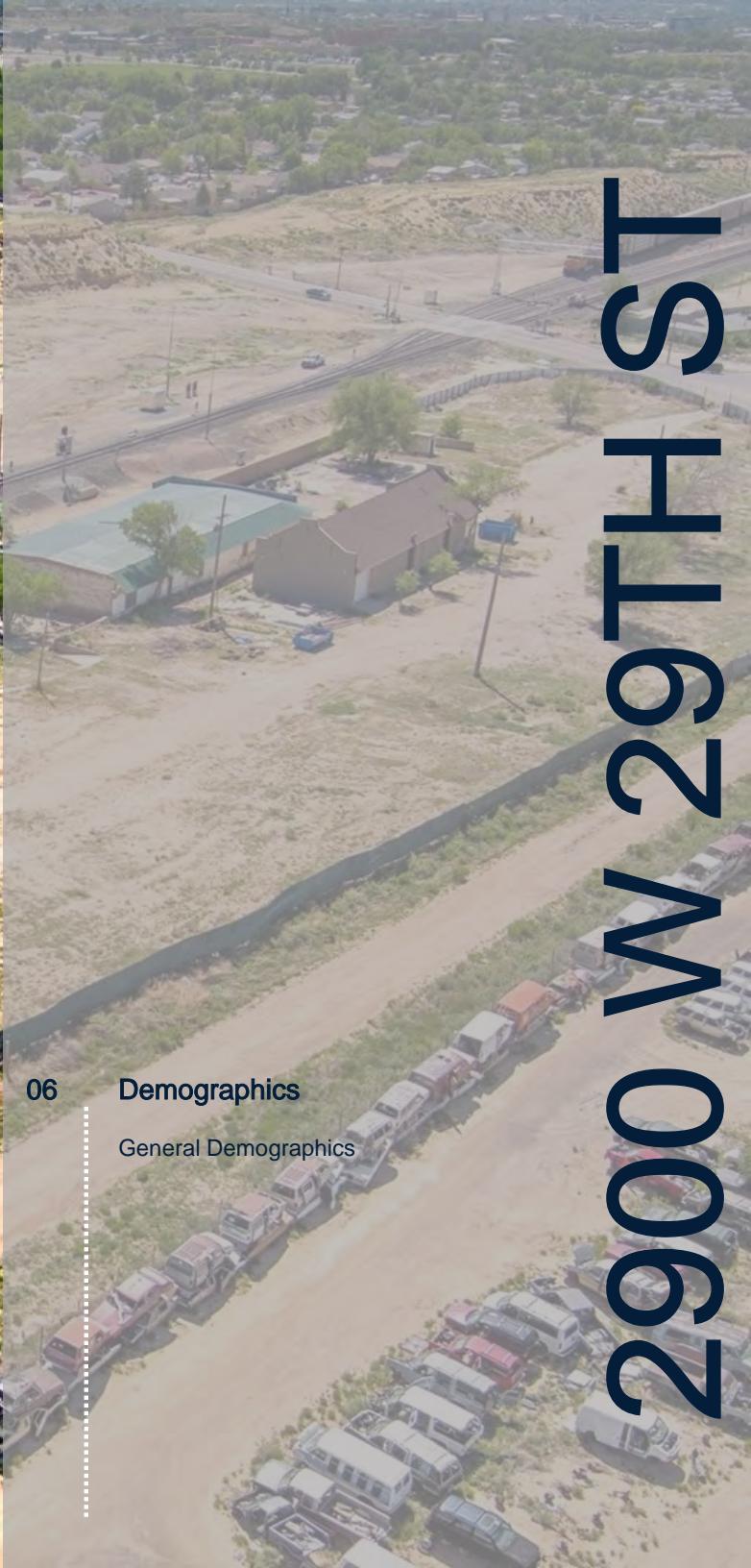




2900 W 29TH ST



2900 W 29th St | Demographics



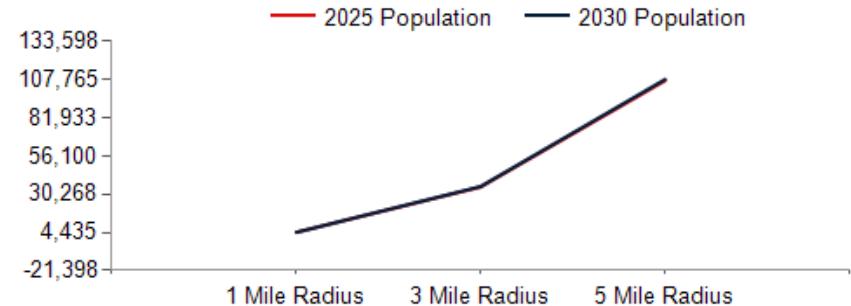
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Demographics

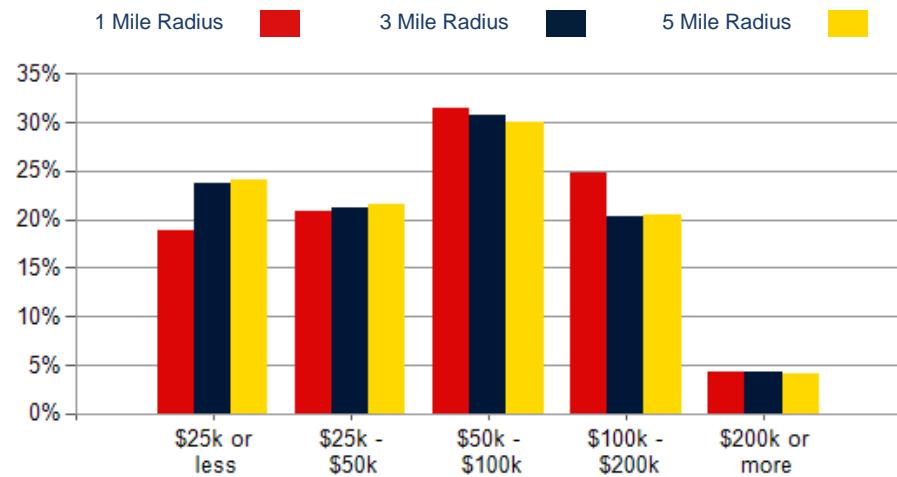
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,031	28,116	93,258
2010 Population	3,738	31,571	100,288
2025 Population	4,435	35,170	106,912
2030 Population	4,501	35,459	107,765
2025 African American	116	1,225	3,162
2025 American Indian	114	869	2,949
2025 Asian	51	596	1,304
2025 Hispanic	1,982	15,474	50,989
2025 Other Race	610	4,796	15,230
2025 White	2,710	21,057	63,230
2025 Multiracial	828	6,562	20,870
2025-2030: Population: Growth Rate	1.50%	0.80%	0.80%

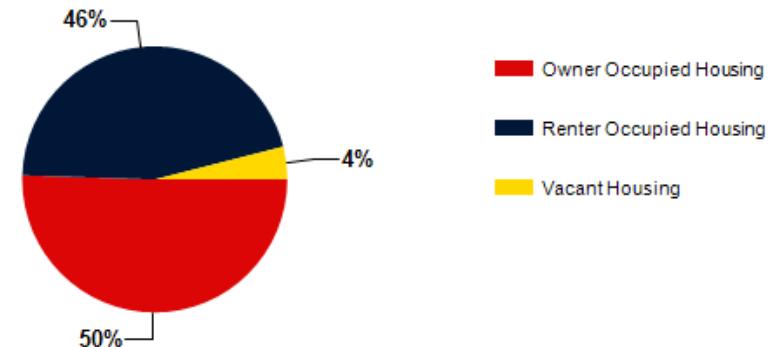
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	187	1,907	5,670
\$15,000-\$24,999	149	1,565	4,910
\$25,000-\$34,999	118	1,241	3,753
\$35,000-\$49,999	252	1,857	5,746
\$50,000-\$74,999	356	2,657	8,087
\$75,000-\$99,999	203	1,843	5,146
\$100,000-\$149,999	329	2,420	7,223
\$150,000-\$199,999	111	557	1,747
\$200,000 or greater	76	635	1,762
Median HH Income	\$60,451	\$55,372	\$54,342
Average HH Income	\$81,229	\$75,378	\$74,111



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

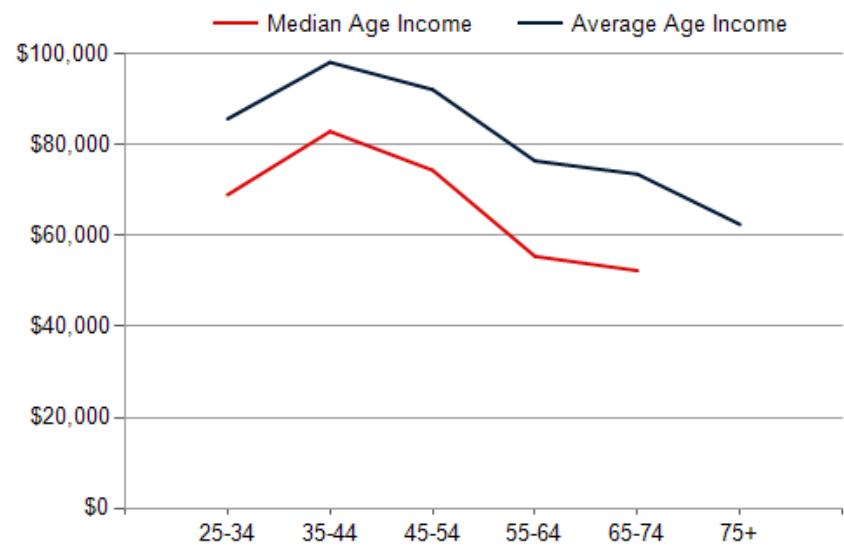
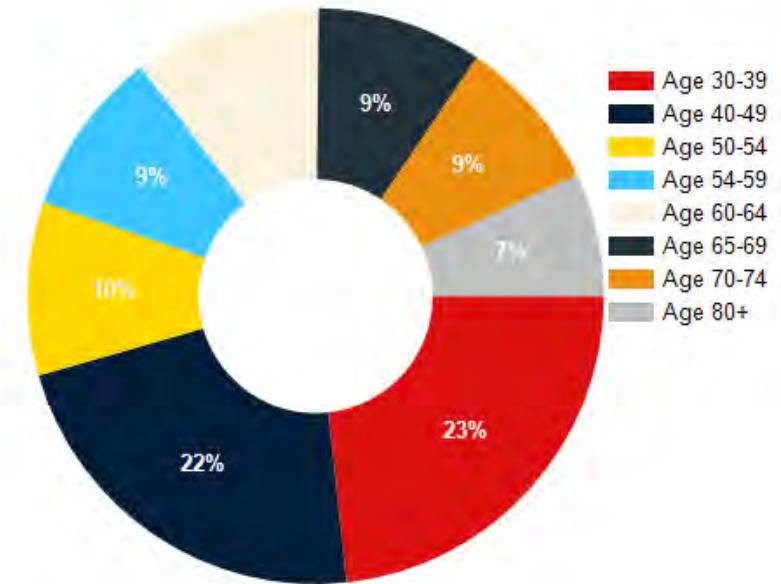


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	329	2,672	7,456
2025 Population Age 35-39	261	2,422	7,014
2025 Population Age 40-44	300	2,311	6,834
2025 Population Age 45-49	264	1,934	5,989
2025 Population Age 50-54	247	1,943	6,061
2025 Population Age 55-59	236	1,951	6,055
2025 Population Age 60-64	267	2,169	6,900
2025 Population Age 65-69	235	2,159	6,574
2025 Population Age 70-74	219	1,787	5,493
2025 Population Age 75-79	175	1,405	4,079
2025 Population Age 80-84	135	842	2,467
2025 Population Age 85+	186	1,001	2,648
2025 Population Age 18+	3,597	28,306	84,448
2025 Median Age	41	40	40
2030 Median Age	42	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,006	\$62,942	\$60,206
Average Household Income 25-34	\$85,729	\$79,775	\$75,934
Median Household Income 35-44	\$82,960	\$71,436	\$68,728
Average Household Income 35-44	\$98,198	\$90,605	\$88,011
Median Household Income 45-54	\$74,436	\$70,970	\$66,564
Average Household Income 45-54	\$92,193	\$88,833	\$86,174
Median Household Income 55-64	\$55,450	\$53,997	\$54,505
Average Household Income 55-64	\$76,469	\$75,873	\$76,858
Median Household Income 65-74	\$52,306	\$46,498	\$46,574
Average Household Income 65-74	\$73,558	\$66,643	\$65,286
Average Household Income 75+	\$62,494	\$56,371	\$57,121

Population By Age



2900 W 29TH ST

07 **Company Profile**

Advisor Profile



I began my career in real estate in 2004 in the residential appraisal field. In 2011, I obtained my associate broker's license. I have experience in both Residential and Commercial sales, leasing, and management. I began focusing on commercial real estate in 2017 and obtained the CCIM designation in 2022 which is typically considered to be the most difficult and prestigious commercial designation available to a realtor or any real estate practitioner. I have been involved in the sales and leasing of all asset classes in the greater Pueblo County area. I represent Buyers, Sellers, Landlords and Tenants

Steve Henson Jr
CCIM Associate Broker

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