



OFFERING MEMORANDUM



2908 E 4TH ST

INDUSTRIAL SITE ON OVER 8 ACRES
2908 E 4TH ST, PUEBLO CO 81003

2908 E 4th St

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Exclusively Marketed by:

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2908 E 4TH ST



2908 E 4th St | Location



01

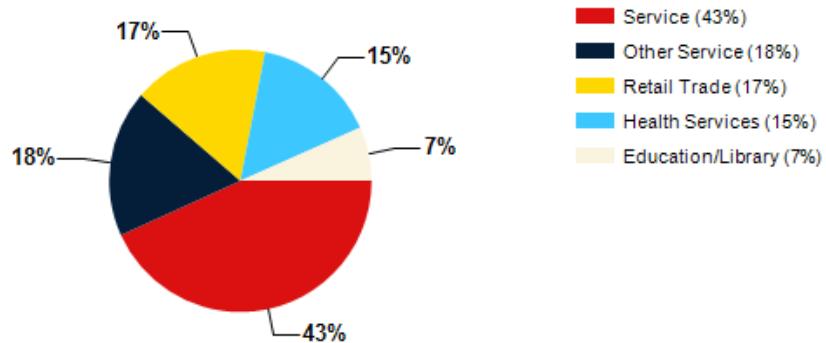
Location

Location Summary
Major Employers Map
Aerial View Map

Pueblo Industrial Park

- The area is easily accessible from major roadways, such as Highway 50 and I-25, facilitating transportation and logistics for businesses.
- The property's area is home to a mix of manufacturing facilities, warehouses, and service-based businesses, making it a diverse and dynamic commercial hub.
- The neighborhood is in close proximity to residential areas, providing a potential customer base for businesses operating in the area.

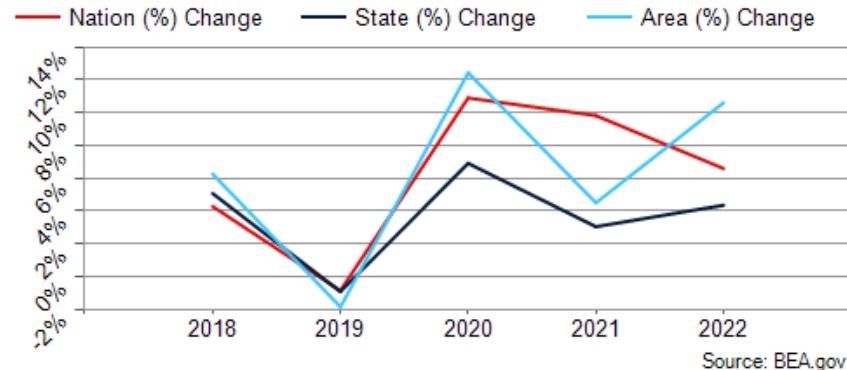
Major Industries by Employee Count

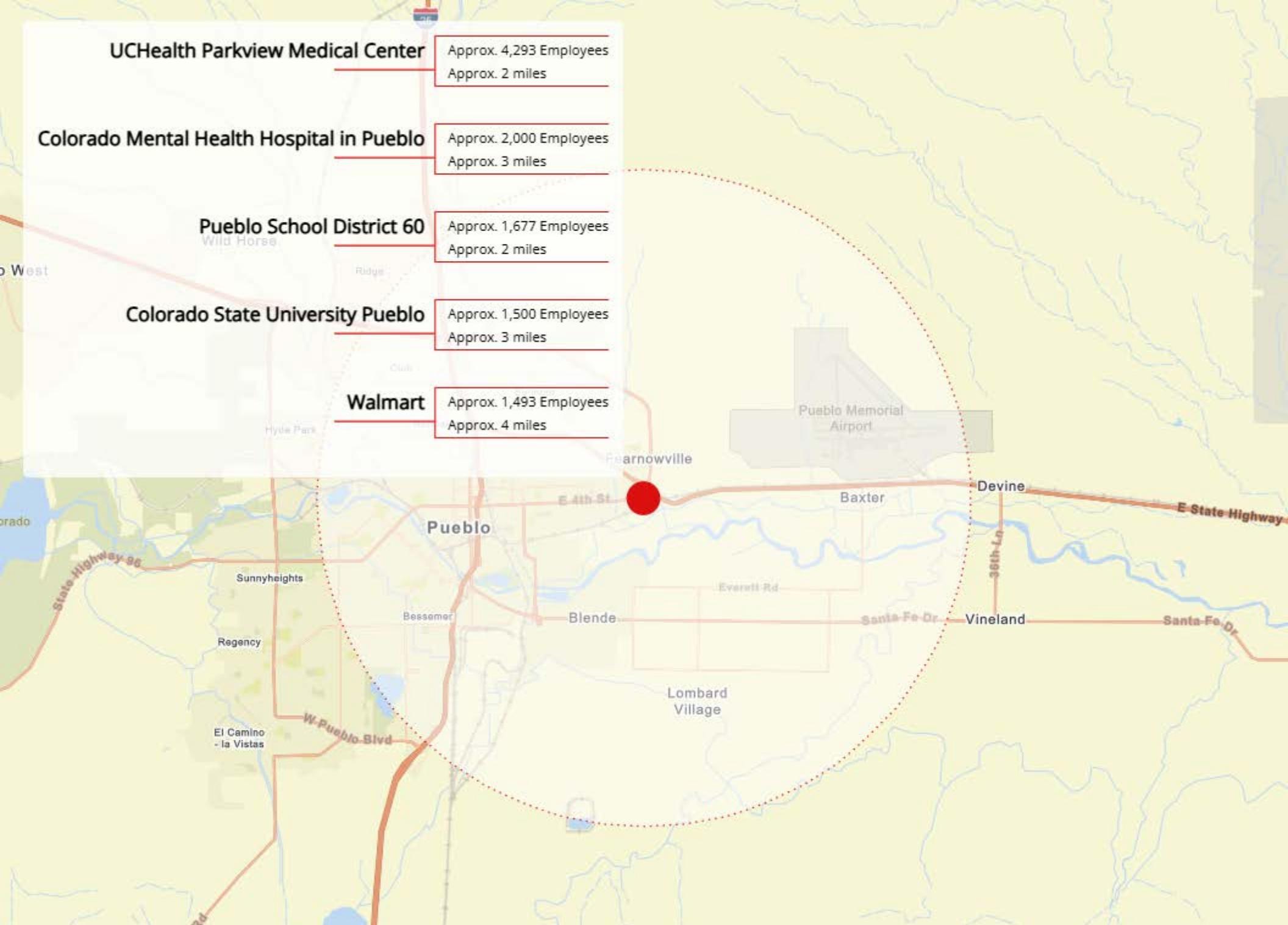


Largest Employers

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



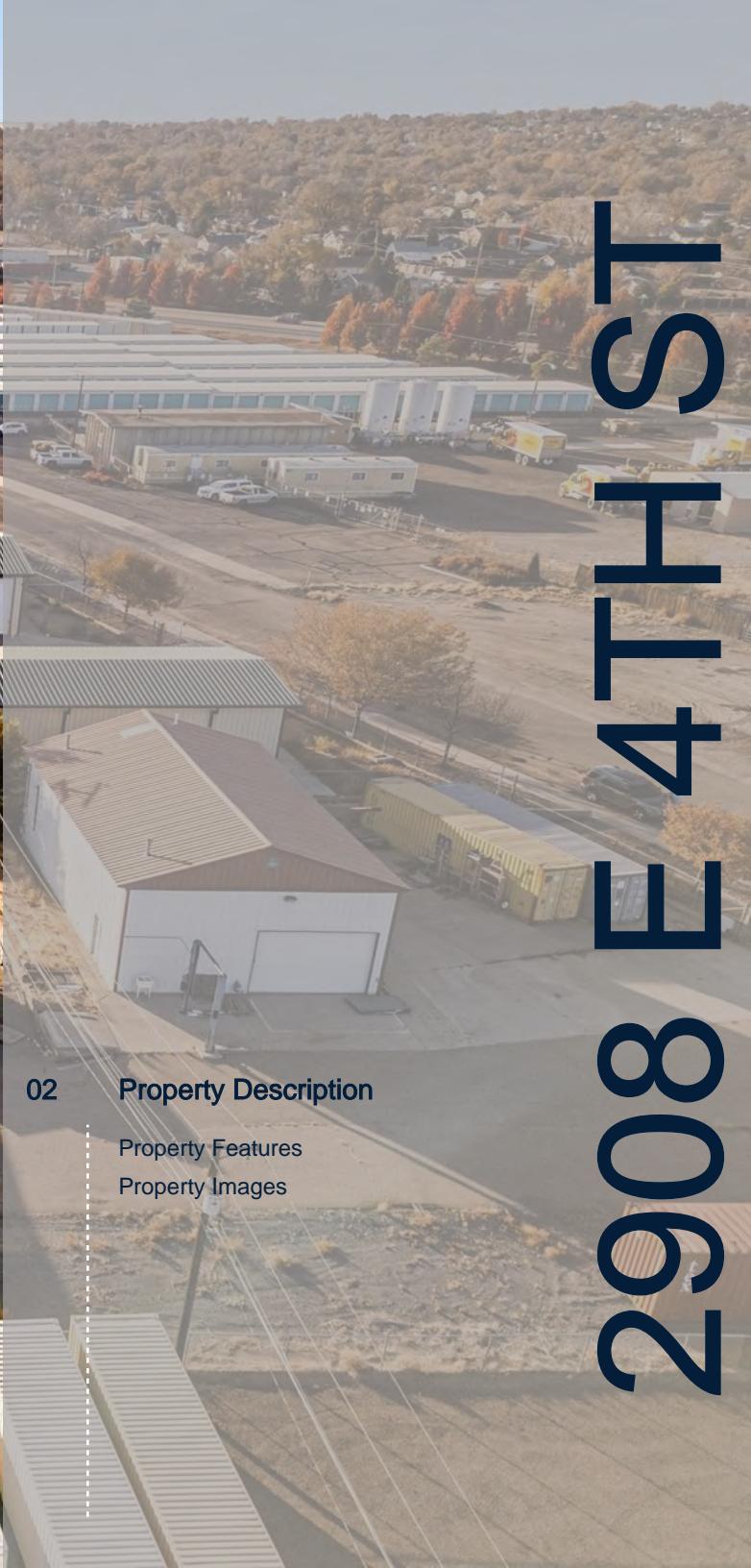




2908 E 4TH ST



2908 E 4th St | Property Description



02 Property Description

Property Features
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
NET RENTABLE AREA (SF)	5,187
LAND ACRES	8.27
YEAR BUILT	1998
# OF PARCELS	2
ZONING TYPE	I-2 Industrial
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
RAIL SPOTS / RAIL LINES	Rail Line
CEILING HEIGHT	16'8", 15', 8'6"
GRADE LEVEL DOORS	3
FENCED YARD	Yes
OFFICE SF	0





1,650 sf with 14' Door



2,052 sf with 12' Door



1,485 sf with 7' Door



Storage Sheds

2908 E 4TH ST

03 Rent Comps

- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map

1

BUILDING SF	4,100
LEASE TYPE	NNN
RENT PSF (YR)	\$8.78
RENT PSF (MO)	\$0.73
DISTANCE	3.8 miles

RENT PSF (YR)

\$7 - \$10

LOW



HIGH

526-530 S Santa Fe Ave

526-530 S Santa Fe Ave
Pueblo, CO 81006

2

BUILDING SF	2,880
LEASE TYPE	MFG
RENT PSF (YR)	\$10.00
RENT PSF (MO)	\$0.83
DISTANCE	4.0 miles

RENT PSF (YR)

\$7 - \$10

LOW



HIGH

521 Santa Fe Dr

521 Santa Fe Dr
Pueblo, CO 81006

3

LEASE TYPE	MFG
RENT PSF (YR)	\$6.92
RENT PSF (MO)	\$0.58
DISTANCE	2.6 miles

RENT PSF (YR)

LOW



\$7 - \$10

HIGH

905 N Erie Ave

905 N Erie Ave
Pueblo, CO 81001

4

BUILDING SF	9,410
LEASE TYPE	MFG
RENT PSF (YR)	\$8.88
RENT PSF (MO)	\$0.74
DISTANCE	2.6 miles

RENT PSF (YR)

LOW



\$7 - \$10

HIGH

905 N Erie Ave

905 N Erie Ave
Pueblo, CO 81001

5

BUILDING SF	9,410
LEASE TYPE	MFG
RENT PSF (YR)	\$8.90
RENT PSF (MO)	\$0.74
DISTANCE	2.7 miles

RENT PSF (YR)

LOW

HIGH

\$7 - \$10

1019 N Erie Ave

1019 N Erie Ave
Pueblo, CO 81001

S



BUILDING SF	5,187
LAND ACRES	8.27
YEAR BUILT	1998

Land Acres

LOW

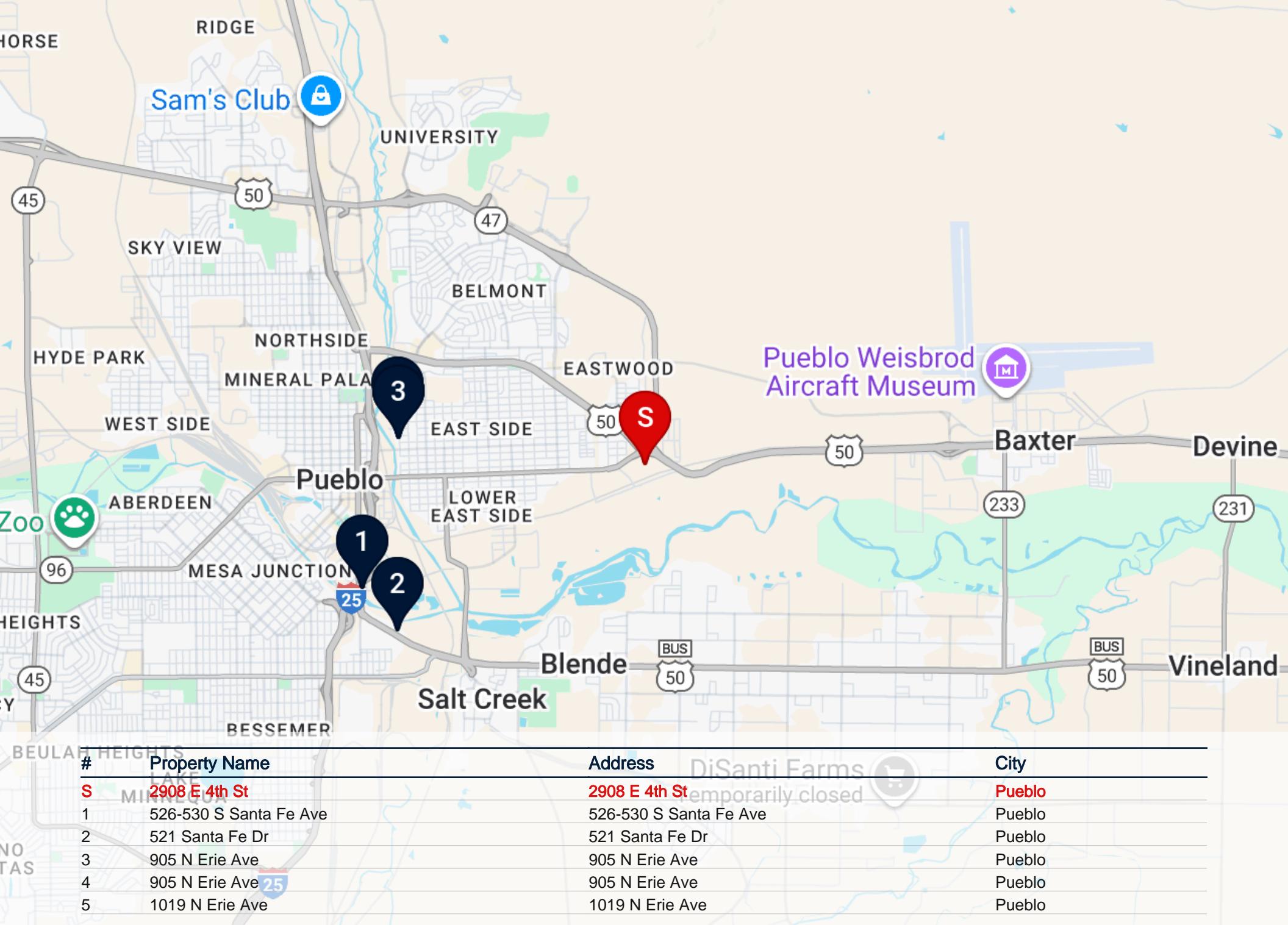
HIGH

0.00 - 0.00

2908 E 4th St

2908 E 4th St
Pueblo, CO 81003

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	526-530 S Santa Fe Ave 526-530 S Santa Fe Ave Pueblo, CO 81006	4,100	\$8.78	\$0.73		NNN	3.80
2	521 Santa Fe Dr 521 Santa Fe Dr Pueblo, CO 81006	2,880	\$10.00	\$0.83		MFG	4.00
3	905 N Erie Ave 905 N Erie Ave Pueblo, CO 81001		\$6.92	\$0.58		MFG	2.60
4	905 N Erie Ave 905 N Erie Ave Pueblo, CO 81001	9,410	\$8.88	\$0.74		MFG	2.60
5	1019 N Erie Ave 1019 N Erie Ave Pueblo, CO 81001	9,410	\$8.90	\$0.74		MFG	2.70
AVERAGES		6,450	\$8.70	\$0.72			
S	 2908 E 4th St 2908 E 4th St Pueblo, CO 81003	5,187			1998		



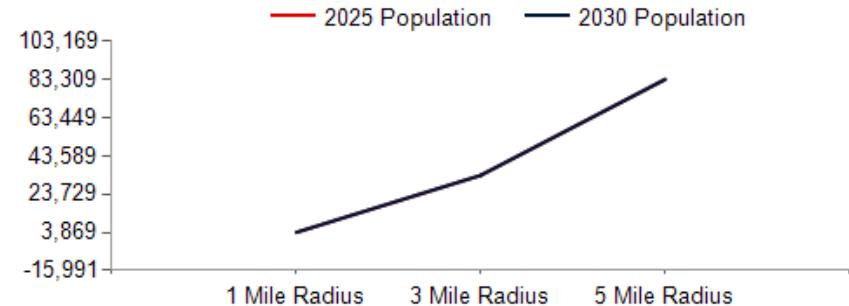
2908 E 4TH ST

04 Demographics

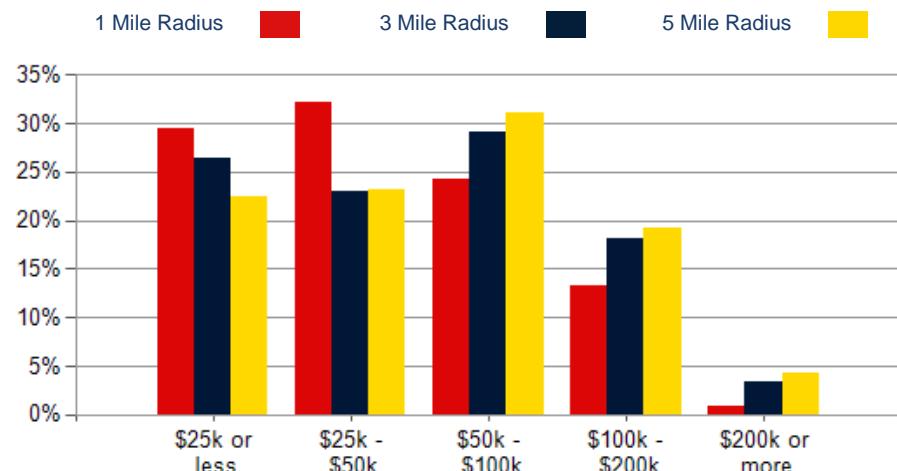
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,779	33,226	82,643
2010 Population	3,895	33,226	81,281
2025 Population	3,869	33,482	83,309
2030 Population	3,897	33,516	83,307
2025 African American	113	825	2,392
2025 American Indian	187	1,105	2,477
2025 Asian	16	253	799
2025 Hispanic	2,510	18,464	41,562
2025 Other Race	909	5,936	13,086
2025 White	1,855	18,483	47,847
2025 Multiracial	778	6,832	16,591
2025-2030: Population: Growth Rate	0.70%	0.10%	0.00%

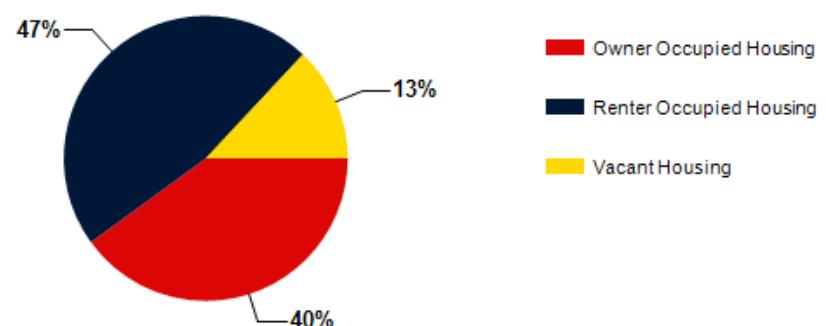
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	261	2,102	4,602
\$15,000-\$24,999	132	1,490	3,151
\$25,000-\$34,999	134	1,399	3,283
\$35,000-\$49,999	297	1,734	4,715
\$50,000-\$74,999	223	2,110	5,892
\$75,000-\$99,999	101	1,844	4,859
\$100,000-\$149,999	172	1,554	4,154
\$150,000-\$199,999	6	905	2,460
\$200,000 or greater	12	461	1,490
Median HH Income	\$41,532	\$50,585	\$55,786
Average HH Income	\$51,582	\$68,381	\$74,907



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

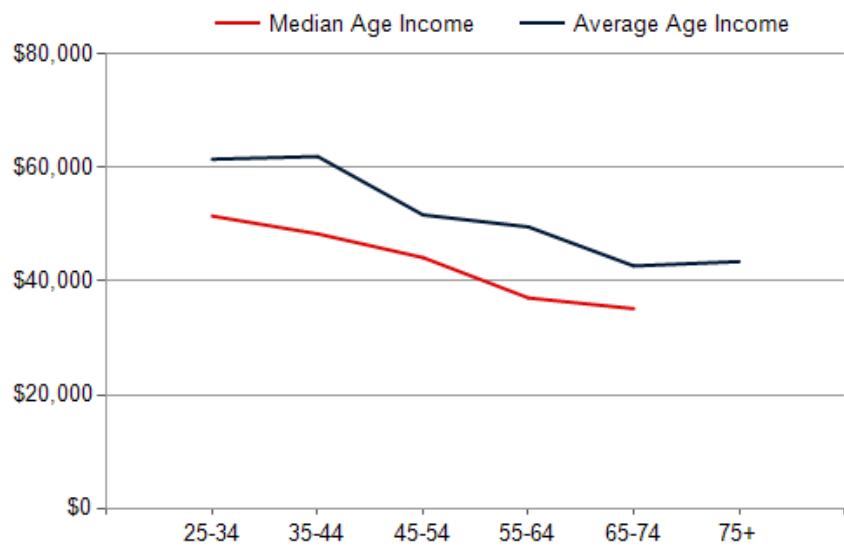
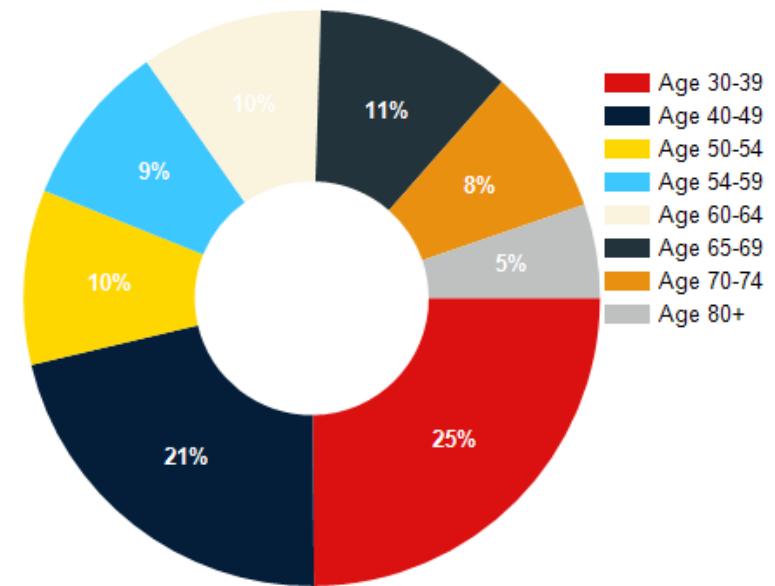


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	254	2,149	5,719
2025 Population Age 35-39	270	2,152	5,544
2025 Population Age 40-44	237	2,134	5,424
2025 Population Age 45-49	214	1,882	4,872
2025 Population Age 50-54	207	1,855	4,646
2025 Population Age 55-59	194	1,789	4,501
2025 Population Age 60-64	215	2,132	5,171
2025 Population Age 65-69	231	2,129	5,396
2025 Population Age 70-74	174	1,733	4,488
2025 Population Age 75-79	111	1,279	3,321
2025 Population Age 80-84	64	805	1,964
2025 Population Age 85+	46	845	1,898
2025 Population Age 18+	2,888	26,239	66,073
2025 Median Age	36	40	40
2030 Median Age	37	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,470	\$64,860	\$65,561
Average Household Income 25-34	\$61,481	\$77,114	\$80,598
Median Household Income 35-44	\$48,335	\$60,113	\$67,230
Average Household Income 35-44	\$61,958	\$79,270	\$88,483
Median Household Income 45-54	\$44,150	\$60,387	\$66,998
Average Household Income 45-54	\$51,671	\$77,918	\$85,740
Median Household Income 55-64	\$37,041	\$52,536	\$56,067
Average Household Income 55-64	\$49,552	\$74,528	\$79,765
Median Household Income 65-74	\$35,152	\$39,593	\$44,983
Average Household Income 65-74	\$42,679	\$57,818	\$64,567
Average Household Income 75+	\$43,448	\$51,218	\$57,522

Population By Age



2908 E 4TH ST

05 **Company Profile**

Advisor Profile



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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CCIM Associate Broker

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