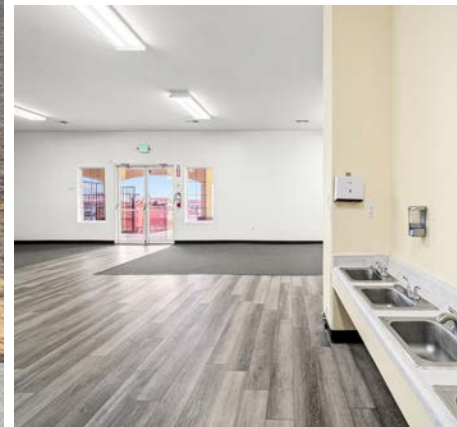


973 E Spaulding Ave



973 E Spaulding Ave
Pueblo West, CO 81007

THE SPACE

Location	973 E Spaulding Ave Pueblo West, CO 81007
County	Pueblo
APN	0507438001
Square Feet	9,038
Annual Rent PSF	\$13.00
Lease Type	NNN

HIGHLIGHTS

- Kid-friendly infrastructure with secure entry
- Move-in ready facility
- Ample on-site parking
- Fenced outdoor play area



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,885	17,862	51,747

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,957	\$112,280	\$103,440

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
697	6,808	20,189

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	9,038
LAND SF	31,363
LAND ACRES	0.72
YEAR BUILT	1998
ZONING TYPE	CC
BUILDING CLASS	A
TOPOGRAPHY	Generally Level
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
PARKING RATIO	2.43
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	Forced Air/Central
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CONSTRUCTION

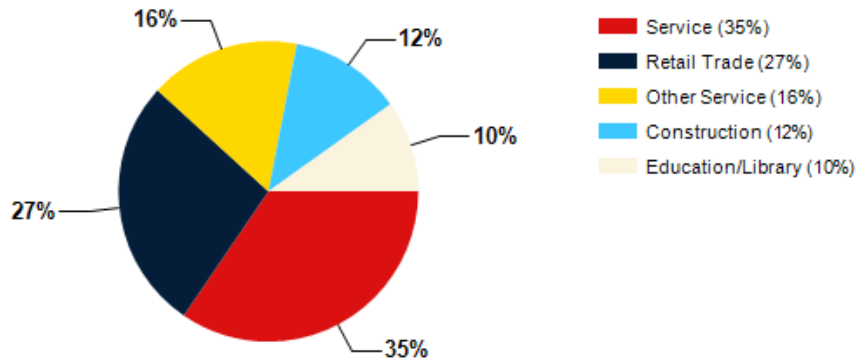
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Yes



Prime Pueblo West Location

- Pueblo West location with quick Highway 50 access and offers convenient access to residential neighborhoods and local businesses.
- Pueblo West, CO, is a rapidly-growing community located just west of the city of Pueblo. The area offers a mix of residential and commercial properties, with a population that has been steadily increasing over the past few years.
- Nearby businesses include popular retailers such as Walmart, Home Depot, and Safeway, providing convenient shopping options for residents and employees in the area.
- The property is situated close to several restaurants and eateries, including local favorites like MoMo Sushi & Grill and Do Drop Inn Pizza, offering dining choices for employees and clients.
- Pueblo West benefits from its proximity to the beautiful Lake Pueblo State Park, a popular outdoor recreation destination for residents and visitors. The park offers opportunities for boating, fishing, camping, and hiking, making it a desirable location for outdoor enthusiasts.
- The property's location provides easy access to major roadways, including Highway 50 and Interstate 25, facilitating convenient commuting and accessibility for clients and employees.

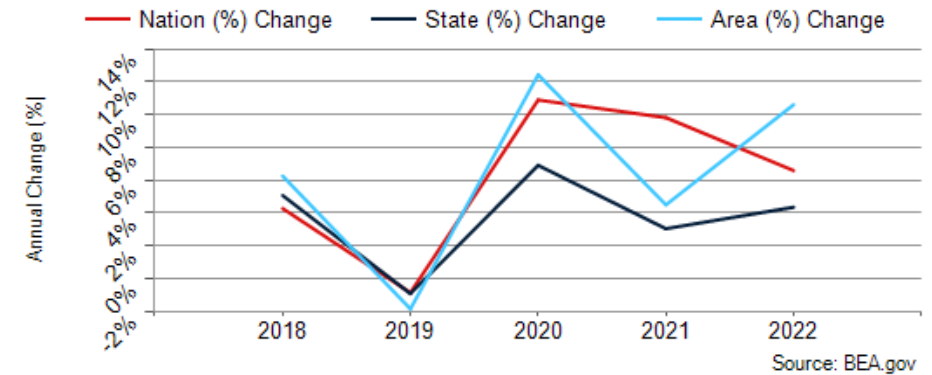
Major Industries by Employee Count

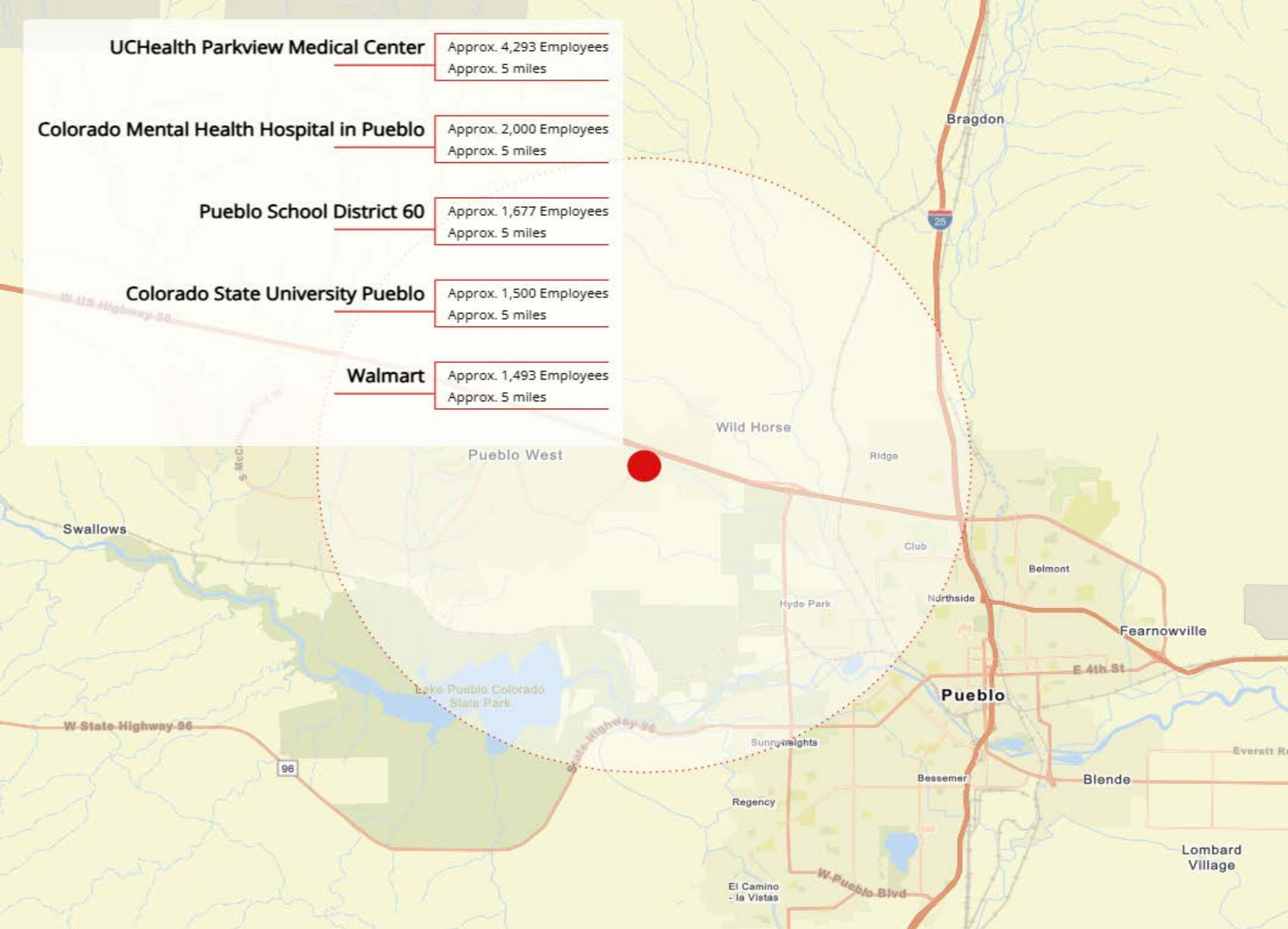


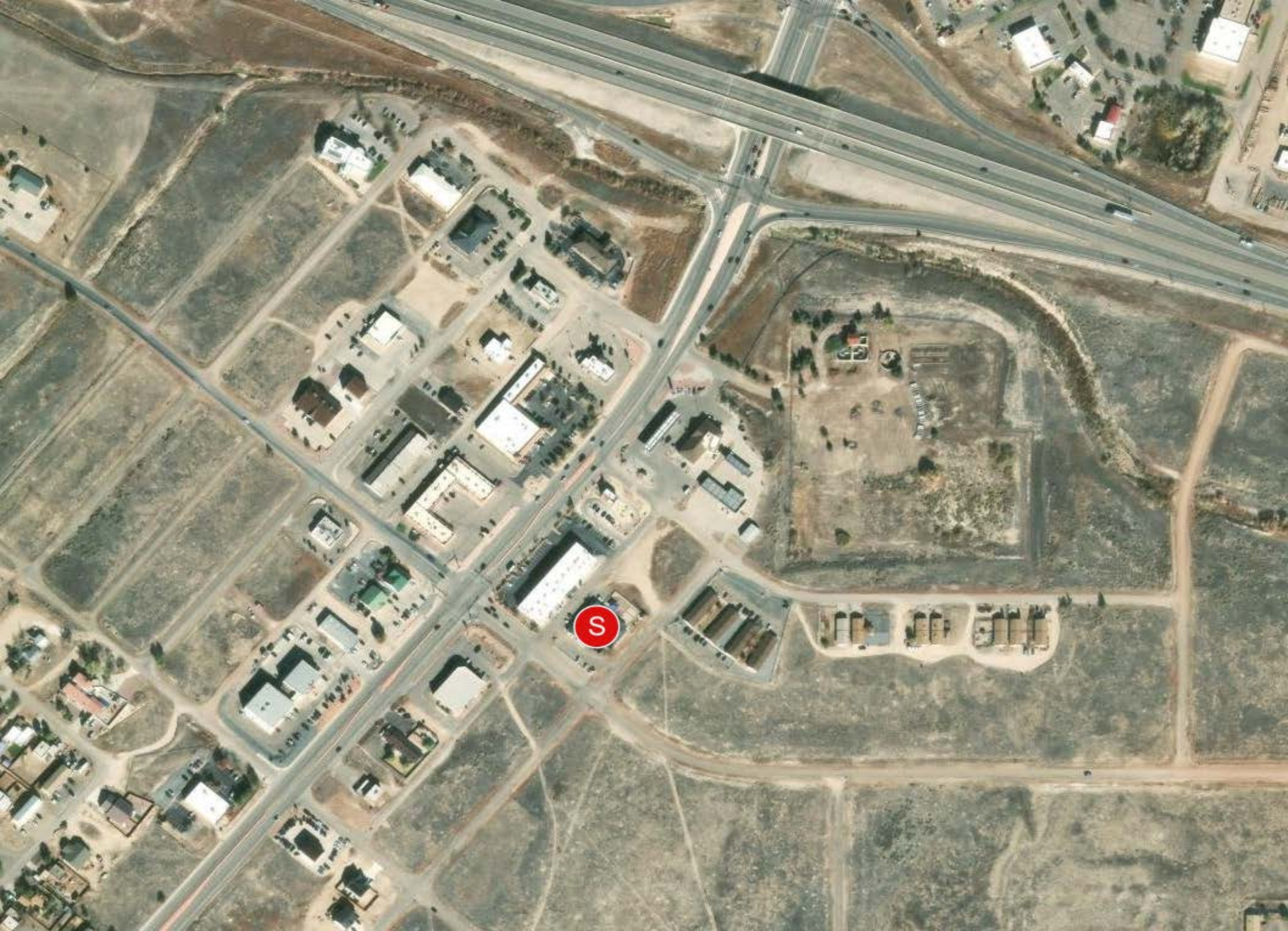
Largest Employers

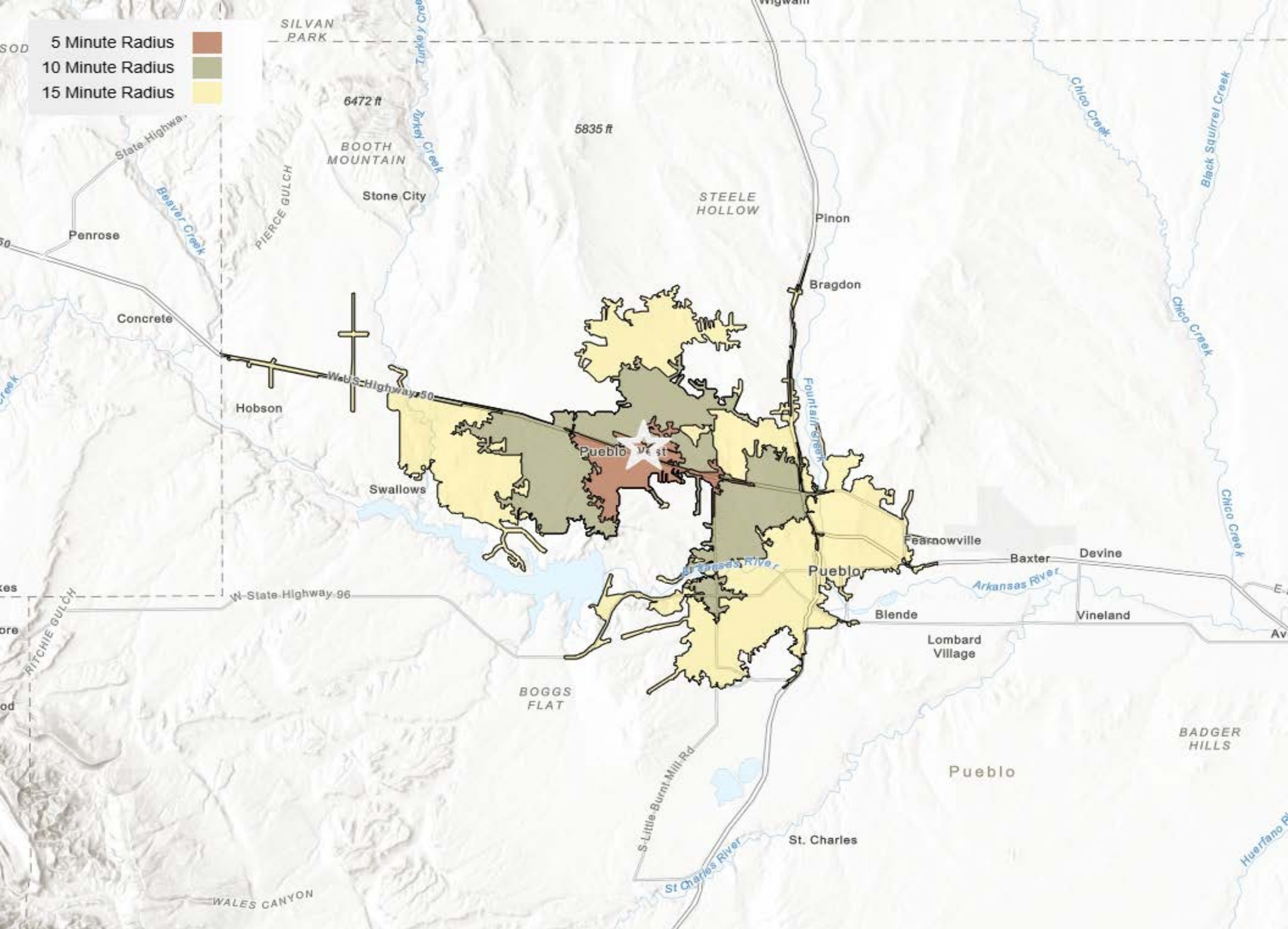
UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

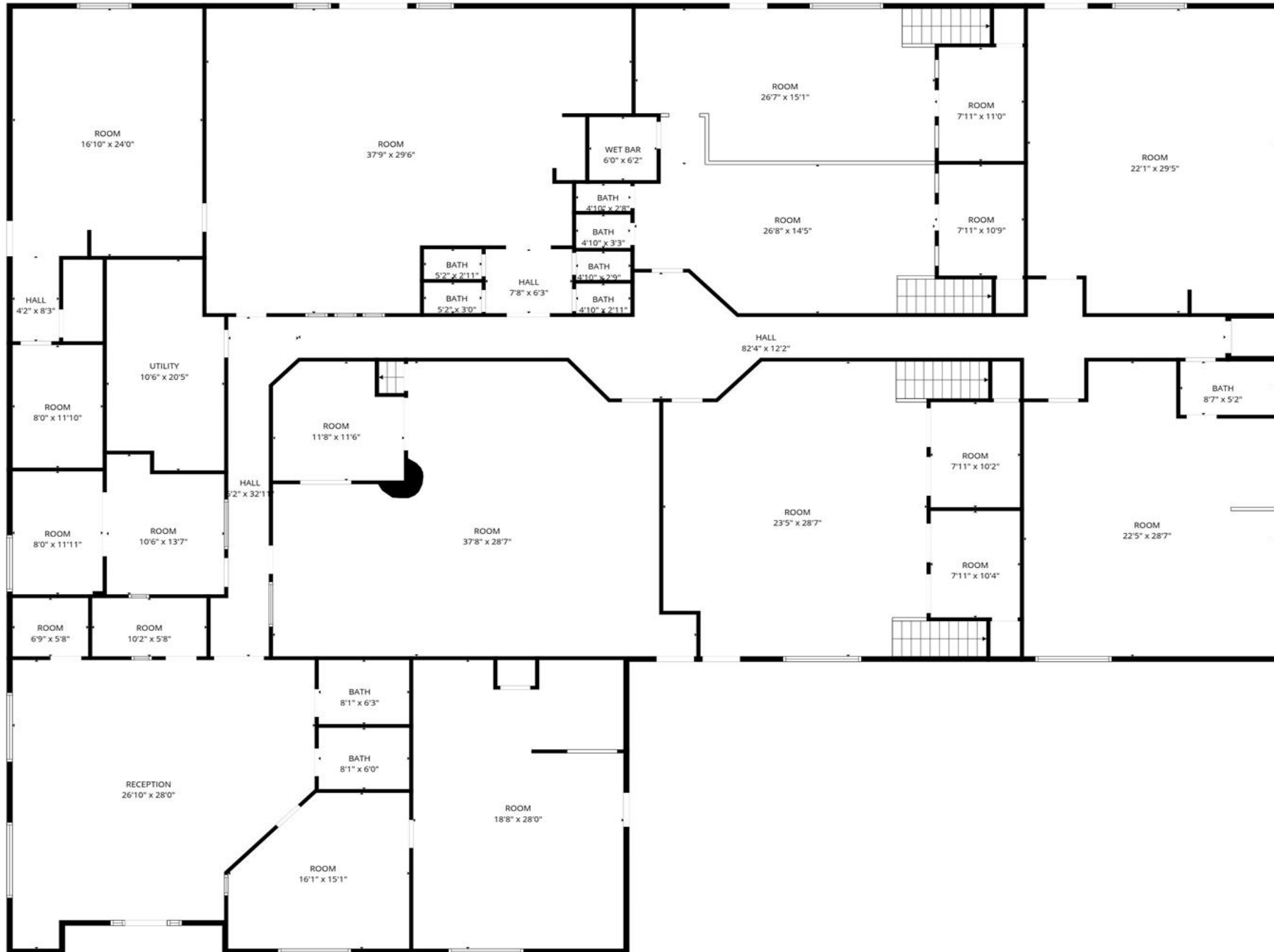
Pueblo County GDP Trend











TOTAL: 8326 sq. ft

1st floor: 8326 sq. ft, 2nd floor: 0 sq. ft

EXCLUDED AREAS: UTILITY: 195 sq. ft, LOW CEILING: 639 sq. ft, WALLS: 304 sq. ft

Floor Plan



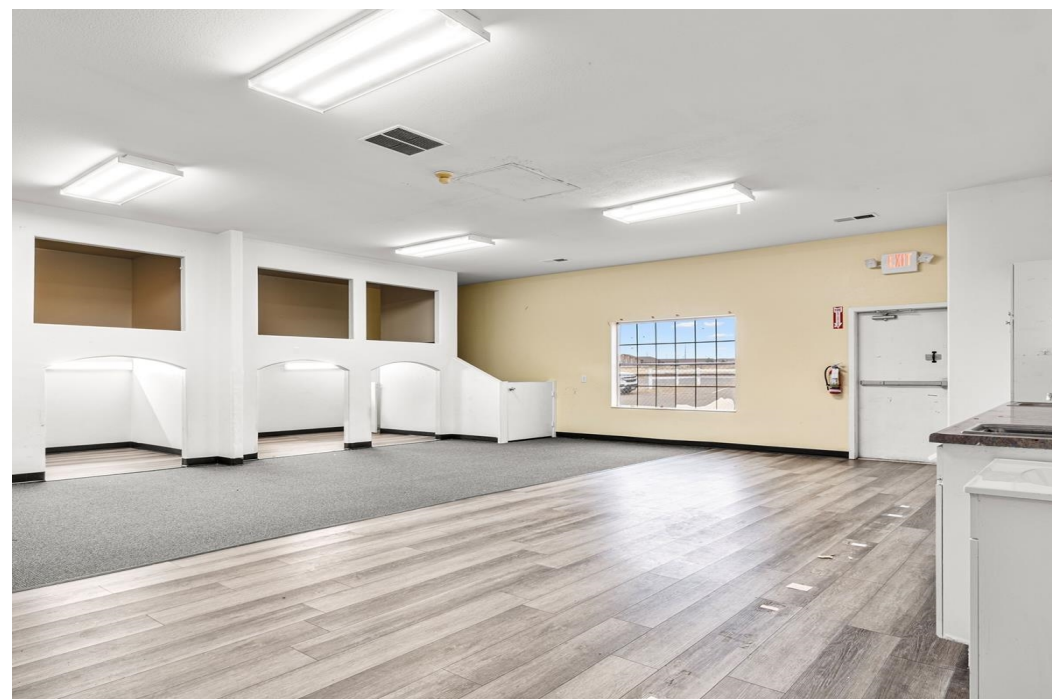
Reception



Classroom



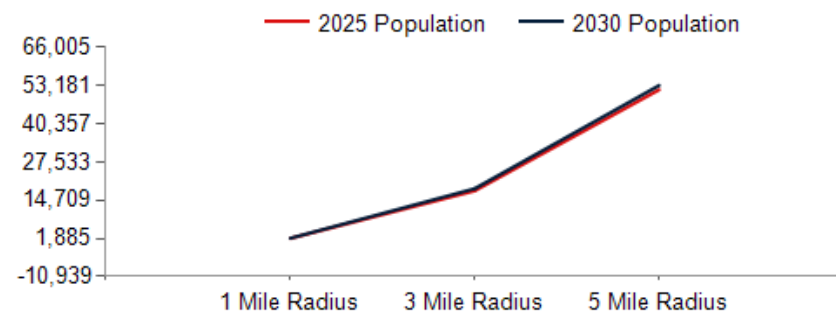
Outdoor Playground



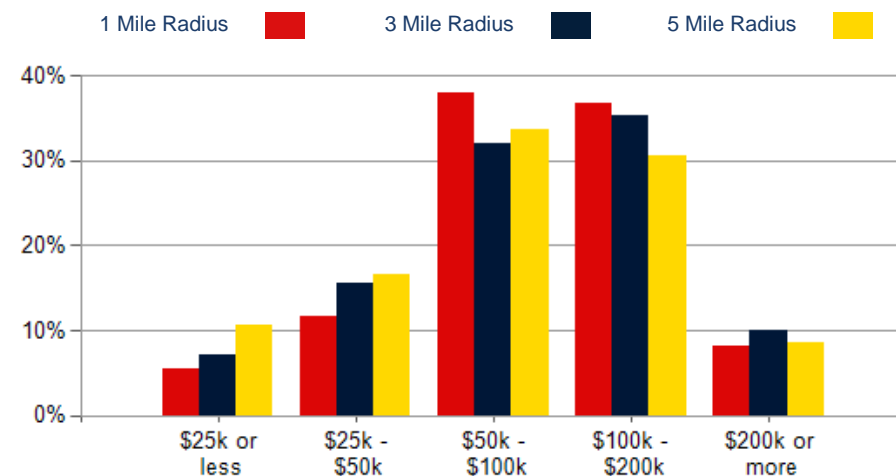
Classroom

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,062	9,922	31,036
2010 Population	1,637	15,391	44,442
2025 Population	1,885	17,862	51,747
2030 Population	1,938	18,574	53,181
2025 African American	50	339	1,336
2025 American Indian	25	274	897
2025 Asian	29	259	852
2025 Hispanic	643	5,358	18,394
2025 Other Race	180	1,424	5,345
2025 White	1,300	12,698	34,365
2025 Multiracial	299	2,854	8,873
2025-2030: Population: Growth Rate	2.80%	3.90%	2.75%

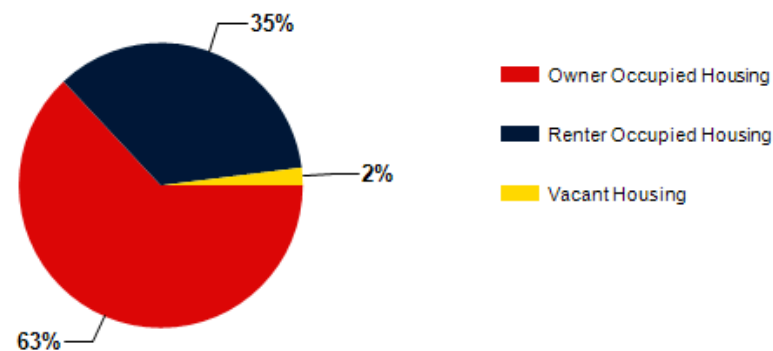
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	22	255	1,265
\$15,000-\$24,999	17	228	886
\$25,000-\$34,999	27	370	1,191
\$35,000-\$49,999	54	694	2,167
\$50,000-\$74,999	104	1,142	3,605
\$75,000-\$99,999	161	1,032	3,174
\$100,000-\$149,999	142	1,642	3,982
\$150,000-\$199,999	114	761	2,179
\$200,000 or greater	57	684	1,741
Median HH Income	\$92,918	\$90,697	\$81,170
Average HH Income	\$112,957	\$112,280	\$103,440



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

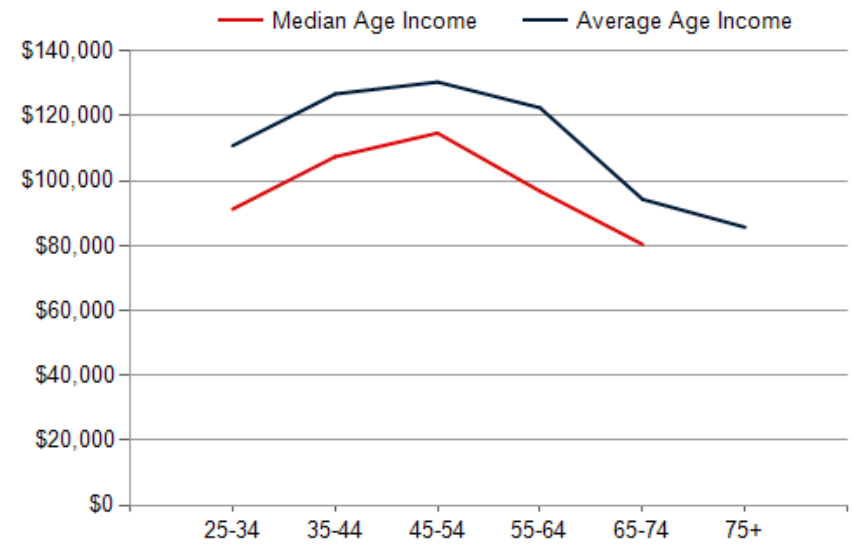
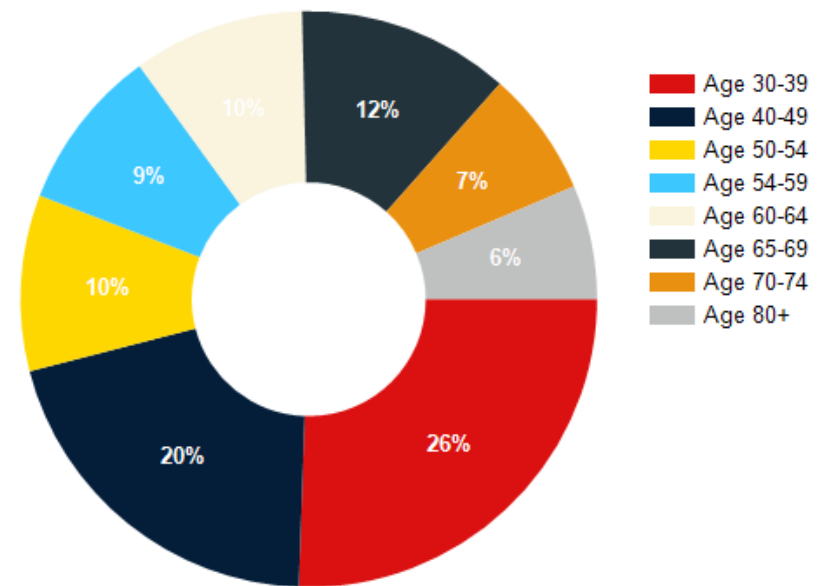


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	140	1,218	3,536
2025 Population Age 35-39	139	1,183	3,472
2025 Population Age 40-44	116	1,102	3,396
2025 Population Age 45-49	107	1,039	3,055
2025 Population Age 50-54	108	1,084	3,116
2025 Population Age 55-59	100	1,101	3,006
2025 Population Age 60-64	105	1,148	3,205
2025 Population Age 65-69	130	1,078	3,123
2025 Population Age 70-74	77	858	2,724
2025 Population Age 75-79	70	764	2,271
2025 Population Age 80-84	41	456	1,270
2025 Population Age 85+	33	424	1,198
2025 Population Age 18+	1,447	13,931	40,872
2025 Median Age	38	41	41
2030 Median Age	39	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,273	\$89,126	\$82,872
Average Household Income 25-34	\$110,825	\$105,693	\$101,382
Median Household Income 35-44	\$107,434	\$112,474	\$103,787
Average Household Income 35-44	\$126,782	\$135,564	\$123,848
Median Household Income 45-54	\$114,729	\$111,949	\$102,863
Average Household Income 45-54	\$130,471	\$133,094	\$122,996
Median Household Income 55-64	\$96,812	\$94,920	\$85,371
Average Household Income 55-64	\$122,532	\$120,109	\$110,134
Median Household Income 65-74	\$80,426	\$77,446	\$71,181
Average Household Income 65-74	\$94,316	\$97,178	\$90,939
Average Household Income 75+	\$85,710	\$78,397	\$73,290

Population By Age





Steve Henson Jr
CCIM Associate Broker

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

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