

Marcus & Millichap
THE KRAMER GROUP



OFFERING MEMORANDUM

2035 S PUEBLO BLVD

PUEBLO, CO 81005



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PUEBLO, CO 81005

ERIK ENSTAD

Associate Director Investments
303.328.2013
Erik.Enstad@marcusmillichap.com
License: FA.100089977

CHADD NELSON

Director Investments
303.328.2056
Chadd.Nelson@marcusmillichap.com
License: FA.100073491

BRANDON KRAMER

Managing Director Investments
303.328.2020
Brandon.Kramer@marcusmillichap.com
License: FA.100045203

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MNET ACTIVITY ID: ZAH0050030

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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\$1,350,000

LISTING PRICE

\$268.65

PRICE/SF

5,025 SF

RENTABLE BUILDING AREA (RBA)

0.84AC

LOT SIZE





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present for sale 2035 S Pueblo Blvd, a 5,025-square-foot, free-standing Class A medical office building located along one of Pueblo's most prominent commercial corridors. Originally constructed in 2004 and comprehensively renovated in 2017, the property features a modern, trauma-ready medical build-out with infrastructure supporting a wide range of healthcare uses—including urgent care, specialty practice, imaging, and outpatient treatment.

Strategically positioned on a high-visibility corner with 31 dedicated parking spaces and excellent access, the property offers a rare opportunity to acquire a turnkey healthcare facility in a supply-constrained market. At closing, the current owner will execute a two-year leaseback, providing immediate in-place income and a seamless transition for investors or future owner-users.

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HIGHLIGHTS

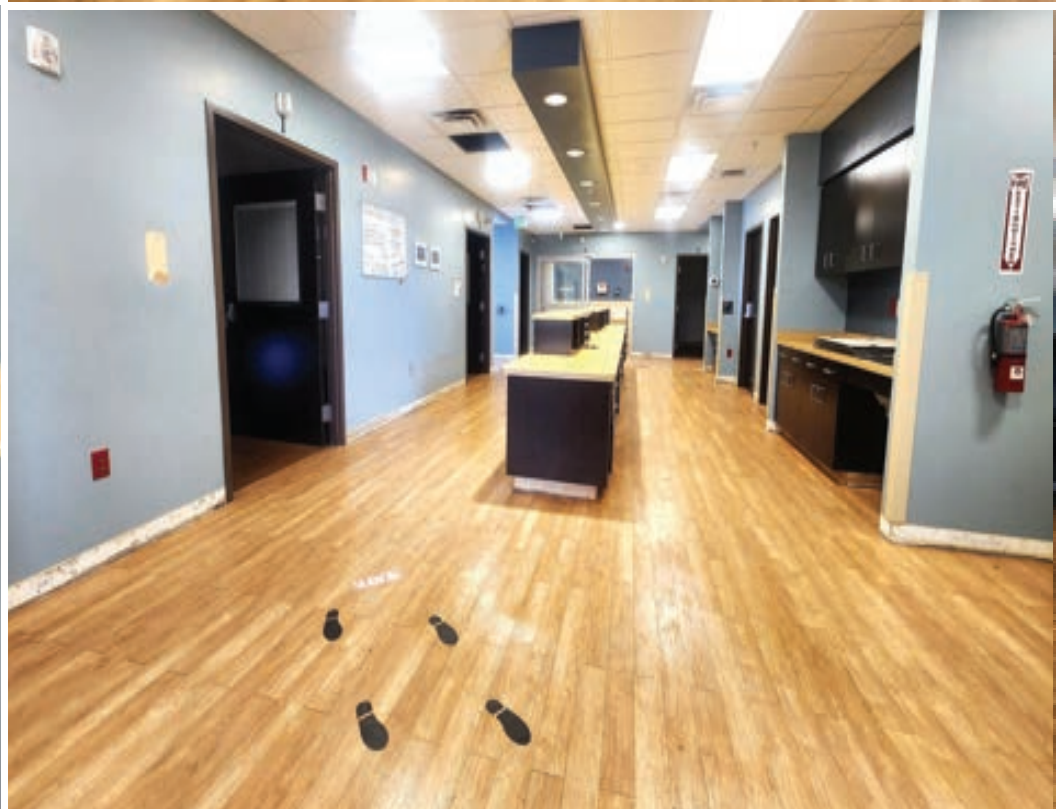
- *5,025 SF Class A Medical Office: Purpose-built in 2004 and fully renovated in 2017 with high-end finishes and medical-grade infrastructure.*
- *Two-Year Sale-Leaseback: Seller to sign a two-year lease at closing, offering immediate cash flow and flexibility for future occupancy or re-tenanting.*
- *High-Visibility, Free-Standing Asset: Prominent frontage on South Pueblo Boulevard with monument signage and strong daily traffic counts.*
- *Robust Medical Infrastructure: Includes trauma-ready exam rooms, CT, X-ray, lab, pharmacy, medical gas, and backup generator—ideal for a wide range of healthcare users.*
- *Ample Parking & Accessibility: 31 surface parking spaces and single-story layout ensure patient and staff convenience.*



FLOOR PLAN



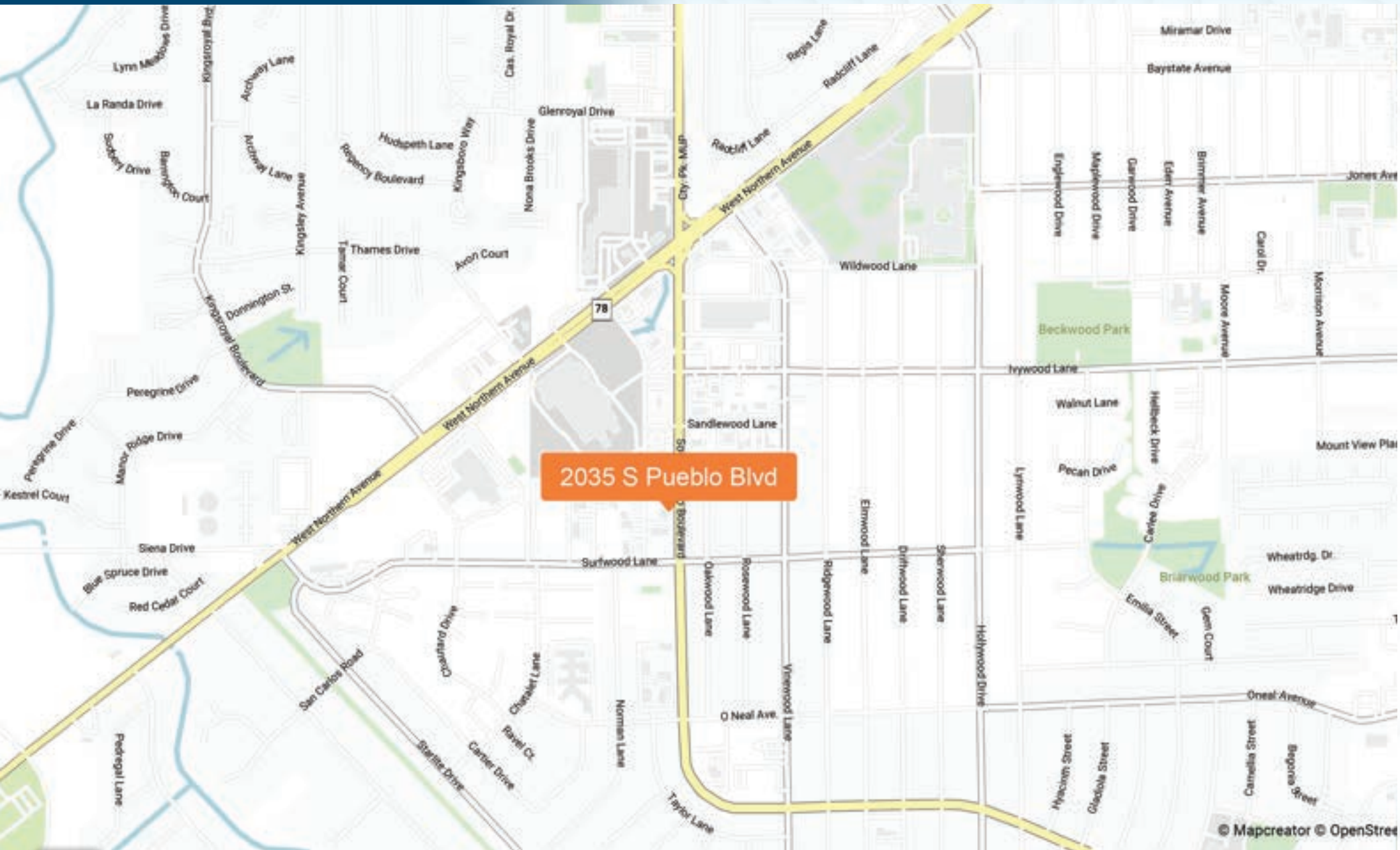
INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL MAP



REGIONAL MAP



PARCEL MAP





MARKET OVERVIEW

PUEBLO, CO

Pueblo is a vibrant city in southern Colorado located approximately 30 minutes south of Colorado Springs, with a population of 111,876 residents. The city's economy is anchored by the healthcare and education sectors, with Parkview Hospital Medical Center serving as the largest employer and providing jobs for more than 4,290 residents. Additional major employers include the Colorado State Mental Health Institute, Pueblo City Schools, and Colorado State University Pueblo, reinforcing the city's role as an institutional and employment hub for southern Colorado. Pueblo is also recognized as a key transportation and business center due to its location at the intersection of Interstate 25 and U.S. Highway 50, providing north-south and east-west connectivity throughout the region. The presence of two major rail lines and the Pueblo Memorial Airport further strengthens regional accessibility and commercial activity. Beyond its economic fundamentals, Pueblo offers a rich cultural and recreational environment highlighted by its historic downtown Riverwalk district, diverse dining scene, and annual events. Outdoor recreation is a major draw, with nearby Lake Pueblo State Park attracting nearly three million visitors annually for boating, fishing, hiking, and camping.

HIGHLIGHTS:

- **Regional Economic and Institutional Hub:** Supported by Major Employers Including Parkview Hospital Medical Center, Colorado State Mental Health Institute, Pueblo City Schools, and Colorado State University Pueblo.
- **Strategic Transportation Connectivity:** Located at the Intersection of Interstate 25 and U.S. Highway 50 With Access to Two Major Rail Lines and Pueblo Memorial Airport.
- **Cultural and Recreational Appeal:** Located at the Intersection of Interstate 25 and U.S. Highway 50 With Access to Two Major Rail Lines and Pueblo Memorial Airport.

PUEBLO, CO

DEMOGRAPHICS

14,974

2025 POPULATION
WITHIN 1 MILE

52,661

2025 POPULATION
WITHIN 3 MILES

75,450

2025 POPULATION
WITHIN 5 MILES

42

MEDIAN AGE
WITHIN 1 MILE

\$81,691

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$74,595

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

6,219

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

22,499

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.4

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker

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