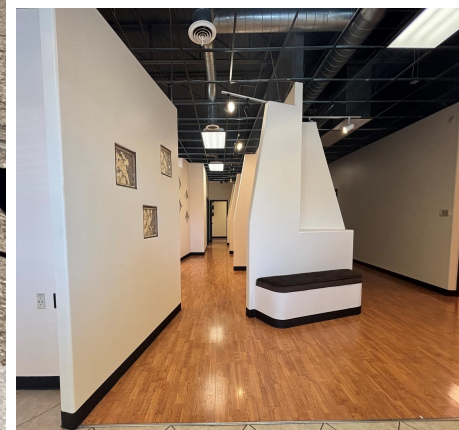


# Unit A



FOR LEASE | TURNKEY SALON / SPA OPPORTUNITY

409 N Grand Ave  
Pueblo, CO 81003



# THE SPACE

Location	409 N Grand Ave Pueblo, CO 81003
County	Pueblo
APN	536150003
Cross Street	Grand Ave
Traffic Count	1400

# HIGHLIGHTS

- Multiple private treatment rooms, including rooms equipped with in-room sinks.
- Welcoming reception and lobby area for client-facing operations.
- Break room with washer and dryer hookups.
- High-visibility downtown location with convenient access to I-25
- Flexible open workstation areas to accommodate a variety of business needs.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,538	73,460	118,973

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,743	\$69,383	\$78,993

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,432	30,960	49,316

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## PROPERTY FEATURES

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BUILDING SF	5,350
GLA (SF)	2,400
LAND ACRES	.48
YEAR BUILT	1931
ZONING TYPE	B-4
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	6
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

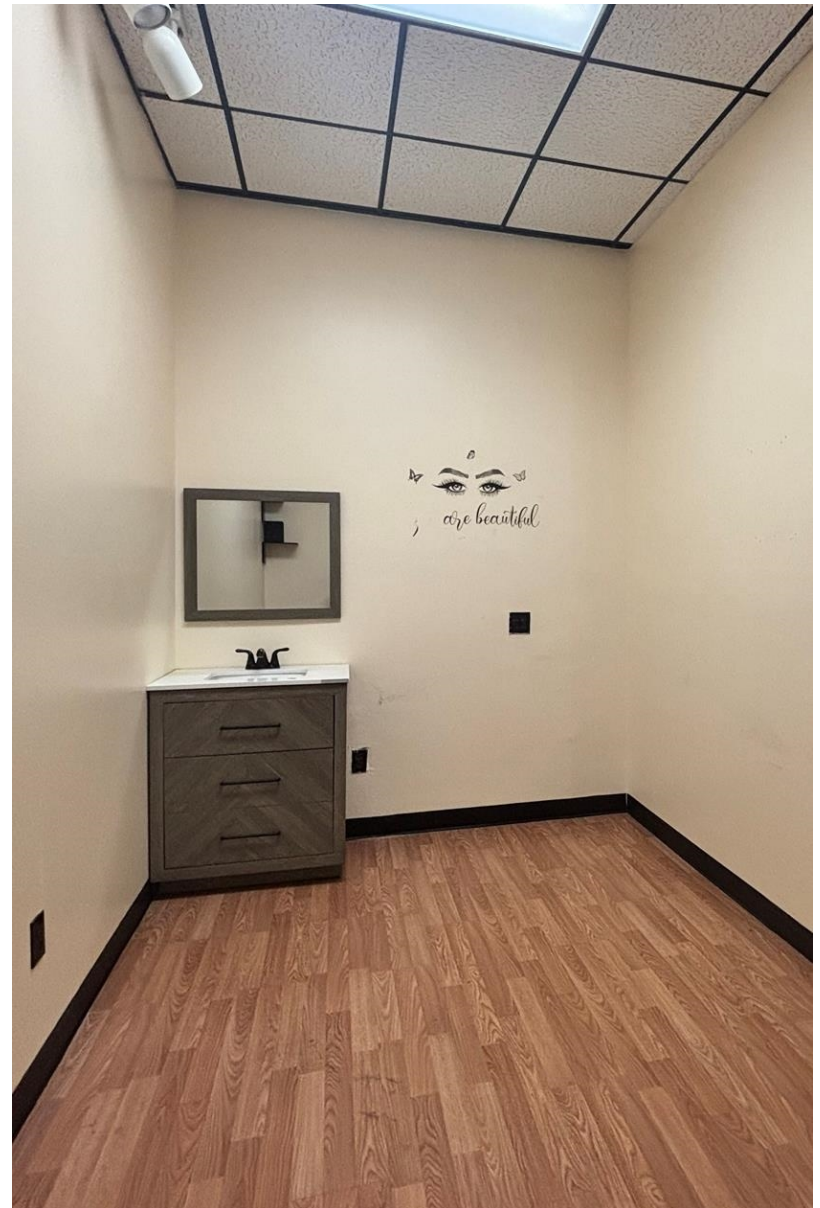
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## TENANT INFORMATION

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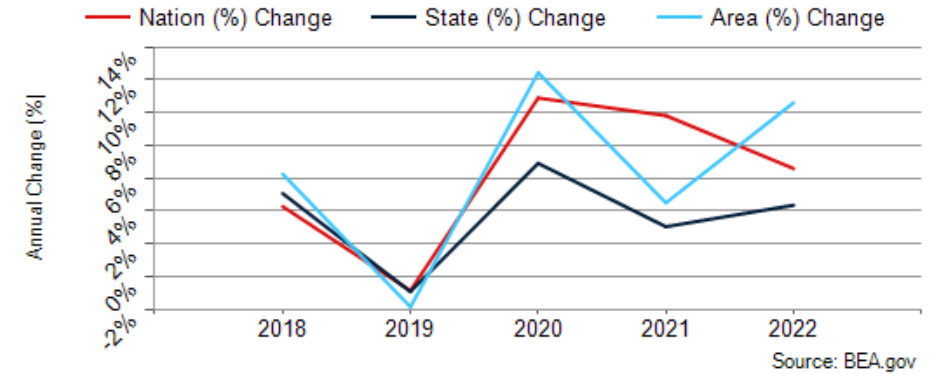
LEASE TYPE	MFG
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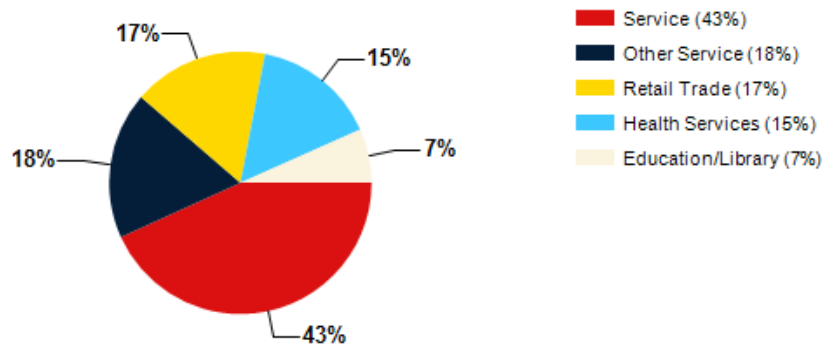


- The property is located on N Grand Ave, a prominent commercial corridor in Pueblo, CO, known for its high visibility and steady flow of traffic.
- The property is situated in a densely populated area surrounded by residential neighborhoods, providing a built-in customer base and potential foot traffic for businesses.
- N Grand Ave is a well-maintained road with easy access to major highways, making it convenient for customers and employees to reach the property.
- The area has a mix of commercial and residential properties, offering a balance of convenience and potential for local business growth.

### Pueblo County GDP Trend



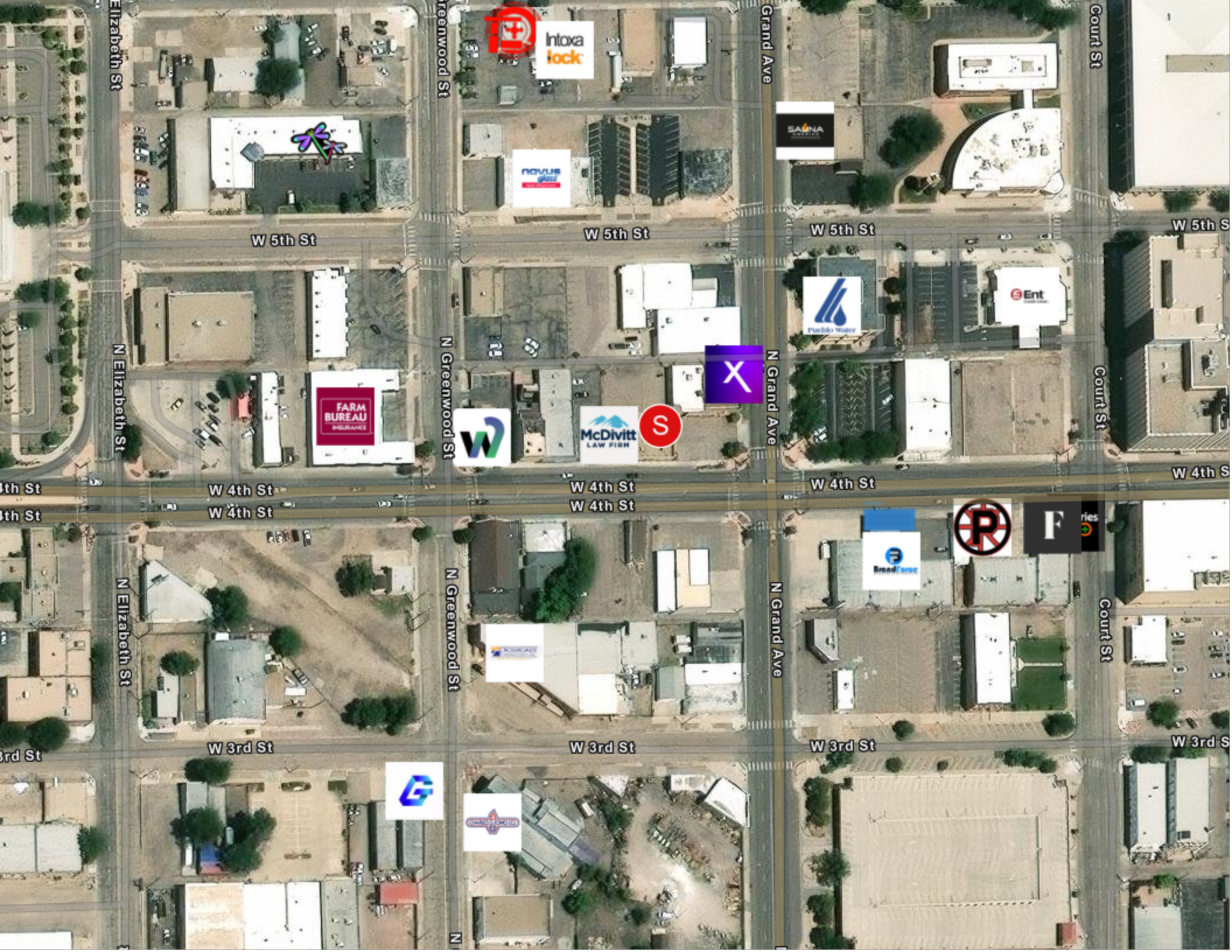
### Major Industries by Employee Count



### 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





W 5th St

W 5th St

W 5th St

W 5th St



W 4th St

W 4th St

W 4th St

W 4th St

W 4th St

W 4th St



W 3rd St

W 3rd St

W 3rd St

W 3rd St



**UCHealth Parkview Medical Center**

Approx. 4,293 Employees  
Approx. 1 mile

**Colorado Mental Health Hospital in Pueblo**

Approx. 2,000 Employees  
Approx. 1 mile

**Pueblo School District 60**

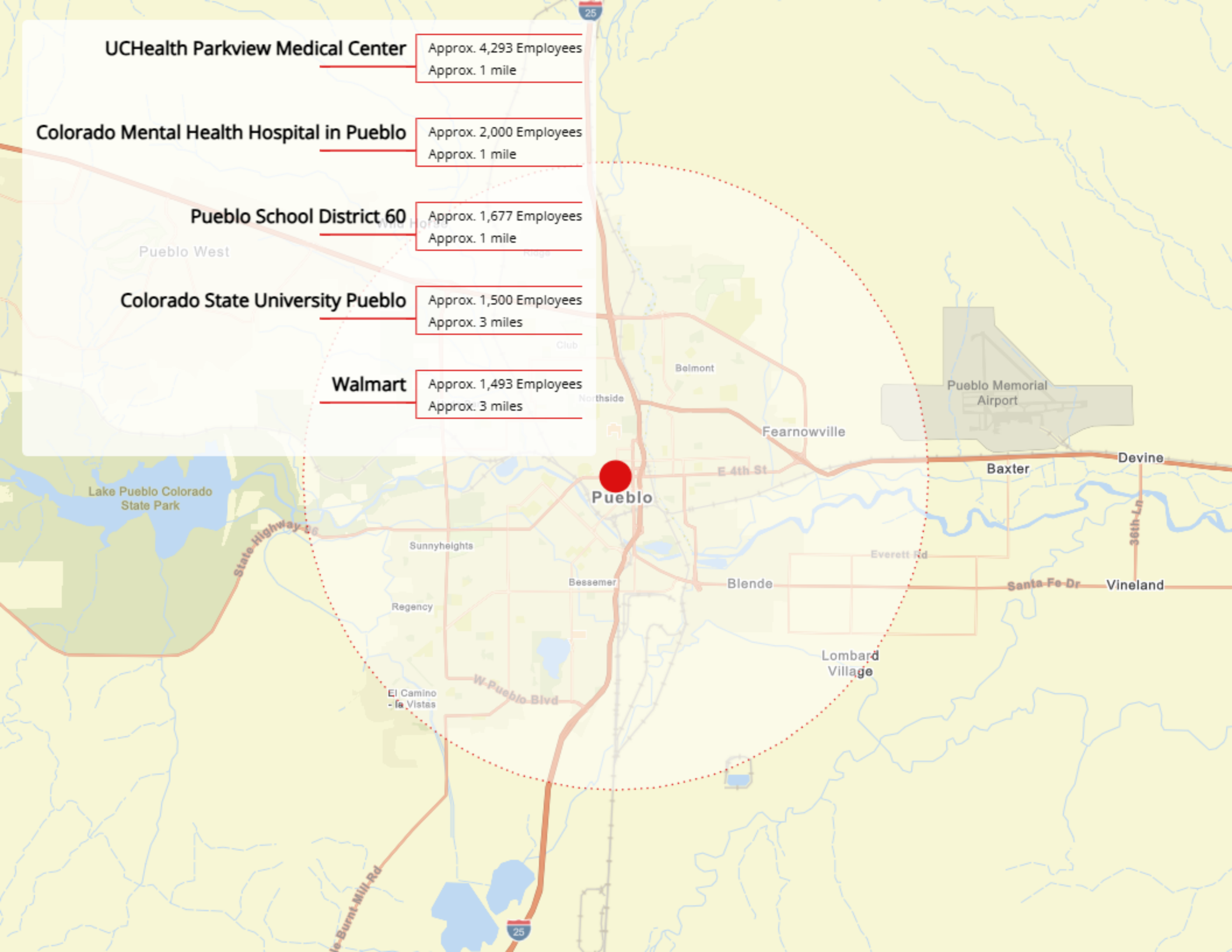
Approx. 1,677 Employees  
Approx. 1 mile

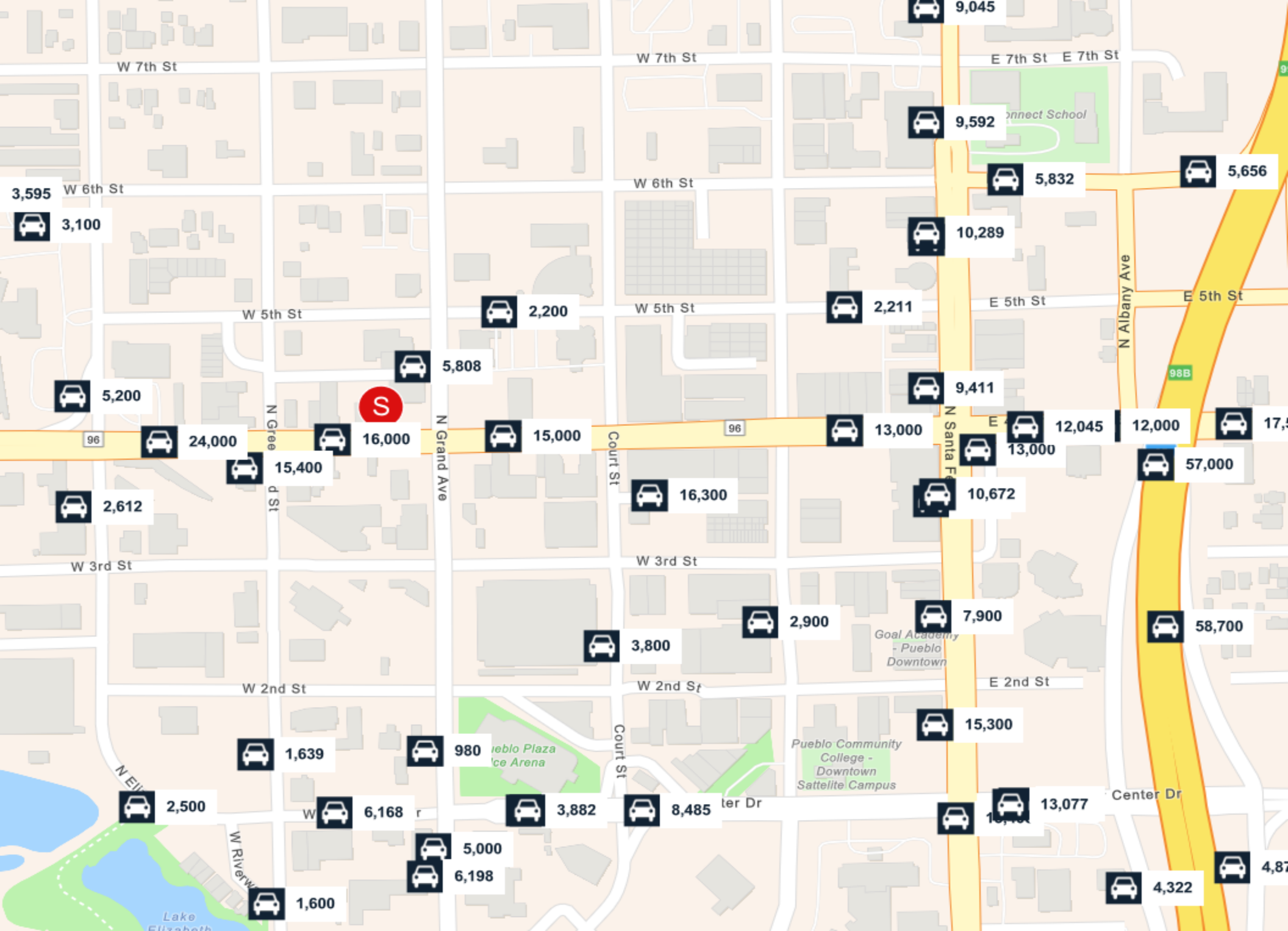
**Colorado State University Pueblo**

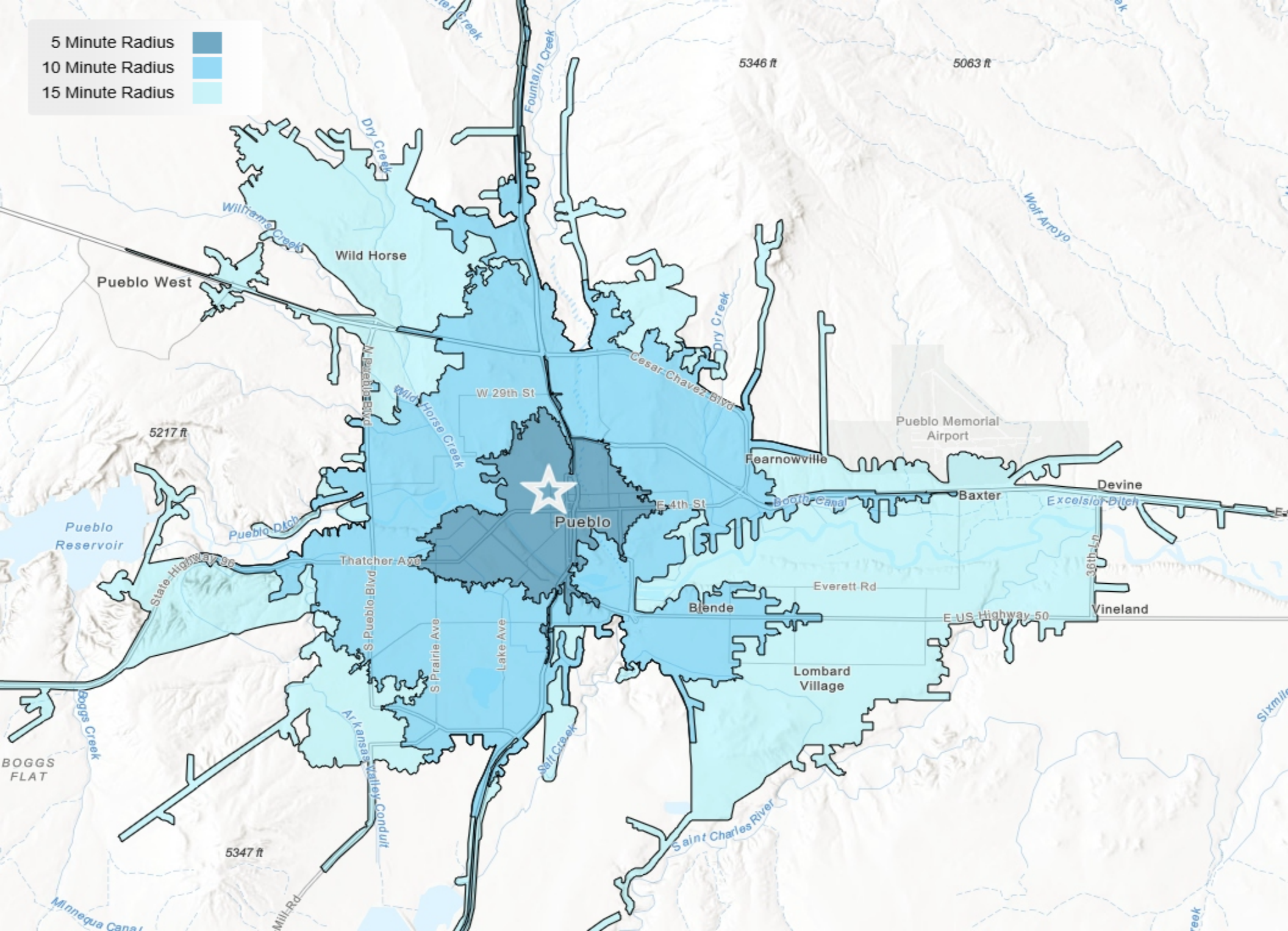
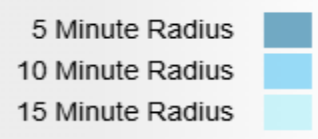
Approx. 1,500 Employees  
Approx. 3 miles

**Walmart**

Approx. 1,493 Employees  
Approx. 3 miles

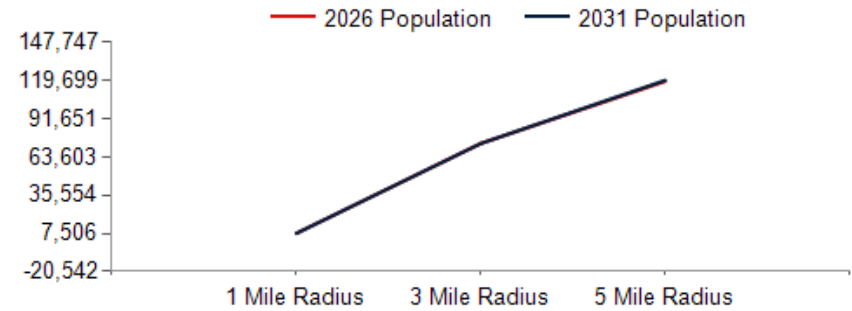




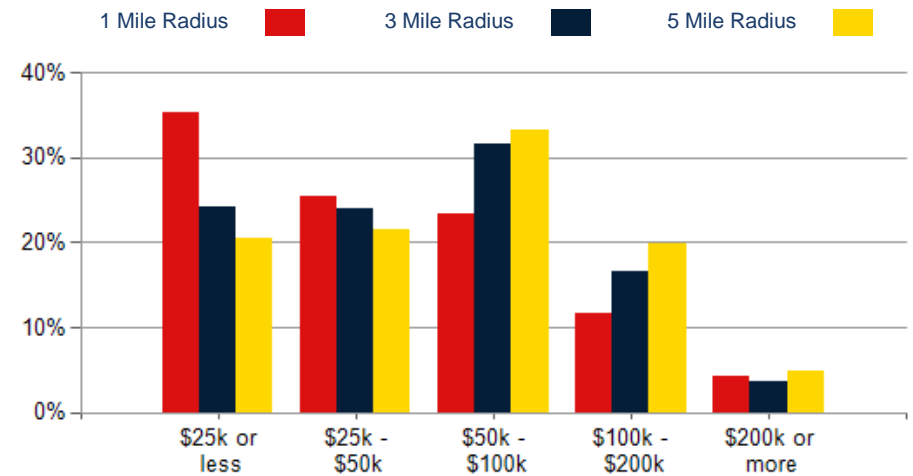


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,893	73,523	108,376
2010 Population	7,486	71,904	112,478
2026 Population	7,538	73,460	118,973
2031 Population	7,506	73,423	119,699
2026 African American	296	2,271	3,481
2026 American Indian	287	2,302	3,203
2026 Asian	50	573	1,270
2026 Hispanic	3,947	38,640	59,489
2026 Other Race	1,317	12,193	18,027
2026 White	4,108	41,163	69,118
2026 Multiracial	1,465	14,857	23,696
2026-2031: Population: Growth Rate	-0.45%	-0.05%	0.60%

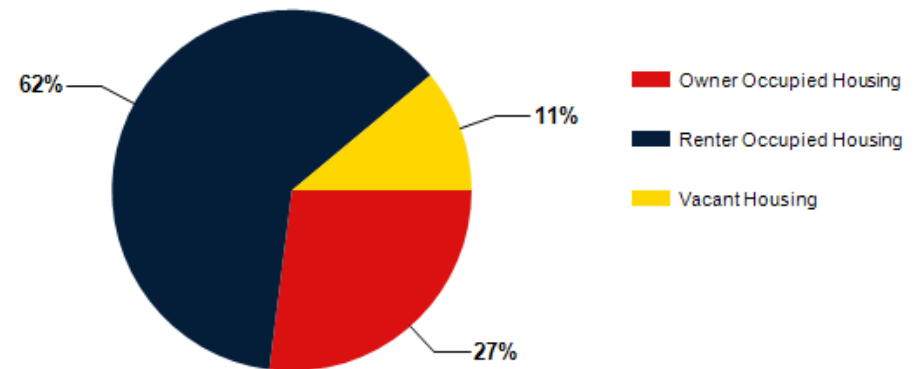
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	761	4,489	5,909
\$15,000-\$24,999	448	2,985	4,168
\$25,000-\$34,999	448	3,014	4,122
\$35,000-\$49,999	425	4,400	6,536
\$50,000-\$74,999	468	5,433	8,900
\$75,000-\$99,999	333	4,373	7,512
\$100,000-\$149,999	239	3,259	6,159
\$150,000-\$199,999	163	1,880	3,645
\$200,000 or greater	149	1,127	2,365
Median HH Income	\$36,969	\$52,262	\$60,521
Average HH Income	\$60,743	\$69,383	\$78,993



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

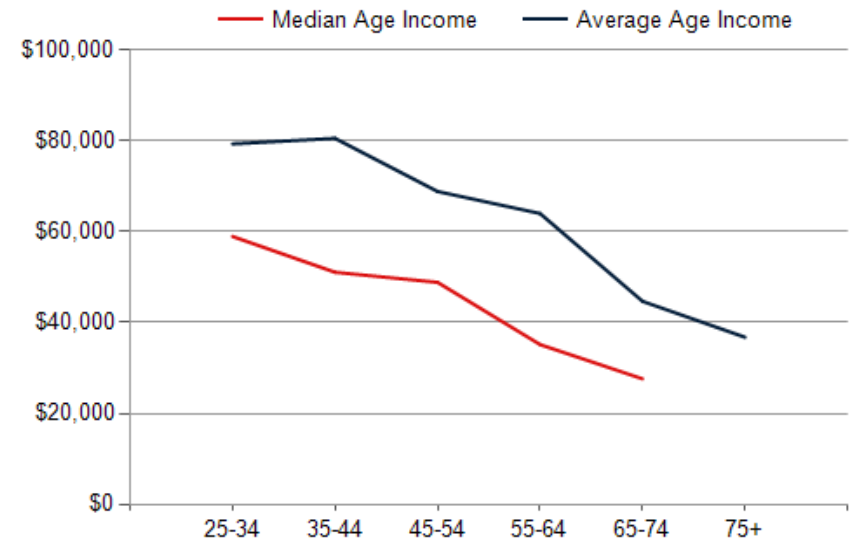
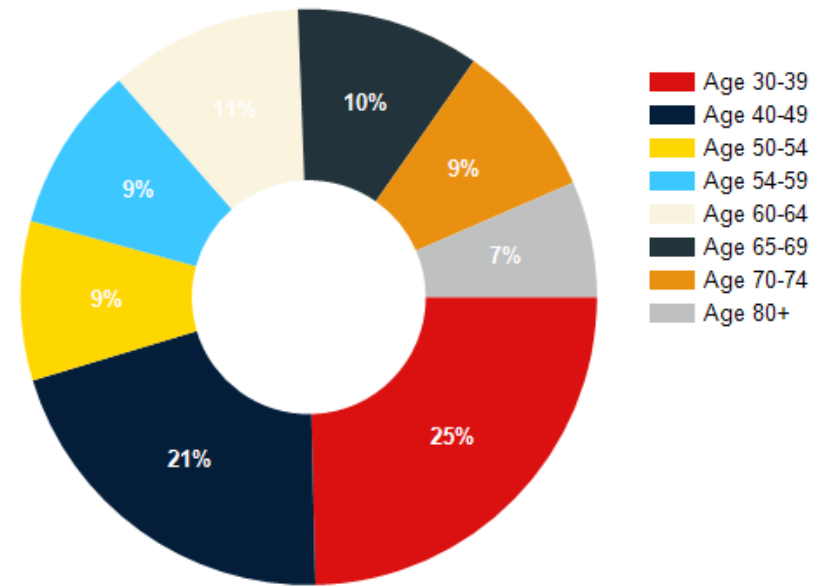


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	598	5,177	7,998
2026 Population Age 35-39	562	4,996	7,736
2026 Population Age 40-44	480	4,788	7,686
2026 Population Age 45-49	494	4,350	6,863
2026 Population Age 50-54	421	4,028	6,609
2026 Population Age 55-59	438	3,922	6,405
2026 Population Age 60-64	510	4,522	7,359
2026 Population Age 65-69	485	4,676	7,670
2026 Population Age 70-74	413	3,868	6,657
2026 Population Age 75-79	307	2,823	5,055
2026 Population Age 80-84	157	1,722	3,046
2026 Population Age 85+	133	1,707	3,165
2026 Population Age 18+	6,140	58,060	94,458
2026 Median Age	41	40	41
2031 Median Age	42	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,954	\$62,717	\$68,716
Average Household Income 25-34	\$79,364	\$76,568	\$84,235
Median Household Income 35-44	\$51,079	\$62,312	\$75,129
Average Household Income 35-44	\$80,569	\$82,196	\$95,023
Median Household Income 45-54	\$48,855	\$61,746	\$74,094
Average Household Income 45-54	\$68,868	\$78,834	\$91,880
Median Household Income 55-64	\$35,160	\$51,988	\$60,926
Average Household Income 55-64	\$64,025	\$72,306	\$84,035
Median Household Income 65-74	\$27,614	\$41,919	\$48,683
Average Household Income 65-74	\$44,683	\$58,546	\$67,507
Average Household Income 75+	\$36,771	\$54,484	\$59,836

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

# Unit A



*Exclusively Marketed by:*

**Steve Henson Jr**

Keller Williams Performance Realty

CCIM Associate Broker

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