



2314 THATCHER

2314 Thatcher Ave
Pueblo, CO 81004



2320

Doug's
GROOMING

Yogi's Salons
583-1122



INVESTMENT SUMMARY

RE/MAX Leaders is pleased to offer 2314 Thatcher in Pueblo, CO. This is a 100% percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well-constructed multi-tenant retail center at almost an 8% percent Cash-on-Cash Return. The property is a 4,164-square-foot inline center on Thatcher Ave consisting of 4 tenants.



PROPERTY SUMMARY

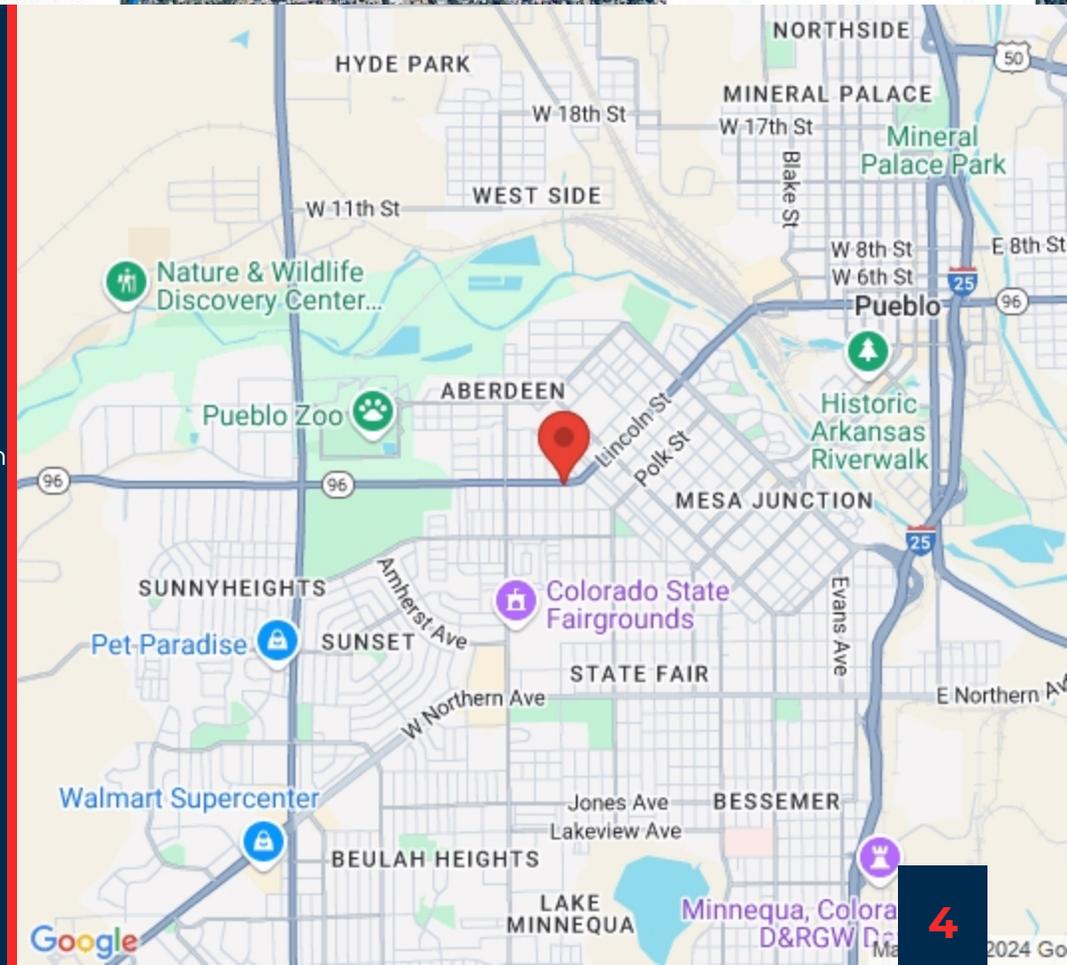
Offering Price	\$459,000
CAP Rate	7.93%
NOI	\$36,378
Building SqFt	4,164 SqFt
Year Built	1949
Lot Size (acres)	0.28
Parcel ID	1502204026
Zoning Type	Commercial
County	Pueblo
Frontage	0.00 Ft
Coordinates	38.258347,-104.639013





INVESTMENT HIGHLIGHTS

- Heavy traffic count on main road.
- Great current tenant mix.
- Priced under \$500K with an 8% CAP rate, this property offers a solid return on investment.
- Fully leased with a balanced mix of local businesses, creating stable cash flow and reducing risk.
- Great cash on cash return.





LOCATION HIGHLIGHTS

- Excellent Visibility from Thatcher Ave and Surrounding Businesses.
- Located on Thatcher Ave, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Colorado.
- High volume retail area serving a large population of neighboring communities for College Hill.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- Proximity to major developments, golf, community college, galleries, and retail district.



CITY OF PUEBLO

COUNTY	PUEBLO
INCORPORATED	11/14/1885

AREA

CITY	56.1 SQ MI
LAND	55.4 SQ MI
WATER	0.7 SQ MI
ELEVATION	4692 FT

POPULATION

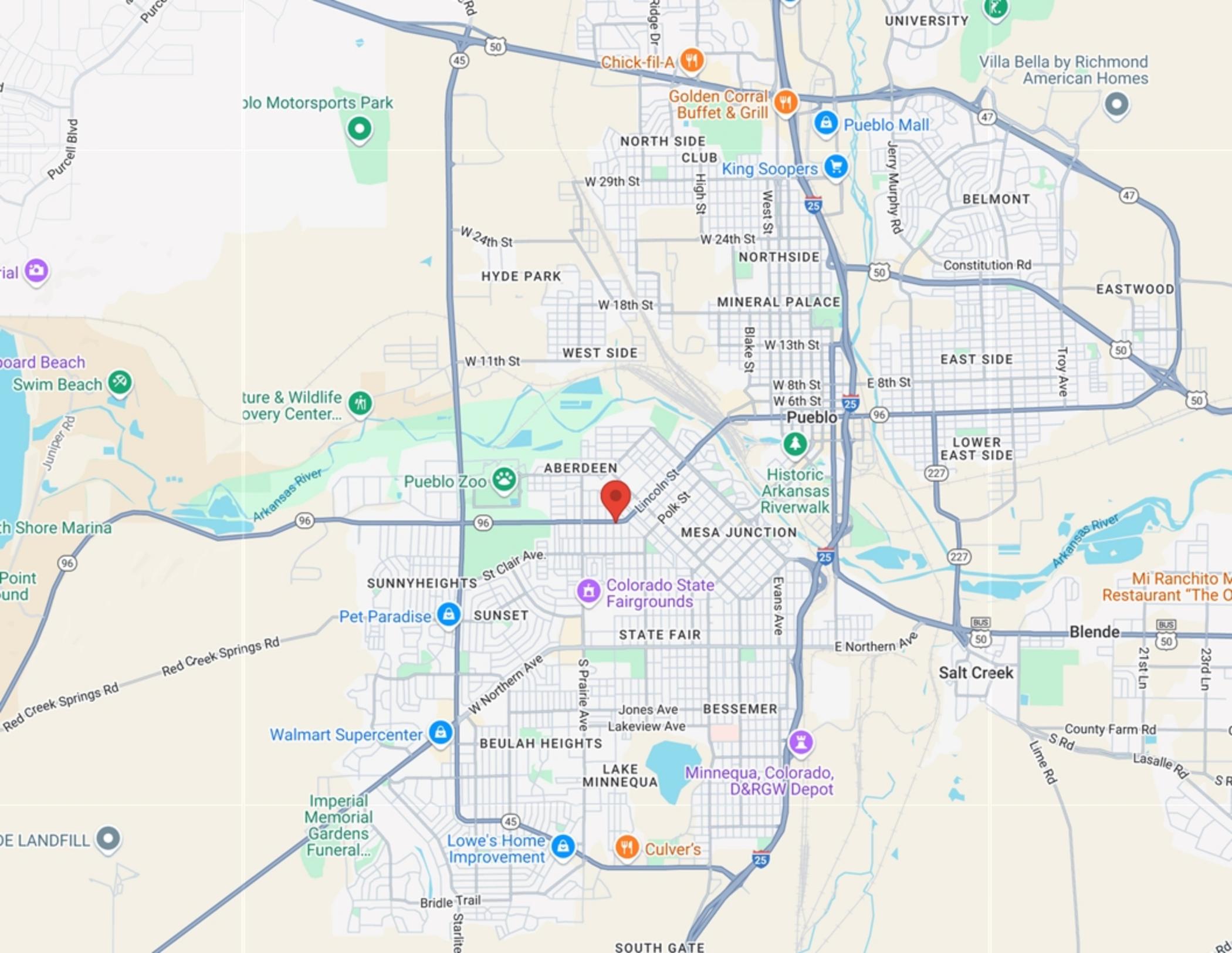
POPULATION	111,876
RANK	9
DENSITY	AUTO SQ MI



ABOUT PUEBLO

Pueblo (PWEB-loh) is a home rule municipality that is the county seat and the most populous municipality of Pueblo County, Colorado, United States. The city population was 111,876 at the 2020 United States Census, making Pueblo the ninth most populous city in Colorado. Pueblo is the principal city of the Pueblo, CO Metropolitan Statistical Area and a major city of the Front Range Urban Corridor.





olo Motorsports Park

Chick-fil-A

Golden Corral Buffet & Grill

Pueblo Mall

Villa Bella by Richmond American Homes

NORTH SIDE CLUB

King Soopers

BELMONT

HYDE PARK

MINERAL PALACE

EASTWOOD

ture & Wildlife
covery Center...

WEST SIDE

Pueblo

EAST SIDE

LOWER EAST SIDE

Pueblo Zoo

ABERDEEN

Historic Arkansas Riverwalk

MESA JUNCTION

Colorado State Fairgrounds

Mi Ranchito M
Restaurant "The O

SUNNYHEIGHTS

SUNSET

STATE FAIR

Blende

Salt Creek

Walmart Supercenter

BEULAH HEIGHTS

BESSEMER

Imperial Memorial Gardens Funeral...

Lowe's Home Improvement

Culver's

Minnequa, Colorado, D&RGW Depot

SOUTH GATE

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DETAILS.**

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