



346 S ORCHARD SPRINGS

FLEXIBLE RETAIL/SERVICE SUITES AVAILABLE
346 S ORCHARD SPRINGS, PUEBLO WEST CO 81007

HIGHLIGHTS

- Flexible commercial suites
- In-suite sinks
- On-site parking
- Convenient Pueblo West location



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,248	22,773	33,541

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,131	\$118,725	\$119,852

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,486	8,789	12,622

Suite	Space	Floor	Size	Lease Rate	Lease Type
201	Available	2nd	200 SF	\$30.25 PSF (Yearly)	MFG
203	Available	2nd	1,075 SF	\$16.00 PSF (Yearly)	MFG

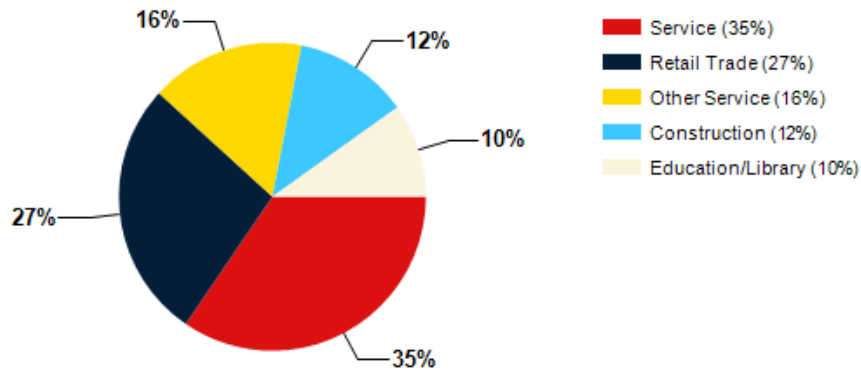
PROPERTY FEATURES

TOTAL TENANTS	2
BUILDING SF	8,651
GLA (SF)	1,275
LAND SF	44,431
LAND ACRES	1.02
YEAR BUILT	2008
ZONING TYPE	MN
BUILDING CLASS	B
TOPOGRAPHY	Generally Level
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	60
PARKING RATIO	6.94
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1



- The property is located in Pueblo West, a growing community in southern Colorado with a population of over 30,000 residents.
- Pueblo West is known for its outdoor recreational opportunities, with nearby attractions such as Lake Pueblo State Park offering hiking, boating, and camping.
- Pueblo West is conveniently situated along Highway 50, providing easy access to neighboring cities like Pueblo and Colorado Springs.

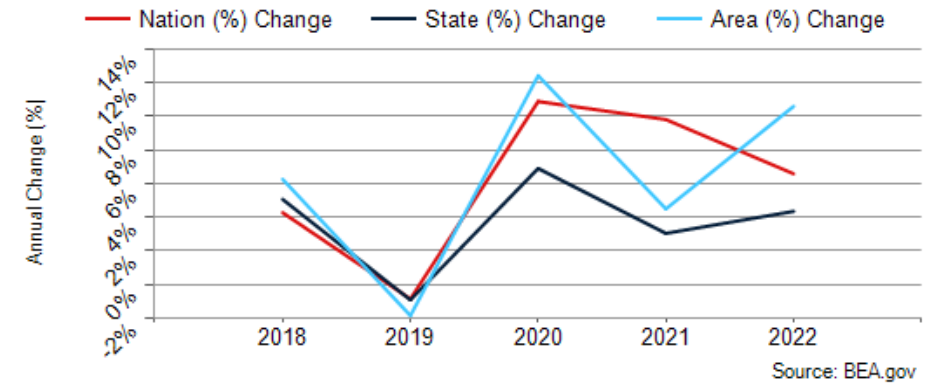
Major Industries by Employee Count



Largest Employers

UCHealth Parkview Medical Center	3,000
Pueblo West Self Storage LLC	3
HPC Industrial	Approximate number not specified
Interstate Chemical Co	Approximate number not specified
Pueblo West Metropolitan District	Approximate number not specified
Osprey Storage Industrial	Approximate number not specified
SuperNova Fitness Center	Approximate number not specified
HPC Blasting Services	Approximate number not specified

Pueblo County GDP Trend



Pueblo West Metropolitan District

Approx. 115 Employees
Approx. 1 mile

Supernova Fitness Center

Approx. 50 Employees
Approx. 1 mile

Cimarron Glass

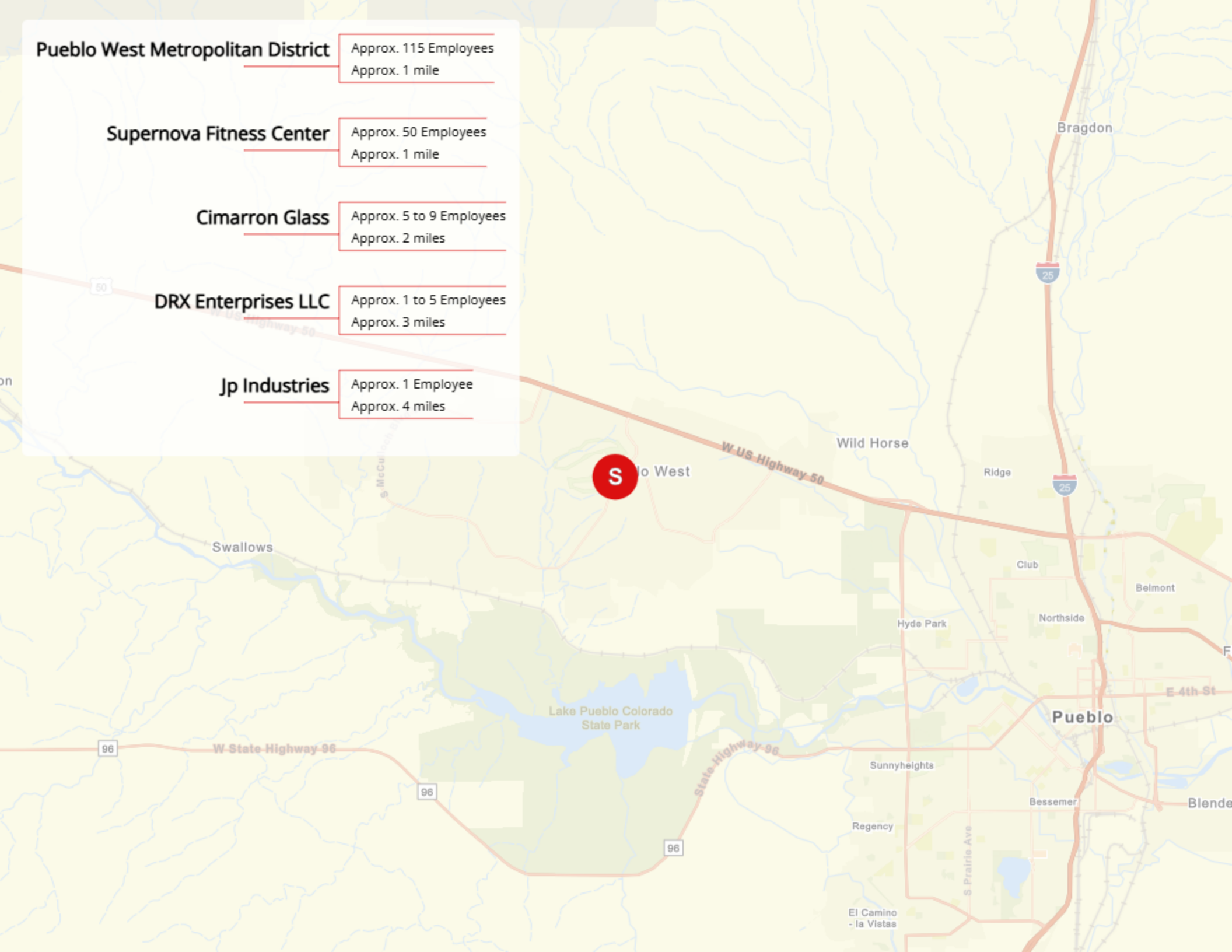
Approx. 5 to 9 Employees
Approx. 2 miles

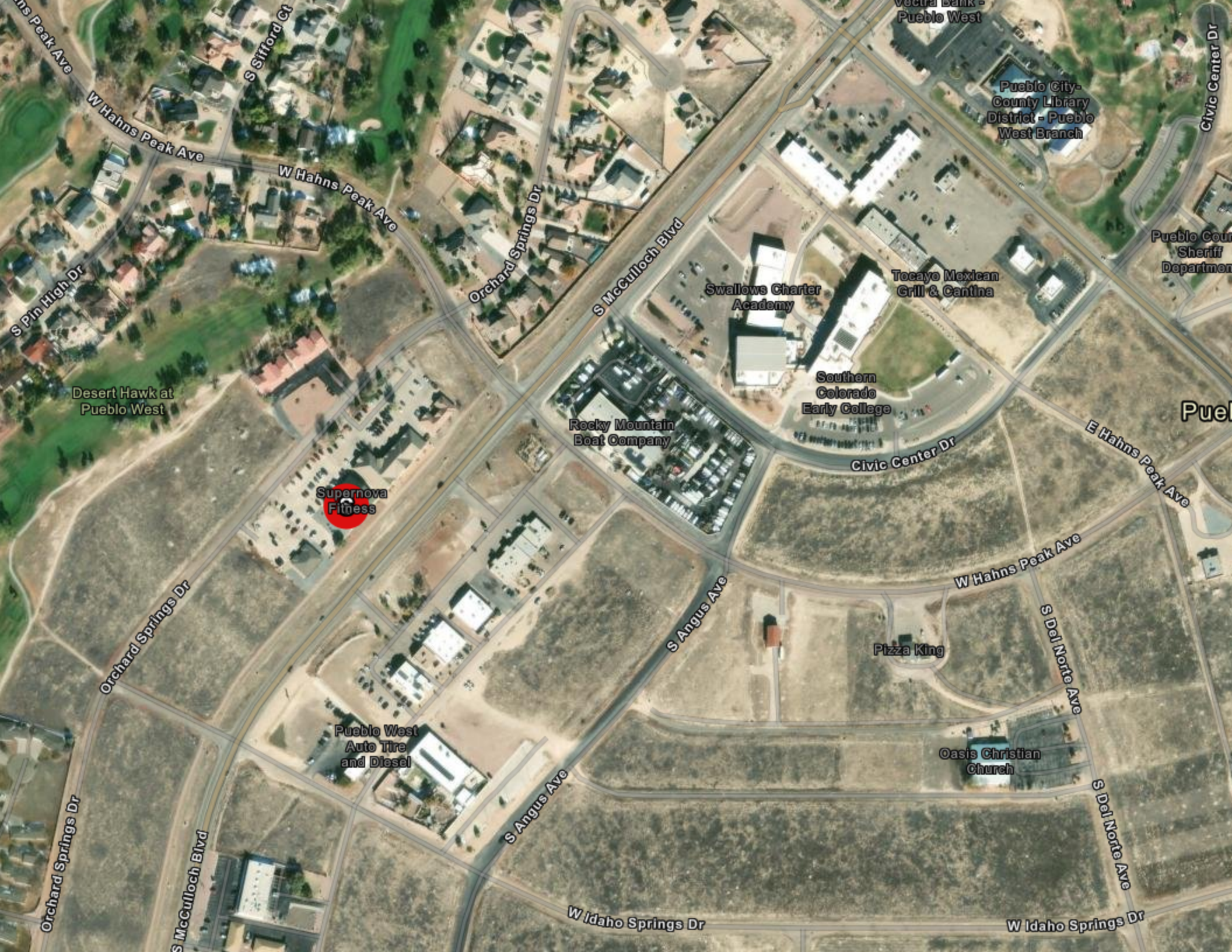
DRX Enterprises LLC

Approx. 1 to 5 Employees
Approx. 3 miles

Jp Industries

Approx. 1 Employee
Approx. 4 miles





Supernova
Fitness

Rocky Mountain
Boat Company

Swallows Charter
Academy

Southern
Colorado
Early College

Tocayo Mexican
Grill & Cantina

Pizza King

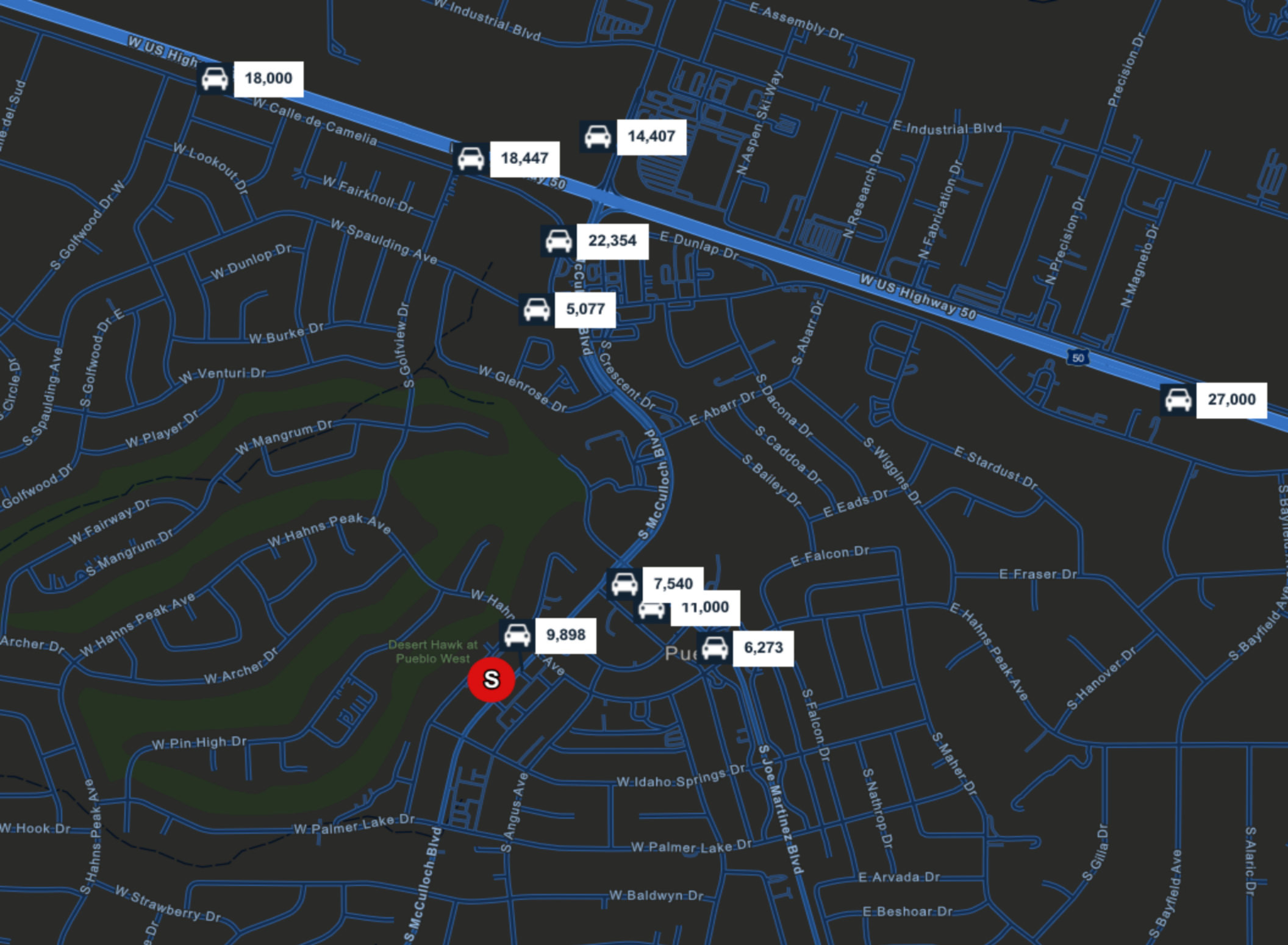
Oasis Christian
Church

Pueblo West
Auto Tire
and Diesel

Desert Hawk at
Pueblo West

Pueblo City-
County Library
District - Pueblo
West Branch

Pueblo County
Sheriff
Department



1

W US Highway 50
1.24 miles | 2.5 minutes

2

N Interstate 25
10.82 miles | 15.3 minutes

3

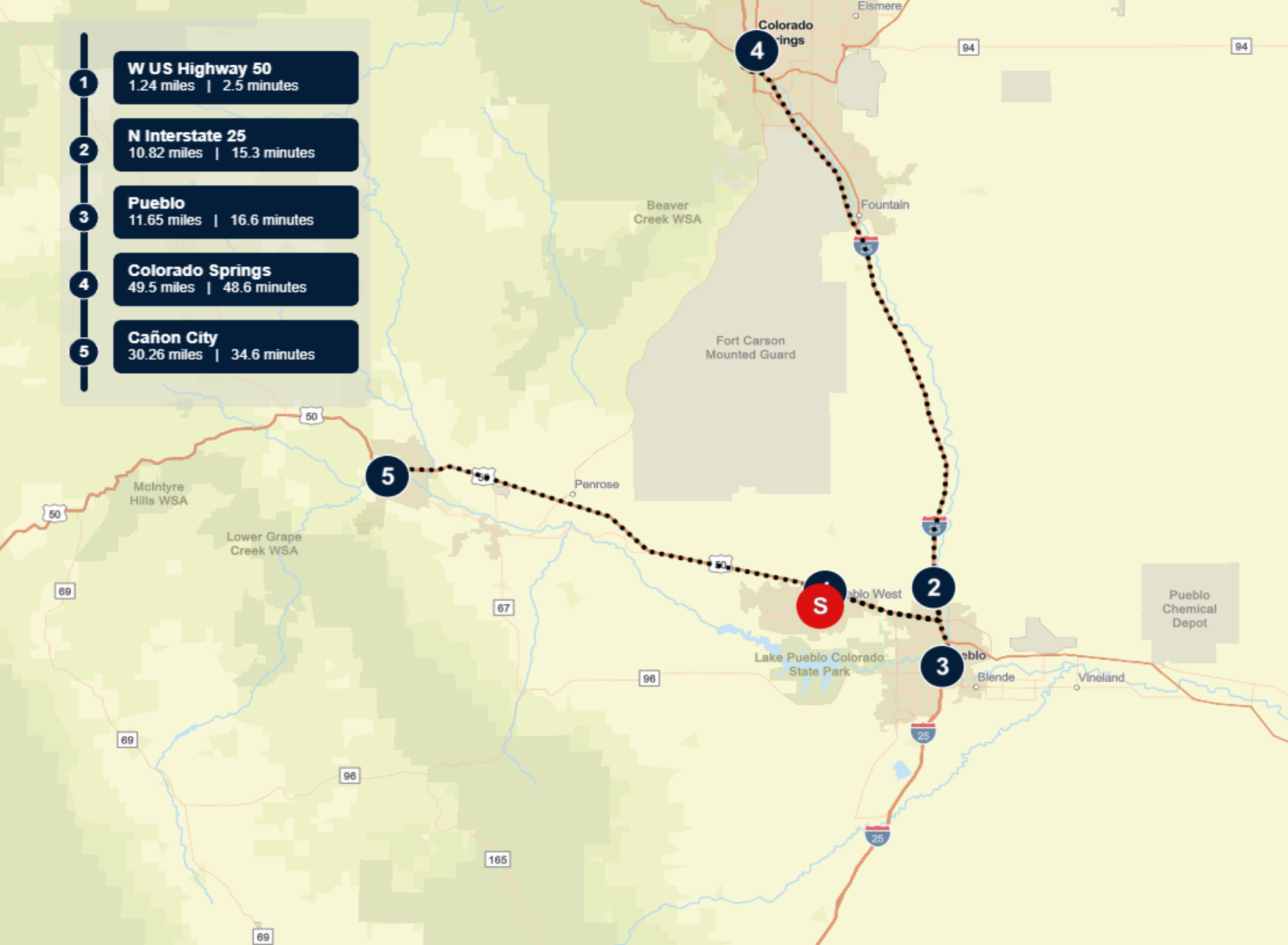
Pueblo
11.65 miles | 16.6 minutes

4

Colorado Springs
49.5 miles | 48.6 minutes

5

Cañon City
30.26 miles | 34.6 minutes





Unit 203



1075 SF



In Suite Sink



Reception Area



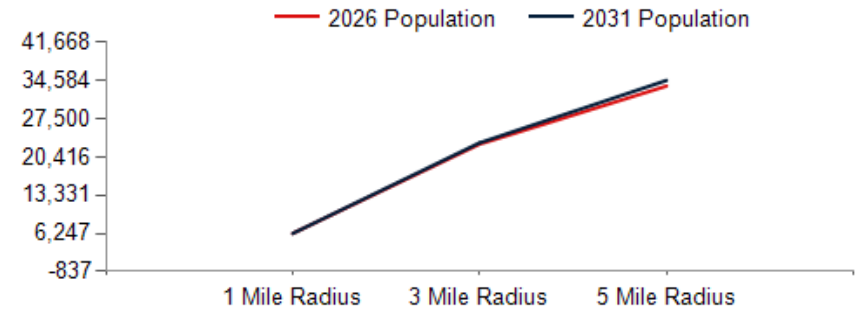
Unit 201



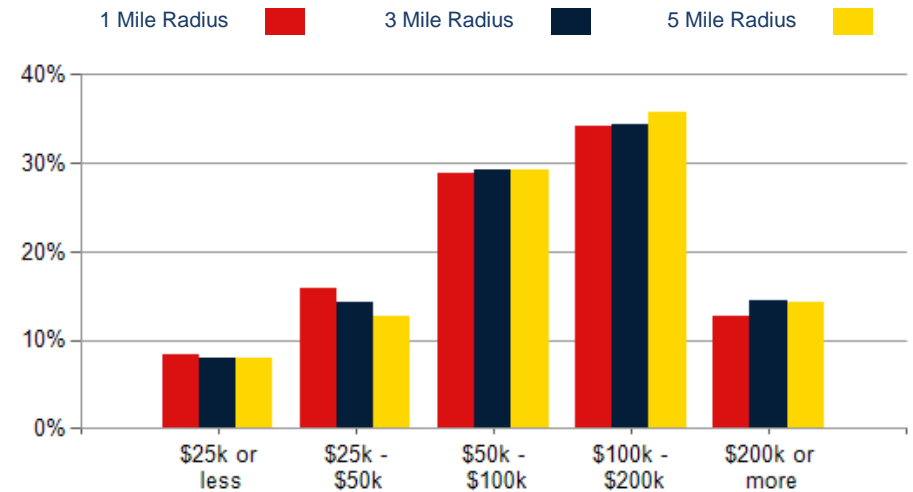
200 SF with in Suite Sink

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,567	14,055	16,656
2010 Population	6,020	20,427	27,569
2026 Population	6,248	22,773	33,541
2031 Population	6,247	23,042	34,584
2026 African American	117	375	561
2026 American Indian	80	281	421
2026 Asian	116	344	505
2026 Hispanic	1,771	6,494	9,026
2026 Other Race	456	1,659	2,258
2026 White	4,439	16,443	24,613
2026 Multiracial	1,034	3,648	5,143
2026-2031: Population: Growth Rate	0.00%	1.20%	3.05%

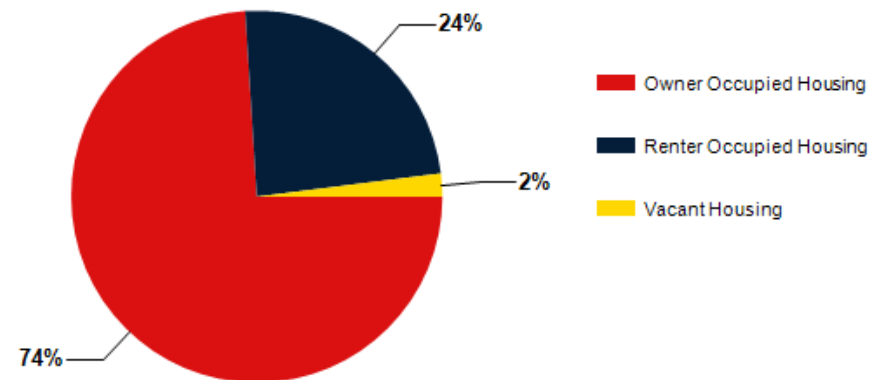
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	345	617
\$15,000-\$24,999	88	347	400
\$25,000-\$34,999	133	342	476
\$35,000-\$49,999	262	905	1,131
\$50,000-\$74,999	413	1,313	1,996
\$75,000-\$99,999	305	1,251	1,696
\$100,000-\$149,999	638	2,100	3,022
\$150,000-\$199,999	211	920	1,477
\$200,000 or greater	316	1,266	1,806
Median HH Income	\$92,249	\$97,231	\$99,885
Average HH Income	\$112,131	\$118,725	\$119,852



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

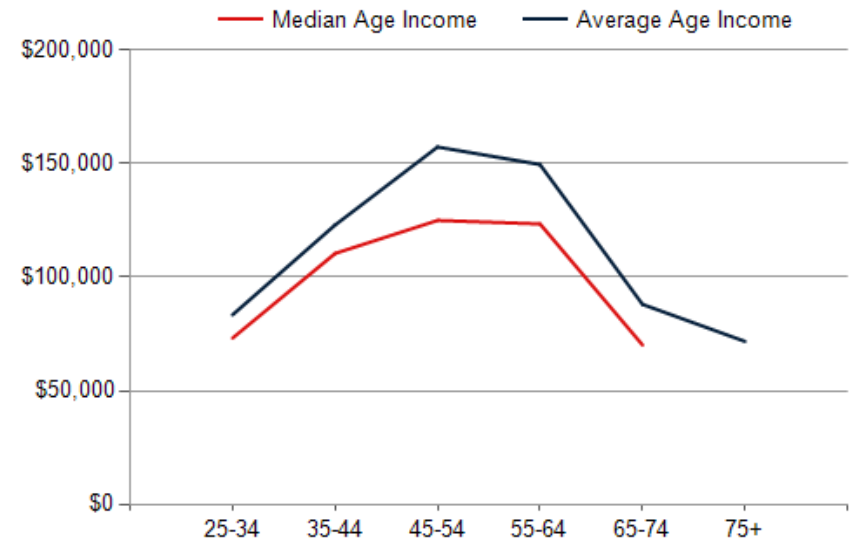
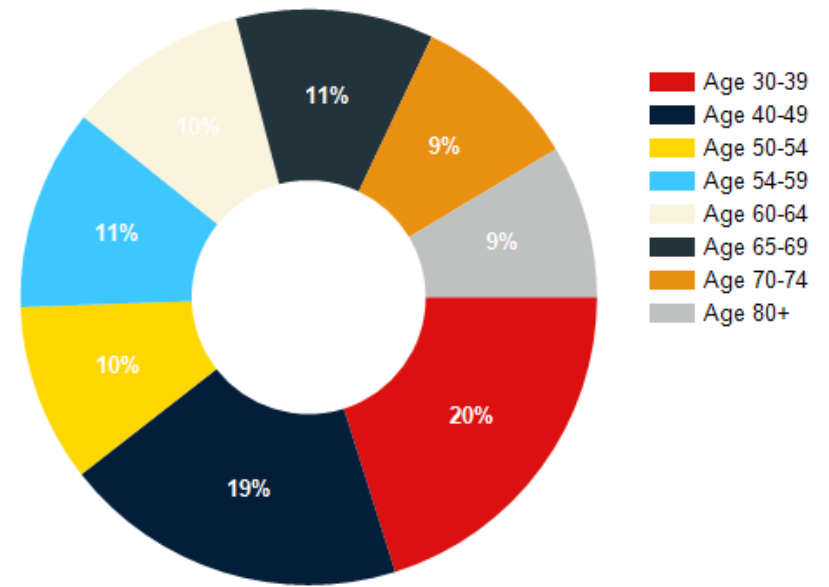


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	386	1,435	2,033
2026 Population Age 35-39	374	1,423	2,102
2026 Population Age 40-44	350	1,399	2,089
2026 Population Age 45-49	378	1,291	1,937
2026 Population Age 50-54	377	1,425	2,101
2026 Population Age 55-59	426	1,457	2,086
2026 Population Age 60-64	384	1,535	2,309
2026 Population Age 65-69	418	1,466	2,136
2026 Population Age 70-74	354	1,221	1,820
2026 Population Age 75-79	324	1,102	1,648
2026 Population Age 80-84	213	608	923
2026 Population Age 85+	150	471	742
2026 Population Age 18+	4,980	17,943	26,420
2026 Median Age	44	42	42
2031 Median Age	44	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,174	\$85,994	\$85,558
Average Household Income 25-34	\$83,395	\$90,299	\$90,968
Median Household Income 35-44	\$110,433	\$113,965	\$118,082
Average Household Income 35-44	\$122,963	\$136,690	\$136,220
Median Household Income 45-54	\$125,000	\$129,363	\$129,220
Average Household Income 45-54	\$157,339	\$153,787	\$150,694
Median Household Income 55-64	\$123,440	\$129,268	\$128,551
Average Household Income 55-64	\$149,621	\$151,162	\$148,409
Median Household Income 65-74	\$70,117	\$74,850	\$78,012
Average Household Income 65-74	\$88,018	\$97,295	\$103,286
Average Household Income 75+	\$71,675	\$75,787	\$79,728

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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