



FOR LEASE

PUEBLO WEST PLAZA

44 E SPAULDING AVE, PUEBLO CO 81007

HIGHLIGHTS

- Office spaces for lease!



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
44 Units 3&4	Vacant	1	2,224	\$22.00	Modified	Medical Space with 5 patient rooms, one with sink, private office, multiple bathrooms and large reception!!
44 Unit 1A	Vacant	1	491	\$22.00	Modified	Two office suite with large windows!!
44 Unit 17	Vacant	1	383	\$22.00	Modified	Single Office Space with tons of light!!
44 Units 4	Vacant	1	182	\$30.00	Modified	Single Office Space
70 Unit 5	Vacant	1	224	\$30.00	Modified	Single Office Space

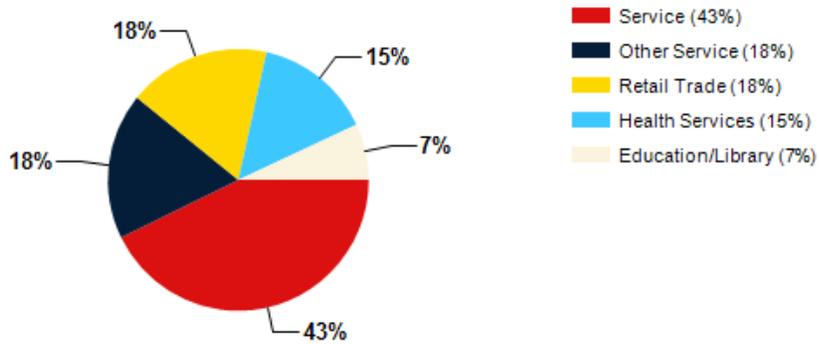
PROPERTY FEATURES

YEAR BUILT	1974
ZONING TYPE	B-4
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	20+



- Large office space in Pueblo West most recently used for medical. Multiple patient rooms/offices, break areas, bathrooms and large reception area. Very functional floor plan and great location!

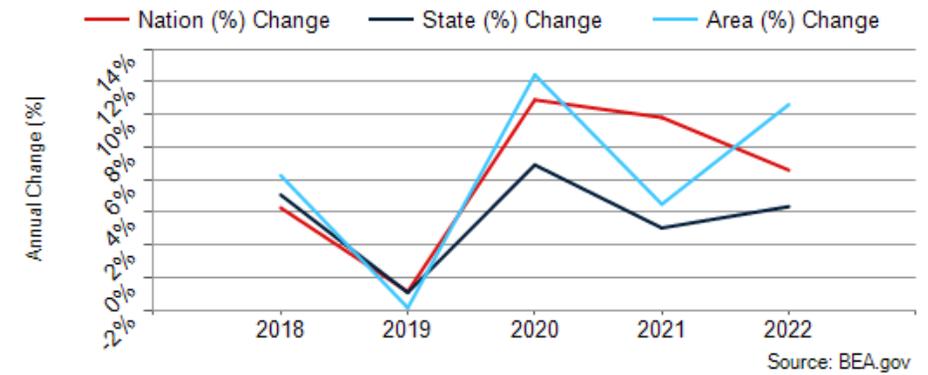
Major Industries by Employee Count

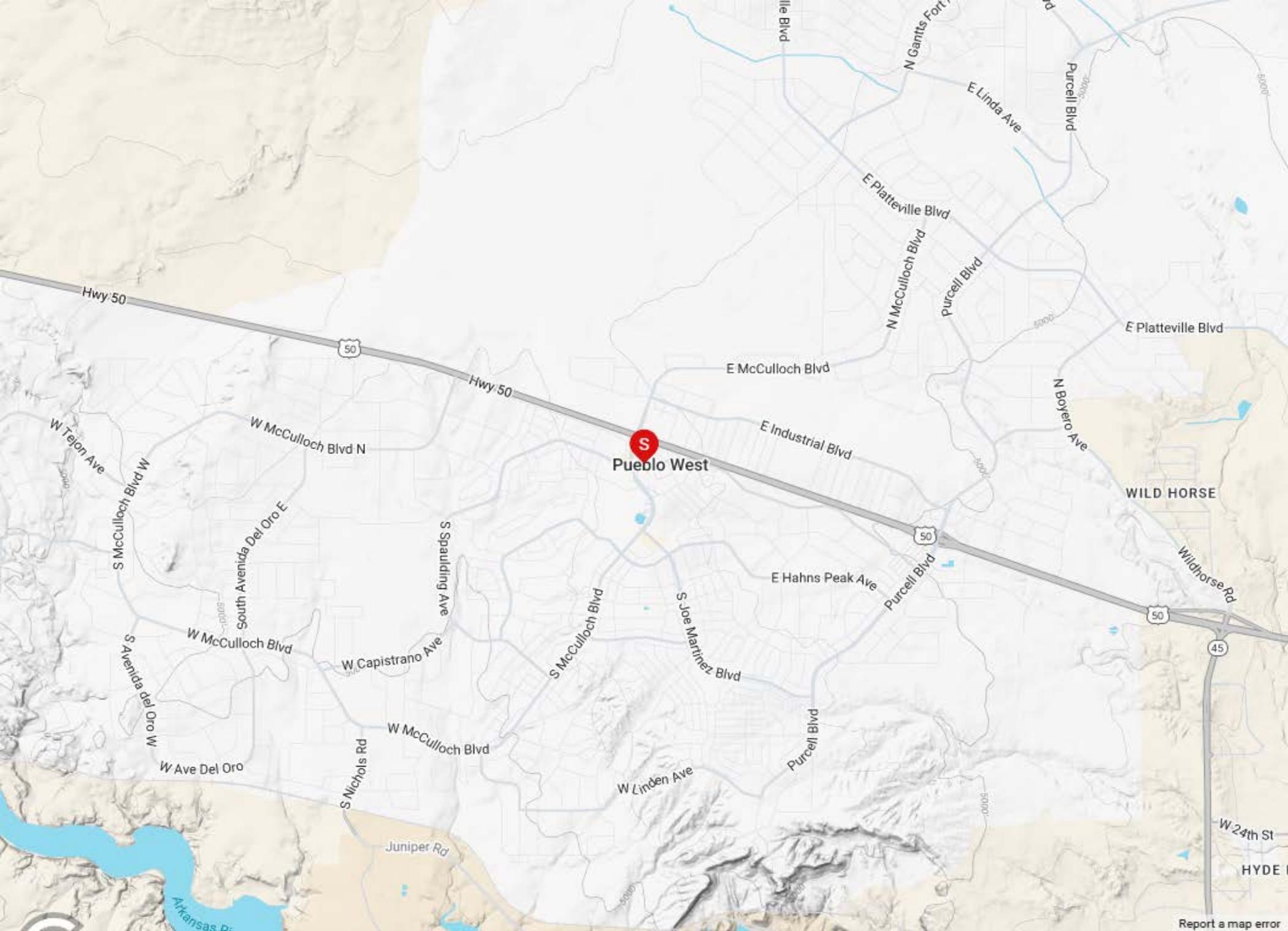


Largest Employers

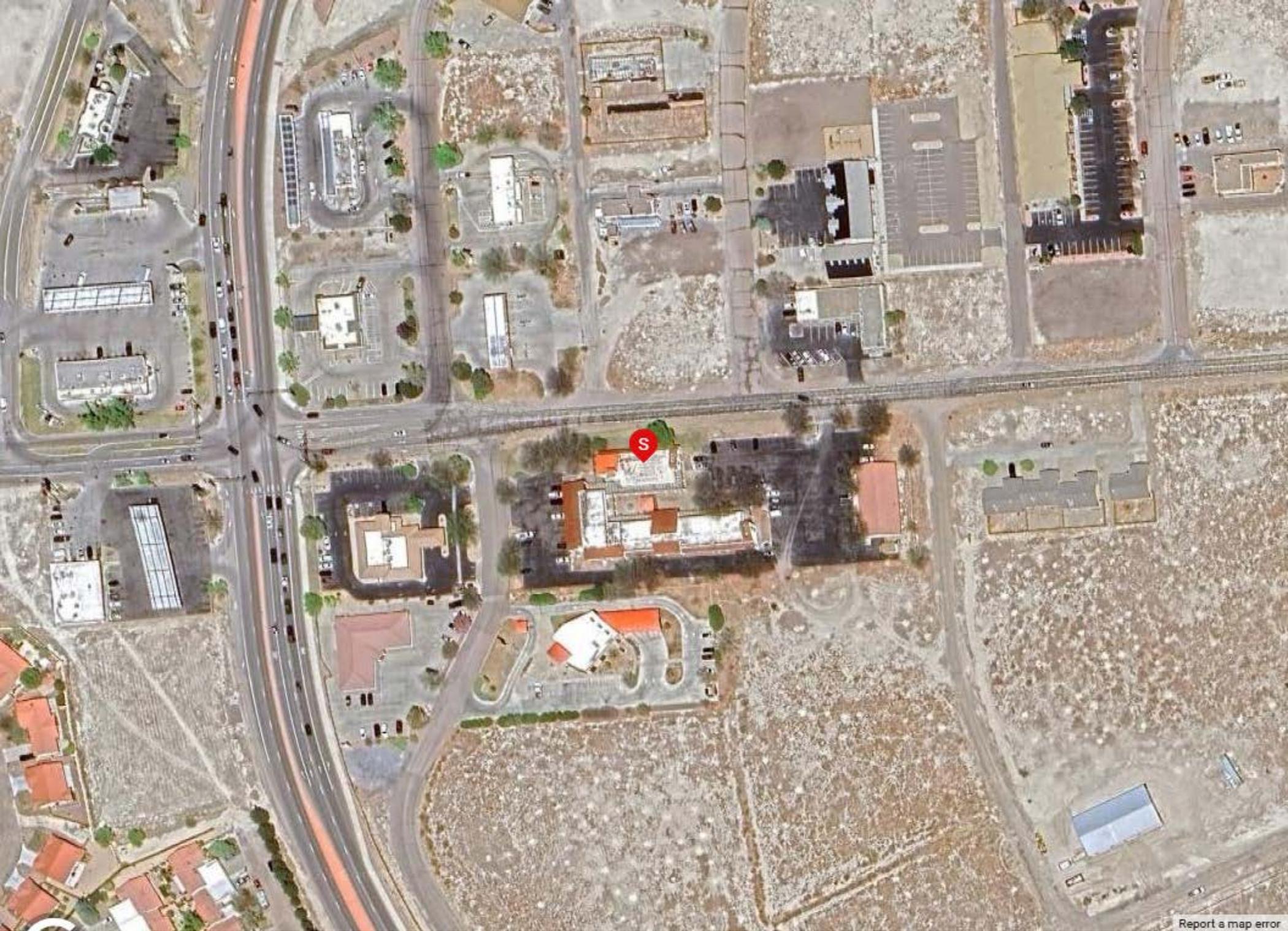
UCHealth Parkview Medical Center	4,293
Pueblo School District 60	2,400
City of Pueblo	2,000
Pueblo County Government	1,361
Colorado Department of Corrections	1,300
EVRAZ North America	1,300
Pueblo County School District 70	1,200
Walmart	1,000

Pueblo County GDP Trend





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44 Unit 1A



Traditional Office Space!

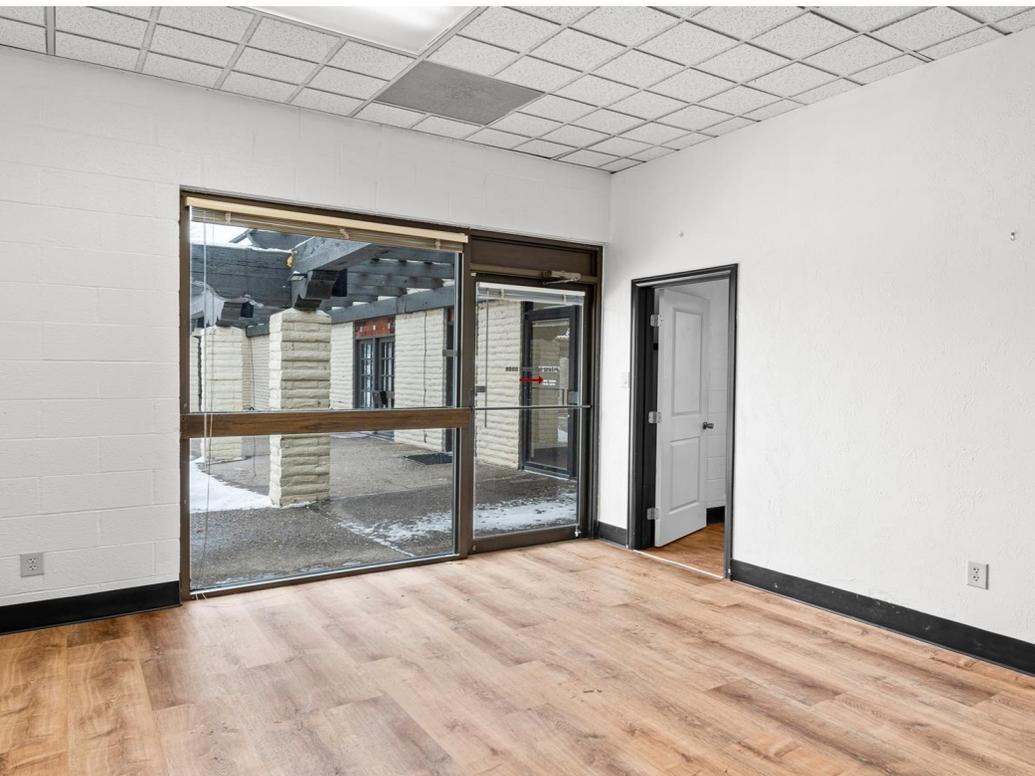


On Site Parking





44 Unit 2





44 Unit 3&4



Kitchenette Area



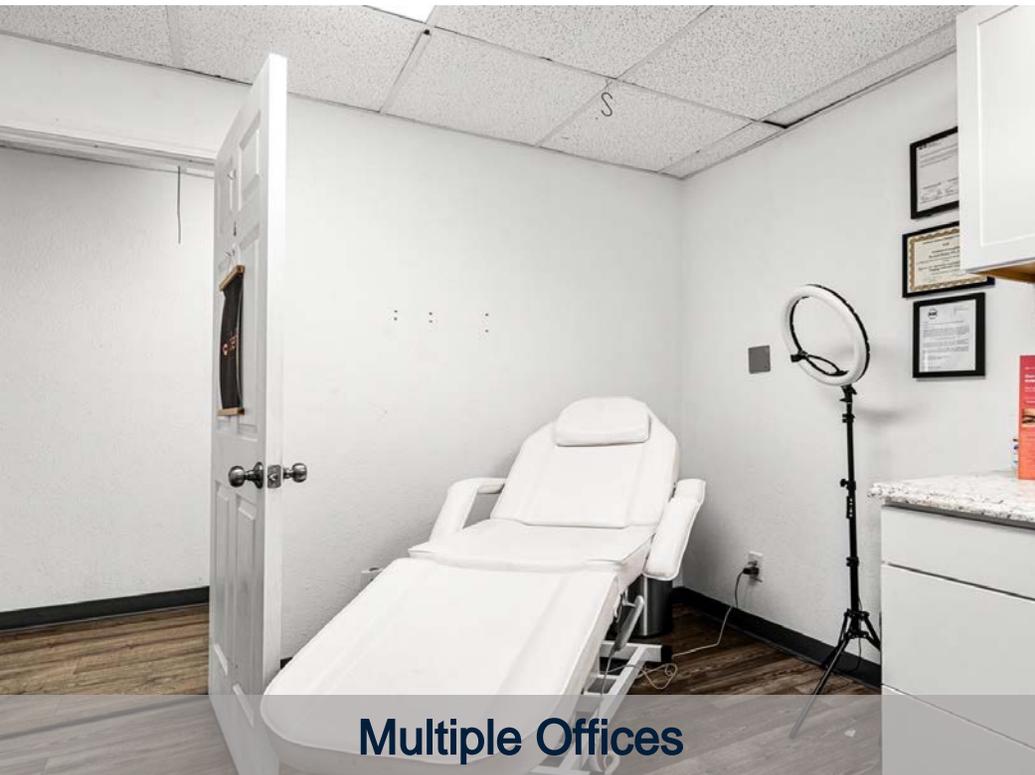
Reception Area Available



44 Unit 3&4



Nice Open Plan



Multiple Offices





70 Unit 2



2 Separate Rooms





70 Unit 4



Office Area

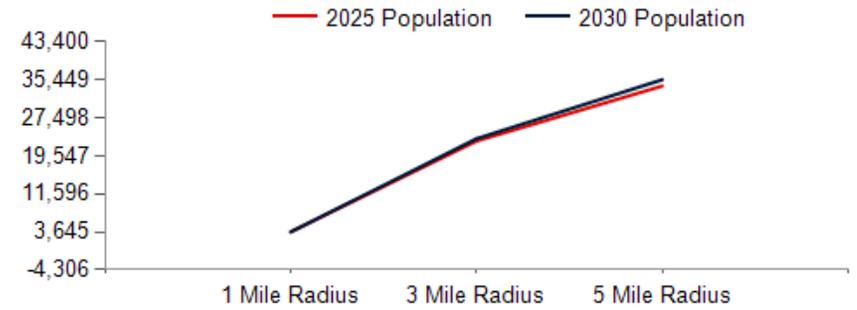


Front Area Open

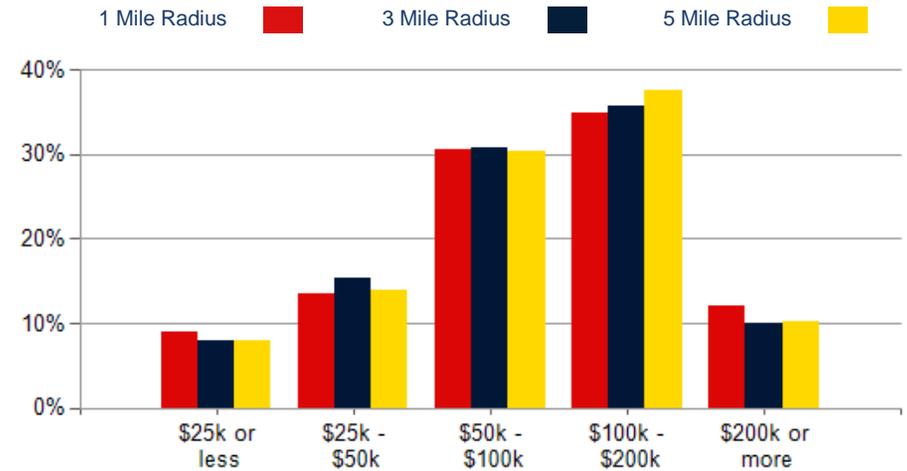


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,500	13,730	16,718
2010 Population	3,334	20,066	28,189
2025 Population	3,647	22,644	34,135
2030 Population	3,645	23,126	35,449
2025 African American	69	345	515
2025 American Indian	43	315	478
2025 Asian	63	330	482
2025 Hispanic	1,002	6,567	9,165
2025 Other Race	237	1,710	2,333
2025 White	2,659	16,317	25,113
2025 Multiracial	572	3,604	5,167
2025-2030: Population: Growth Rate	-0.05%	2.10%	3.80%

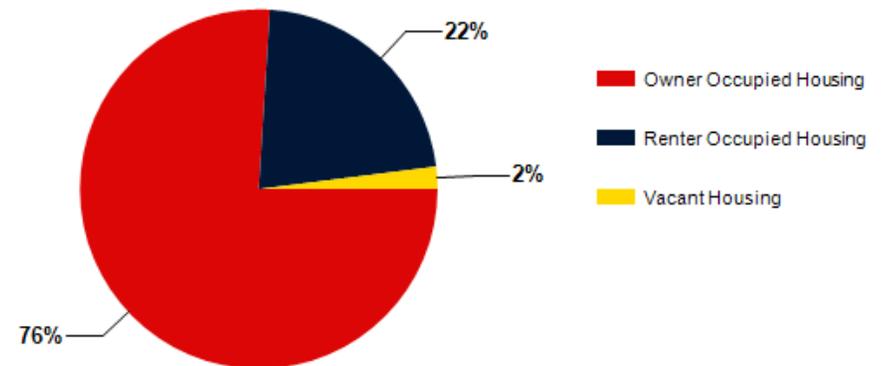
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	79	336	593
\$15,000-\$24,999	52	358	427
\$25,000-\$34,999	90	441	651
\$35,000-\$49,999	108	888	1,123
\$50,000-\$74,999	232	1,465	2,241
\$75,000-\$99,999	214	1,188	1,618
\$100,000-\$149,999	435	2,543	3,766
\$150,000-\$199,999	74	540	994
\$200,000 or greater	176	864	1,289
Median HH Income	\$93,489	\$90,794	\$94,258
Average HH Income	\$115,564	\$110,670	\$112,690



2025 Household Income

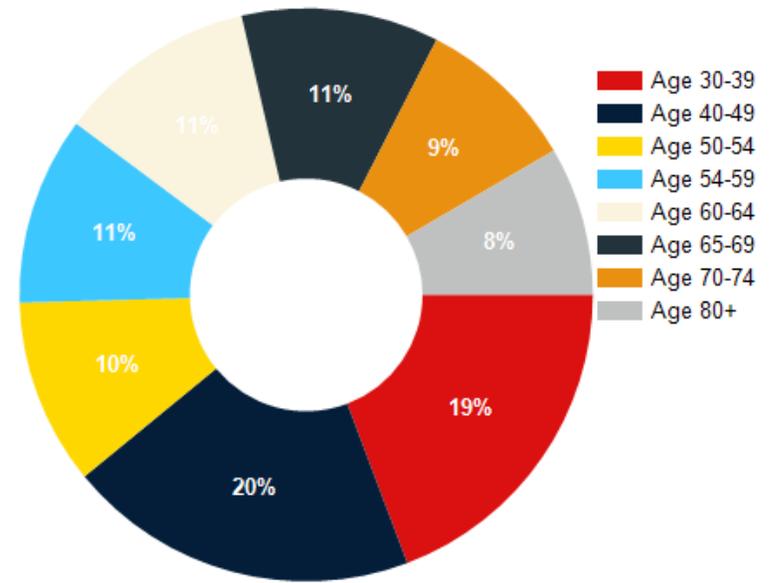


2025 Own vs. Rent - 1 Mile Radius

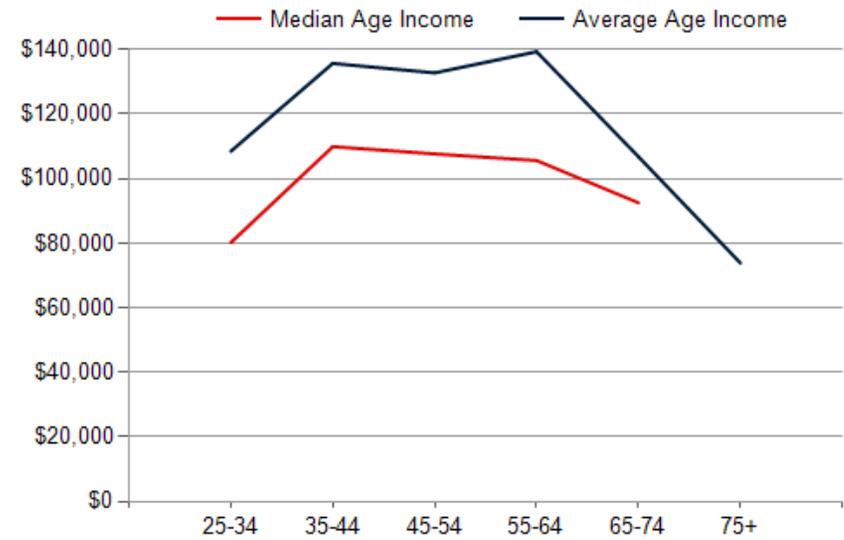


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	202	1,427	2,045
2025 Population Age 35-39	220	1,423	2,152
2025 Population Age 40-44	215	1,416	2,165
2025 Population Age 45-49	219	1,320	2,004
2025 Population Age 50-54	230	1,448	2,192
2025 Population Age 55-59	233	1,445	2,157
2025 Population Age 60-64	245	1,498	2,355
2025 Population Age 65-69	244	1,402	2,155
2025 Population Age 70-74	199	1,184	1,856
2025 Population Age 75-79	184	1,008	1,549
2025 Population Age 80-84	113	569	864
2025 Population Age 85+	90	418	667
2025 Population Age 18+	2,877	17,598	26,570
2025 Median Age	44	41	42
2030 Median Age	44	42	43



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,202	\$83,122	\$90,808
Average Household Income 25-34	\$108,478	\$101,499	\$106,422
Median Household Income 35-44	\$109,911	\$109,330	\$111,582
Average Household Income 35-44	\$135,710	\$129,953	\$132,951
Median Household Income 45-54	\$107,655	\$108,224	\$109,798
Average Household Income 45-54	\$132,772	\$130,614	\$132,347
Median Household Income 55-64	\$105,630	\$98,309	\$98,696
Average Household Income 55-64	\$139,338	\$122,332	\$121,967
Median Household Income 65-74	\$92,516	\$79,407	\$82,184
Average Household Income 65-74	\$106,802	\$99,598	\$102,323
Average Household Income 75+	\$73,849	\$74,819	\$73,963





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

Pueblo West Plaza

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