



TURN-KEY RESTAURANT

105 S Tiffany Dr | 105 S Tiffany Dr, Pueblo West, CO 81007



105 S Tiffany Dr

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Exclusively Marketed by:

Steve Henson Jr

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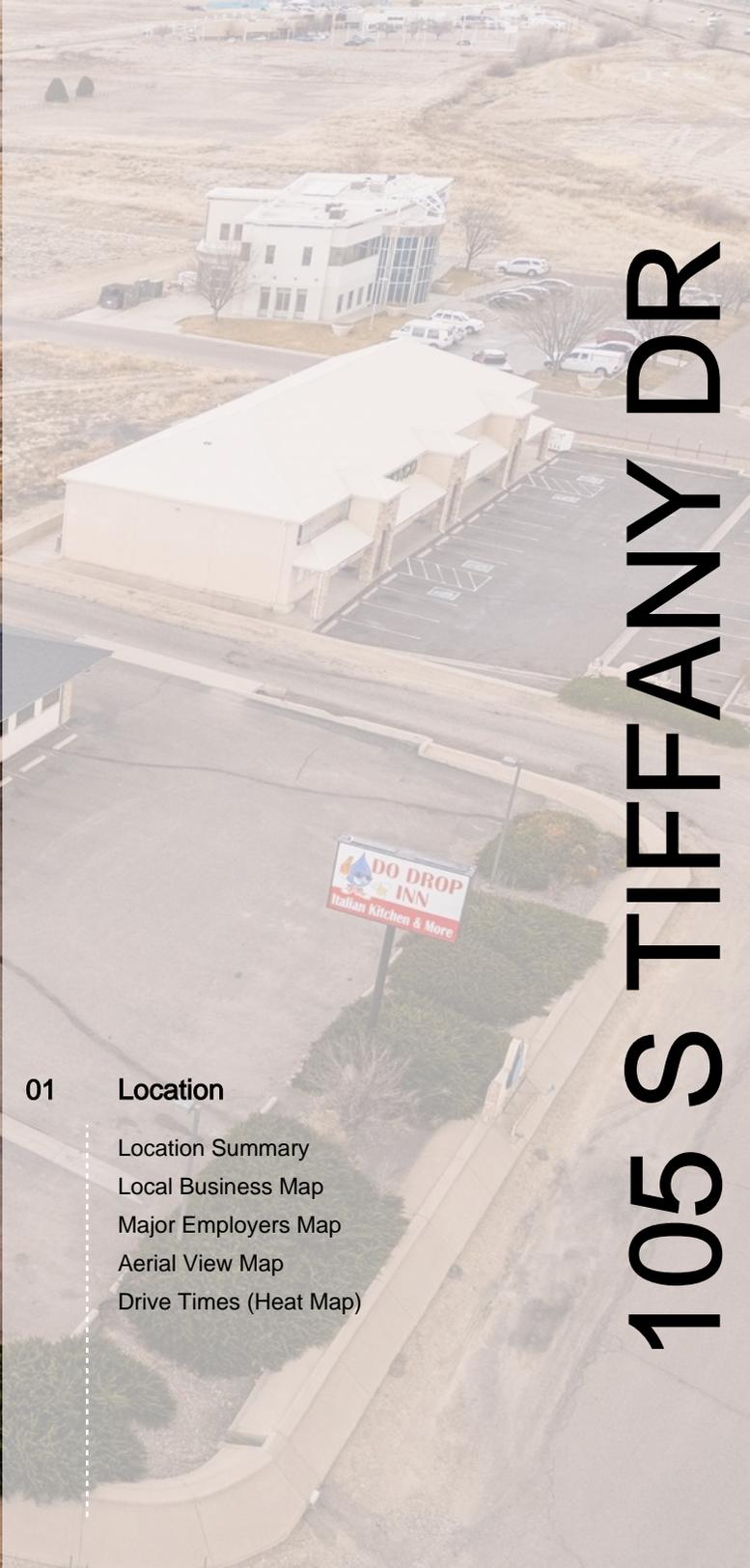
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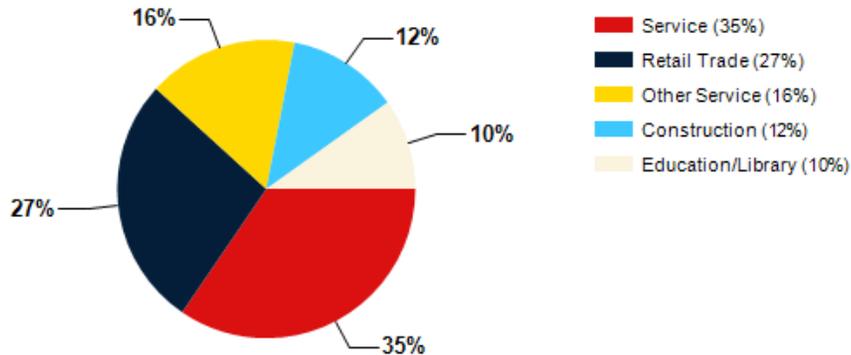
01 Location

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Location Highlights

- Pueblo West is a rapidly growing community located in southern Colorado, known for its scenic beauty and outdoor recreational opportunities such as Lake Pueblo State Park.
- Nearby schools, such as Liberty Point International School and Pueblo West High School, contribute to the local community's vibrancy and potential customer base.
- Access to major roadways like Highway 50 and Interstate 25 make the property easily accessible to both local residents and tourists passing through the area.
- The neighborhood boasts a mix of residential and commercial properties, creating a diverse and dynamic environment that could attract a steady flow of customers to the retail space.

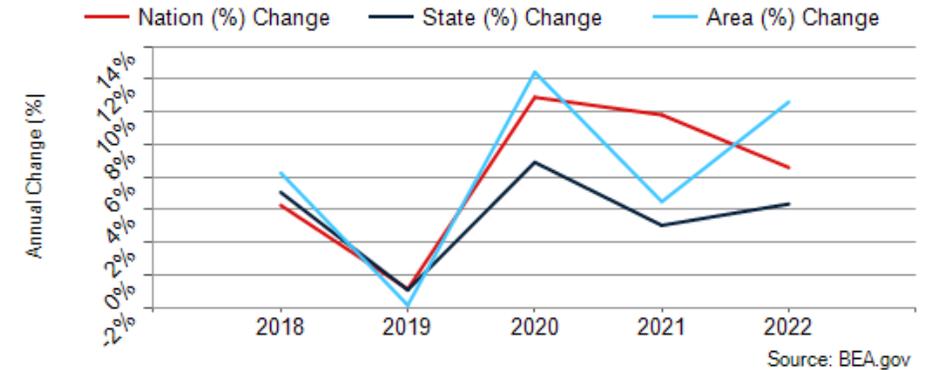
Major Industries by Employee Count

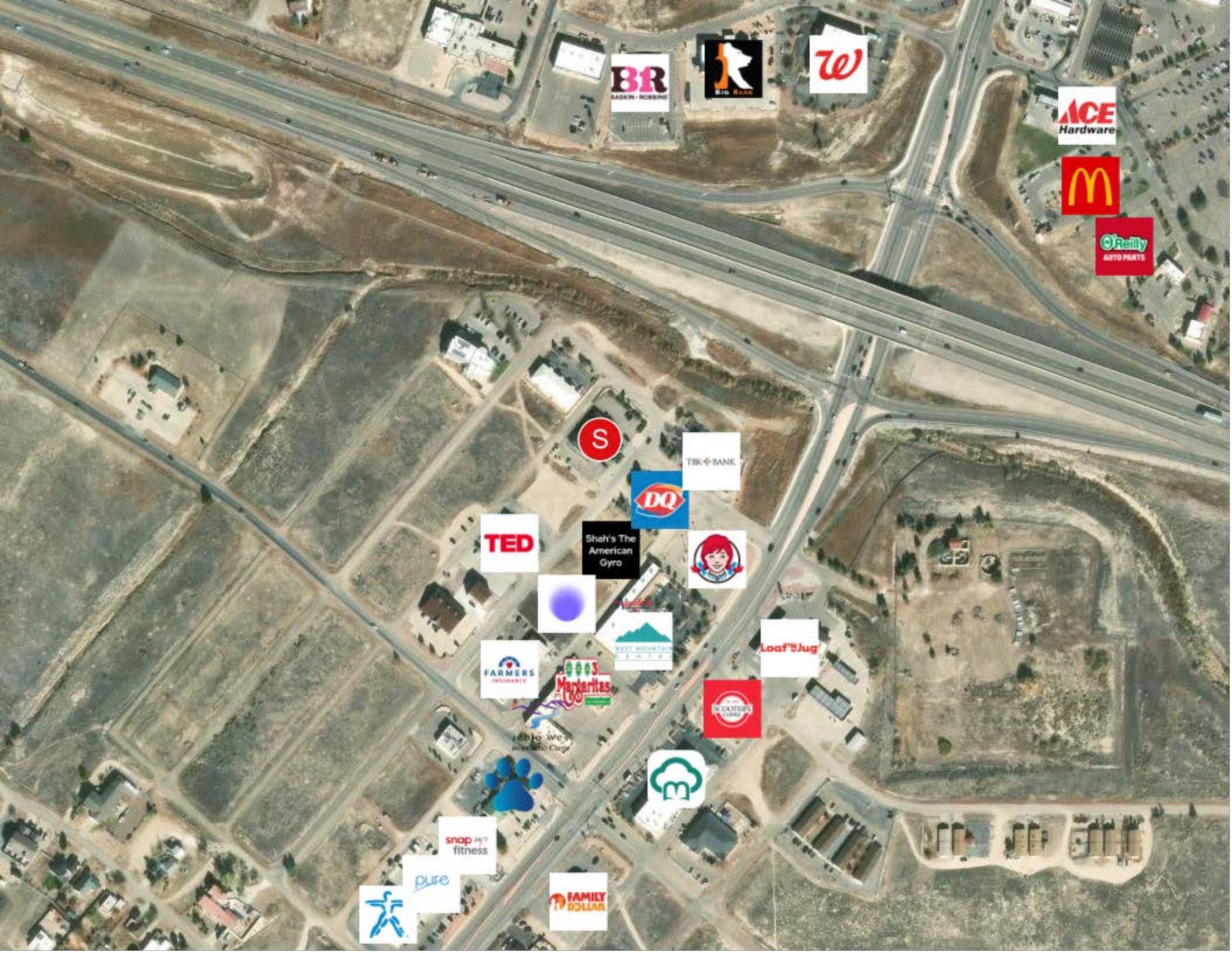


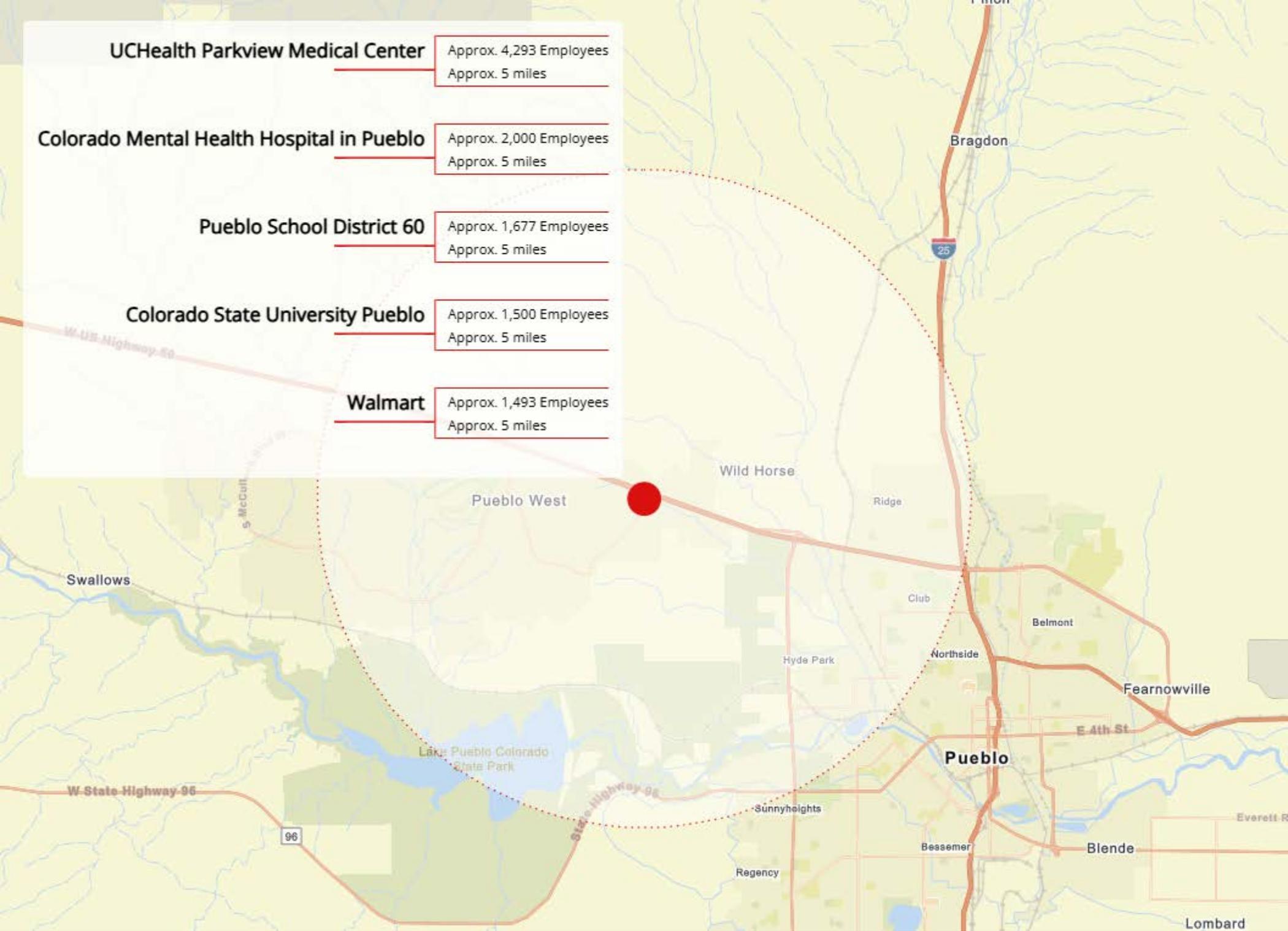
Largest Employers

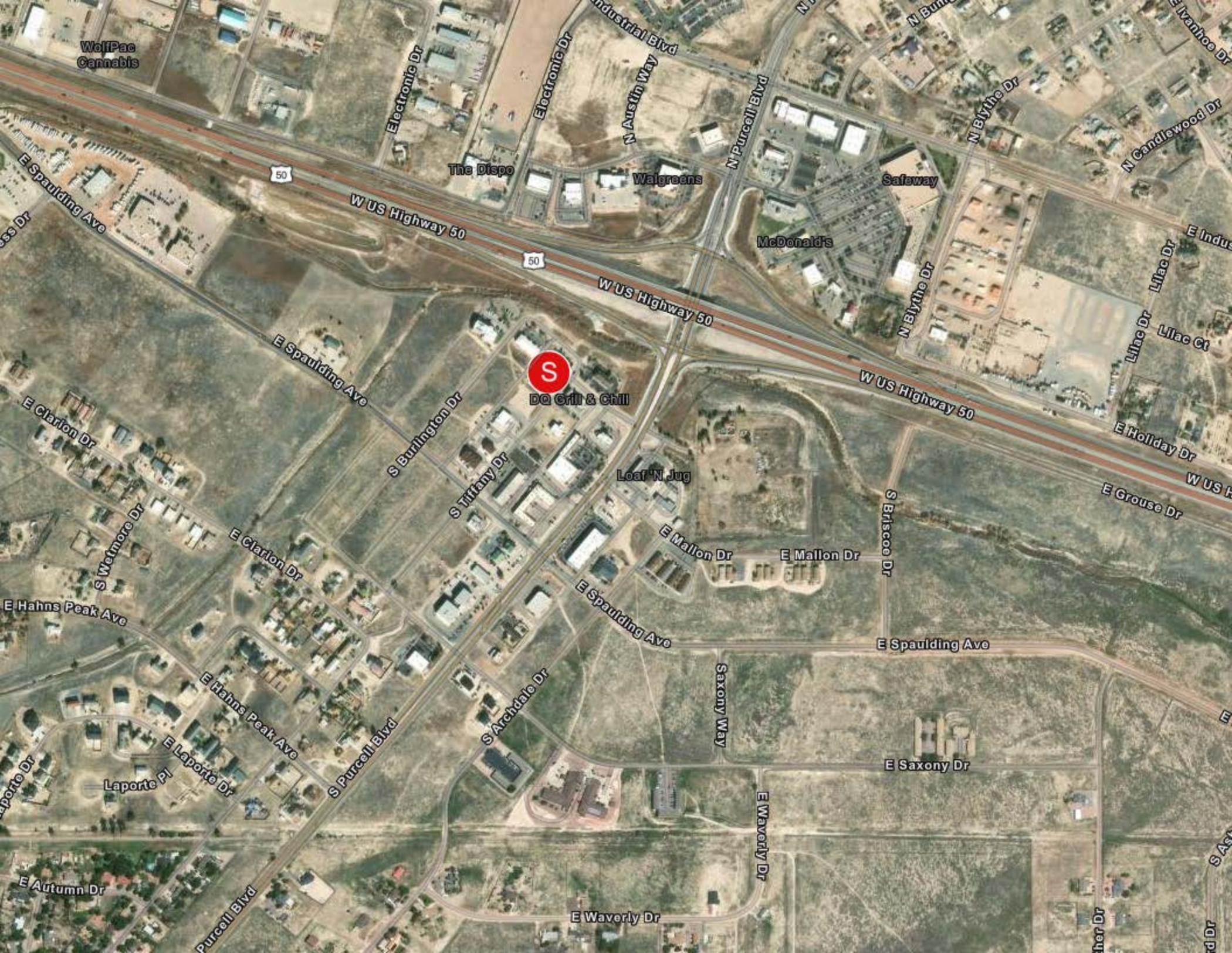
UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

Pueblo County GDP Trend









S

DQ Grill & Chill

WolfPac Cannabis

Electronic Dr

Electronic Dr

Industrial Blvd

N Austin Way

The Dispo

Walgreens

N Purcell Blvd

Safeway

N Blythe Dr

N Candlewood Dr

50

W US Highway 50

50

W US Highway 50

McDonald's

N Blythe Dr

E Indus

E Spaulding Ave

S Burlington Dr

S Tiffany Dr

Loaf 'N Jug

W US Highway 50

E Holiday Dr

W US H

E Clarton Dr

S Wetmore Dr

E Clarton Dr

E Mallon Dr

E Mallon Dr

S Briscoe Dr

E Grouse Dr

E Hahns Peak Ave

E Hahns Peak Ave

E Spaulding Ave

E Spaulding Ave

Laporte Dr

Laporte Pl

E Laporte Dr

S Purcell Blvd

S Archdale Dr

Saxony Way

E Saxony Dr

E Autumn Dr

Purcell Blvd

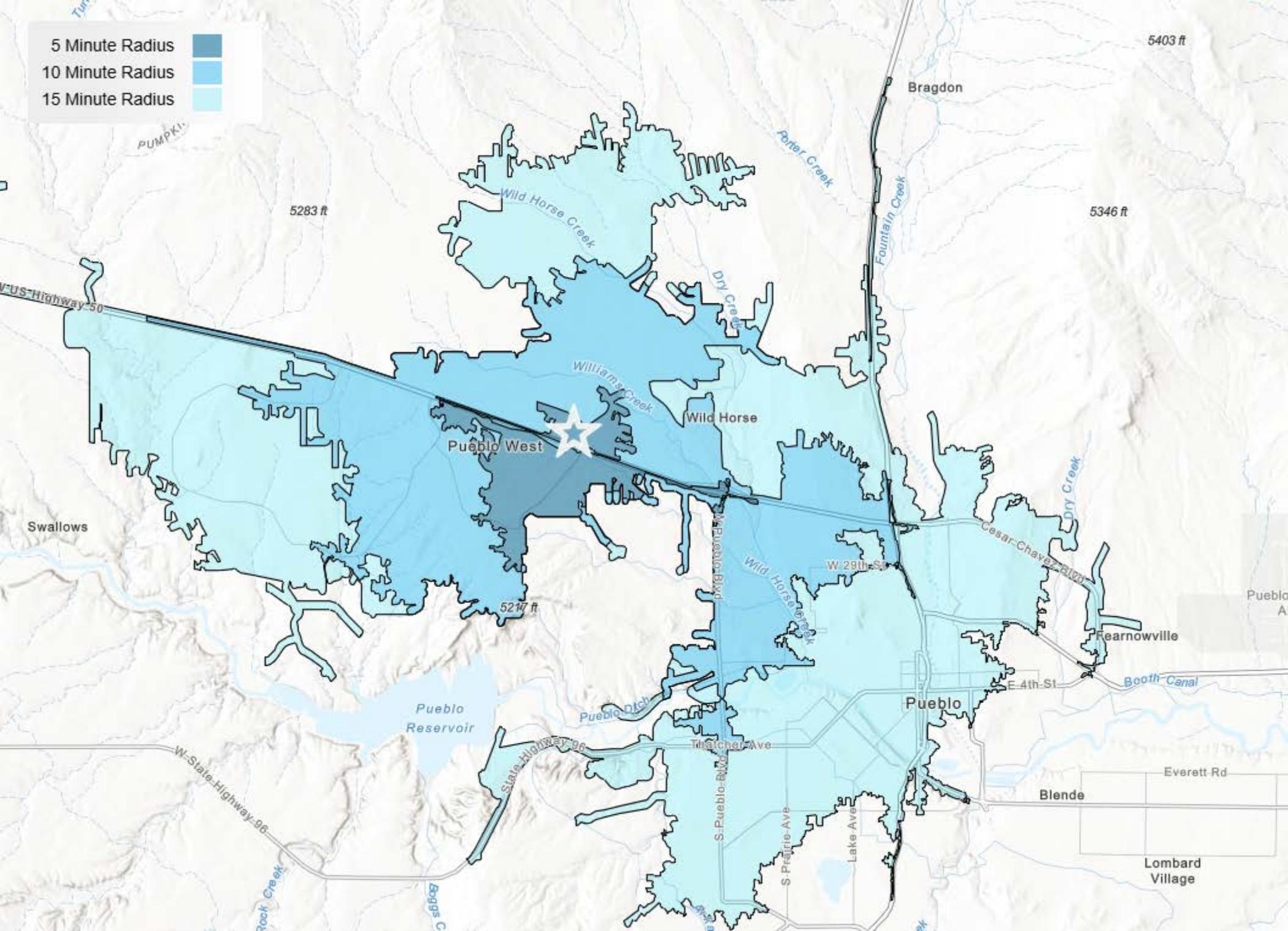
E Waverly Dr

E Waverly Dr

ther Dr

S Ast

rd Dr



5 Minute Radius
 10 Minute Radius
 15 Minute Radius



02

Property Description

Property Features

Property Images

105 S TIFFANY DR

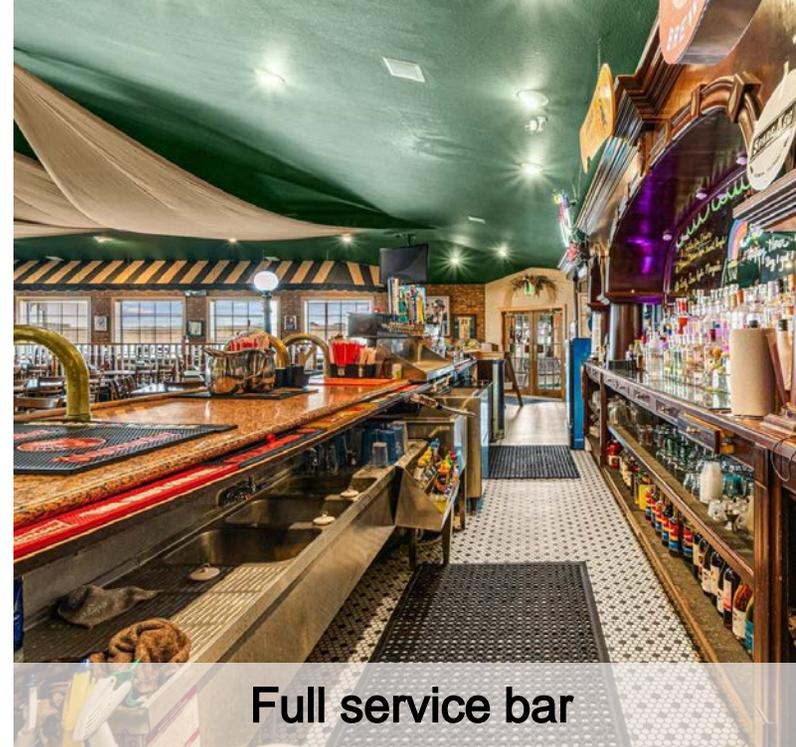
PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	8,120
LAND SF	33,541
GLA (SF)	5,278
LAND ACRES	.77
YEAR BUILT	2000
# OF PARCELS	1
ZONING TYPE	B-4
BUILDING CLASS	B
TOPOGRAPHY	Generally Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	51
PARKING RATIO	9.66
CORNER LOCATION	Yes
TRAFFIC COUNTS	2300
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1





Large storage basement with additional walk-in



Full service bar



Spacious commercial kitchen



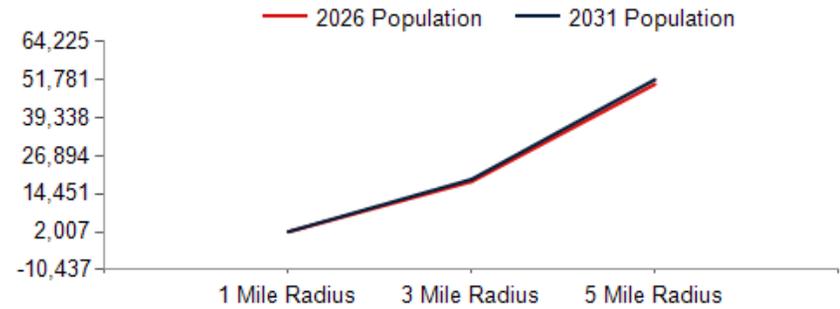
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Demographics

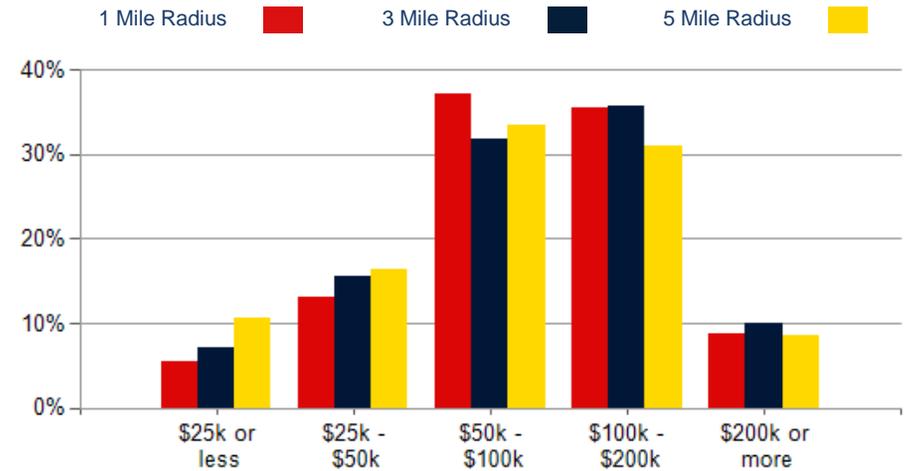
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,133	10,277	29,145
2010 Population	1,771	15,901	42,702
2026 Population	2,007	18,472	50,290
2031 Population	2,057	19,194	51,781
2026 African American	57	350	1,299
2026 American Indian	27	278	867
2026 Asian	31	274	839
2026 Hispanic	687	5,471	17,676
2026 Other Race	187	1,454	5,140
2026 White	1,379	13,162	33,473
2026 Multiracial	325	2,939	8,596
2026-2031: Population: Growth Rate	2.45%	3.85%	2.95%

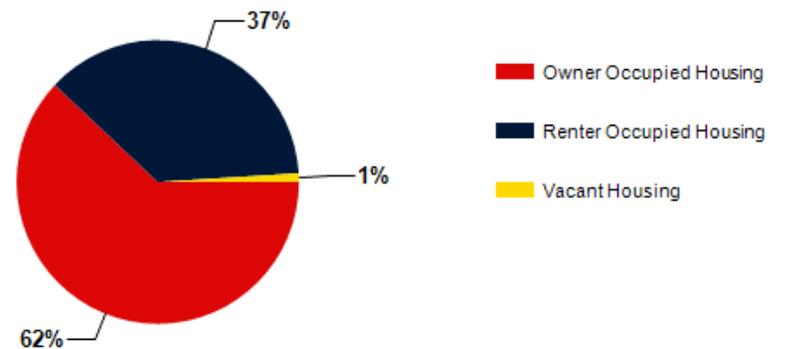
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	24	270	1,200
\$15,000-\$24,999	17	233	859
\$25,000-\$34,999	36	384	1,136
\$35,000-\$49,999	62	712	2,037
\$50,000-\$74,999	112	1,188	3,473
\$75,000-\$99,999	168	1,068	3,036
\$100,000-\$149,999	150	1,722	3,871
\$150,000-\$199,999	117	800	2,158
\$200,000 or greater	66	707	1,672
Median HH Income	\$91,977	\$91,119	\$81,732
Average HH Income	\$112,247	\$112,576	\$103,918



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

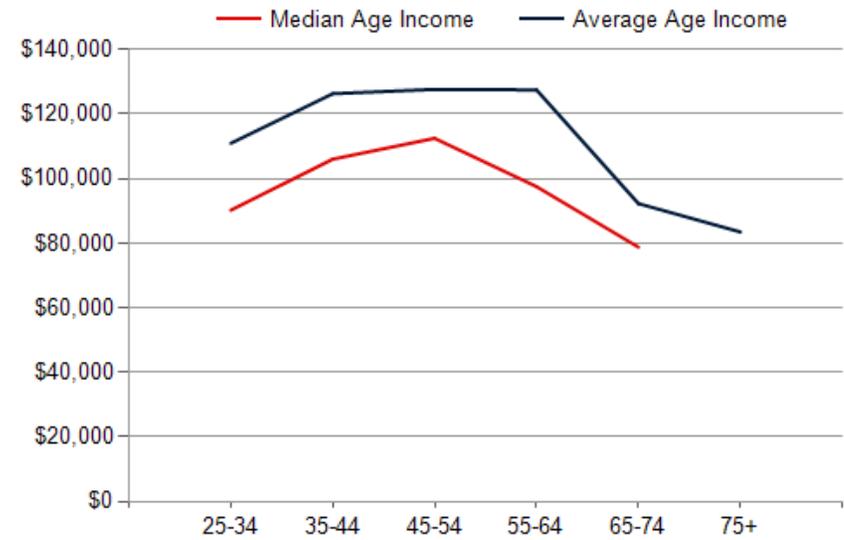
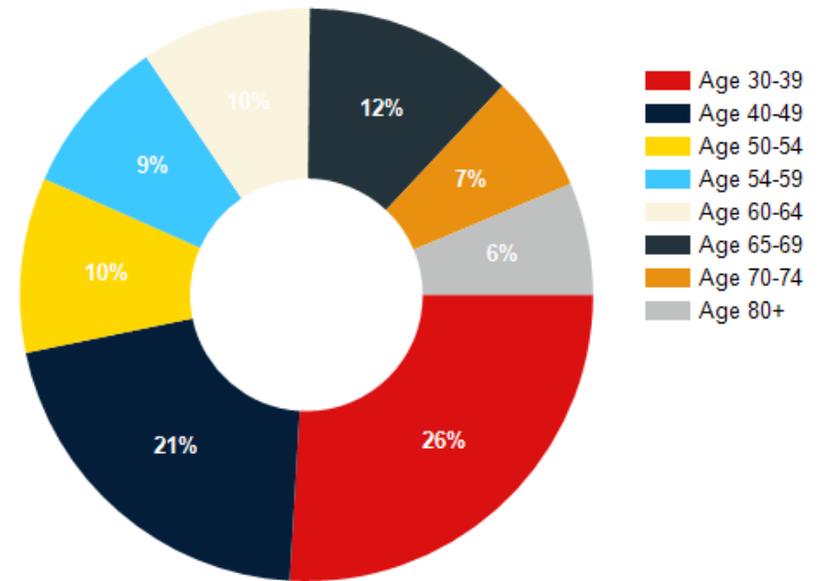


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	148	1,235	3,448
2026 Population Age 35-39	151	1,214	3,403
2026 Population Age 40-44	124	1,134	3,316
2026 Population Age 45-49	116	1,081	2,984
2026 Population Age 50-54	114	1,119	3,057
2026 Population Age 55-59	103	1,150	2,930
2026 Population Age 60-64	111	1,189	3,089
2026 Population Age 65-69	136	1,128	2,978
2026 Population Age 70-74	77	905	2,601
2026 Population Age 75-79	73	806	2,172
2026 Population Age 80-84	43	489	1,201
2026 Population Age 85+	37	441	1,091
2026 Population Age 18+	1,531	14,437	39,600
2026 Median Age	38	41	40
2031 Median Age	39	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,240	\$89,721	\$83,344
Average Household Income 25-34	\$110,959	\$106,405	\$101,835
Median Household Income 35-44	\$106,028	\$112,908	\$104,223
Average Household Income 35-44	\$126,323	\$136,012	\$124,110
Median Household Income 45-54	\$112,505	\$112,209	\$103,486
Average Household Income 45-54	\$127,679	\$133,493	\$123,691
Median Household Income 55-64	\$97,534	\$95,969	\$86,245
Average Household Income 55-64	\$127,506	\$120,628	\$110,907
Median Household Income 65-74	\$78,769	\$78,209	\$71,671
Average Household Income 65-74	\$92,270	\$97,998	\$91,249
Average Household Income 75+	\$83,477	\$78,262	\$72,026

Population By Age



04 **Company Profile**
Advisor Profile



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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