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1022 Liberty Ln
Pueblo, CO 81001

100% Occupied Medical Office Investment



INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

Introducing 1022 Liberty Ln, Pueblo, CO. This impressive 7,876 SF two tenant fully occupied medical office building, offers a prime investment opportunity. This property is positioned to deliver immediate returns as the anchor tenant, Family and Kids Dental, operated by Lone Peak Dental has been at the location since 2014, with just under 9 years remaining on their NNN lease. From the Ash a local Message Therapy group occupies the other 12% of the building, and are in their first year of a 6 year lease. With a highly sought-after location in Pueblo and spacious, well-maintained interiors, it's an enticing option for MOB investors looking to add a solid asset to their portfolio. Don't miss the chance to secure a property with strong historical occupancy and potential for future growth in a thriving market.

PROPERTY HIGHLIGHTS

- Reliable, long-term income with the anchor Tenant on a NNN lease
- Credit-backed corporate tenant in place since 2014
- Attractive financial profile with rent escalators and low-touch management

OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | Contact Broker |
| Lot Size: | 0.889 Acres |
| Building Size: | 7,876 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 340 | 1,691 | 6,105 |
| Total Population | 837 | 4,038 | 14,527 |
| Average HH Income | \$78,212 | \$72,951 | \$67,106 |





INVESTMENT ANALYSIS

| Family and Kids Dental | | | |
|--------------------------------------|-------------------|-----------------|-------------------|
| Commercial Analysis | "As-Is" | PSF | " Proforma" |
| Commercial Base Rent | \$137,532 | \$17.66 | \$137,921 |
| Expense Reimbursement Revenue | \$48,847 | \$6.27 | \$56,358 |
| TOTAL POTENTIAL GROSS REVENUE | \$186,379 | \$23.94 | \$194,279 |
| EFFECTIVE GROSS REVENUE | \$186,379 | \$23.94 | \$194,279 |
| Property Taxes (Estimated Post Sale) | (\$14,619) | (\$1.88) | (\$15,057) |
| Property Insurance | (\$5,000) | (\$0.64) | (\$5,150) |
| Trash Removal | (\$1,800) | (\$0.23) | (\$1,854) |
| Electricity / Gas | (\$8,400) | (\$1.08) | (\$8,652) |
| Water / Sewer | (\$10,262) | (\$1.32) | (\$10,570) |
| Telephone Expense | (\$4,636) | (\$0.60) | (\$4,775) |
| Repairs and Maintenance | (\$5,000) | (\$0.64) | (\$5,150) |
| Landscape / Snow Removal | (\$6,000) | (\$0.77) | (\$6,180) |
| Property Management (5%) | \$0 | \$0.00 | (\$6,896) |
| Total Reimbursable Expenses | (\$55,717) | (\$7.16) | (\$64,284) |
| Total Operating Expenses | (\$55,717) | (\$7.16) | (\$64,284) |
| NET OPERATING INCOME | \$130,662 | \$16.78 | \$129,995 |
| | | | \$16.70 |



INVESTMENT ANALYSIS

| Family and Kids Dental | | | | | | | | | | | | |
|------------------------|--------------|-----------------|----------|---------|-------------------|------------------|-------------|----------------|-------------------|------------|------------------|--------------------|
| Effective Occupied SF: | | | 7,786 sf | 100.0% | | | | | | | | |
| Effective Vacant SF: | | | 0 sf | 0.0% | | | | | | | | |
| Total SF: | | | 7,786 sf | 100.0% | | | | | | | | |
| Tenant | Unit | RSF | | | Monthly Base Rent | Annual Base Rent | Annual PSF | Monthly OpEx | Expense Reimburse | Annual PSF | Total | PSF |
| Family and Kids Dental | 1st floor | 6,826 | 2/1/14 | 1/31/34 | \$10,381 | \$124,572 | \$18.25 psf | \$4,071 | \$48,847 | \$7.16 | \$173,419 | \$25.41 psf |
| From The Ash | Garden Level | 960 | 1/1/25 | 4/30/31 | \$1,080 | \$12,960 | \$13.50 psf | \$0 | \$0 | \$0.00 | \$12,960 | \$13.50 psf |
| TOTALS | | 7,786 sf | | | \$11,461 | \$137,532 | | \$4,071 | \$48,847 | | \$186,379 | \$23.94 /sf |

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.



INVESTMENT ANALYSIS

| Family and Kids Dental | | | | | | | | | | | | |
|------------------------|--------------|-----------|--------|--------------------|------------------|--------------------|-------------------|------------------|-------------|--------------------------------|------------|--|
| Effective Occupied SF: | | 7,786 sf | 100.0% | | | | | | | | | |
| Effective Vacant SF: | | 0 sf | 0.0% | | | | | | | | | |
| Total SF: | | 7,786 sf | 100.0% | | | | | | | | | |
| Tenant | Unit | RSF | SF | Lease Commencement | Lease Expiration | Rental Year/Months | Monthly Base Rent | Annual Base Rent | Annual PSF | Extension Options | Lease Type | |
| Family and Kids Dental | First Floor | 6,826 | 87.7% | 2/1/14 | 1/31/34 | Years 1-10 | \$10,381 | \$124,575 | \$18.25 psf | One, 5 year option to extend. | NNN | |
| From The Ash | Garden Level | 960 | 12.3% | 1/1/25 | 4/30/31 | Months 1-3 | \$0 | \$0 | \$0.00 psf | | | |
| | | | | | | Months 3-10 | \$1,080 | \$12,960 | \$13.50 psf | | | |
| | | | | | | Months 11-12 | \$0 | \$0 | \$0.00 psf | | | |
| | | | | | | Months 13-24 | \$1,112 | \$13,349 | \$13.91 psf | | | |
| | | | | | | Months 25-36 | \$1,146 | \$13,749 | \$14.32 psf | Two, 3 year options to extend. | F/S | |
| | | | | | | Months 37-48 | \$1,180 | \$14,162 | \$14.75 psf | | | |
| | | | | | | Months 49-60 | \$1,216 | \$14,587 | \$15.19 psf | | | |
| | | | | | | Months 61-72 | \$1,252 | \$15,024 | \$15.65 psf | | | |
| | | | | | | Months 73-76 | \$1,290 | \$15,475 | \$16.12 psf | | | |
| TOTALS | | 7,786 BSF | | | | | | | | | | |

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AREA OVERVIEW

Pueblo is the eighth largest city in Colorado, located at an elevation of 4,700 feet in Southeastern Colorado along the southernmost edge of the state's major growth corridor, commonly referred to as the Front Range of the Rocky Mountains. Historically a transportation junction, the city lies at the crossroads of two major highways – Interstate 25, Colorado's major north/south arterial, and U.S. Highway 50 (east/west). Additionally, it is located just 114 miles south of Denver and 45 miles south of Colorado Springs. Located at the confluence of the Arkansas River and Fountain Creek, Pueblo has been an important crossroads for transportation and trading for more than 150 years. Pueblo has invested numerous resources to help revitalize the city and attract new employers and a growing population.

Pueblo has been nationally recognized for its business friendly climate, and low taxes. Pueblo serves as the southern boundary for the state's major business growth corridor. The top Industries in Pueblo include: services, retail trade, public administration, healthcare and construction.

As a whole, Pueblo has fared well, even during the recent downturn. Much like the rest of the state, Pueblo's unemployment rate increased over the past few years. However, positive job growth has made its way back into the region.

PUEBLO
POPULATION
111,430

MEDIAN AGE
37.8

MEDIAN HOME
VALUE
\$198K

OWNER OCCUPIED
HOUSING
66.9%



PUEBLO QUALITY OF LIFE:

- One of the lowest costs of living in America
- Sunshine at least 300 days annually
- The health care center for Southern Colorado
- Abundant recreational and cultural activities
- The communications center of Southern Colorado
- 35th Best Small City for Job Growth





Located less than five minutes to the northeast is the Colorado State University, a 279-acre four-year university campus on top of a hill at the north end of Pueblo and offering gorgeous mountain views. The university has recently completed construction on a new 12,000 seat football stadium, a new 42,000 square foot student recreation center, three new residence halls and a \$24 million expansion/renovation of the University Library. The university has an annual economic impact of over \$128 million on the local economy and supports over 1,300 jobs both directly and indirectly.

Established in 1933, CSU Pueblo has a student body of over 5,000 students, including 120 international students. The student population has grown 24% since 2002. Currently a fully accredited four-year university, it offers 28 baccalaureate and eight graduate degree programs.

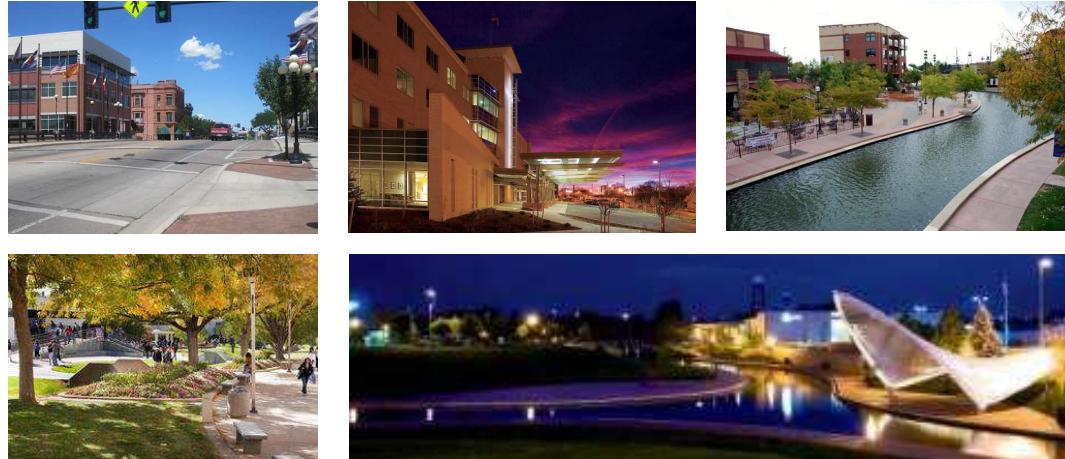




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As a whole, Pueblo has fared well, even during the recent downturn. Much like the rest of the state, Pueblo's unemployment rate increased over the past few years. However, positive job growth has made its way back into the region. As of March 2014, a total of 510 jobs have been added to the Pueblo workforce since the beginning of the year. This equates to a 0.8% increase since January helping the overall employment base rise to a total of 67,819.



PUEBLO EMPLOYERS

| | |
|---|-------|
| Agriculture, Forestry, Fishing and Hunting and Mining | 0.9% |
| Construction | 7.1% |
| Manufacturing | 7.1% |
| Wholesale Trade | 2% |
| Retail Trade | 14.5% |
| Transportation and Warehousing, and Utilities | 3.5% |
| Information | 2.1% |
| Finance and Insurance, and Real Estate and Rental and Leasing | 4.4% |
| Professional, Scientific, Management and Administrative & Waste | 9.1% |
| Educational Services and Health Care and Social Assistance | 28.1% |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 11.9% |
| Other Services, Except Public Administration | 3.8% |
| Public Administration | 5.5% |



TENANT PROFILES



TENANT HIGHLIGHTS

- The facility operates as Family & Kids Dental, which is corporately guaranteed by Lone Peak Dental Group, a large dental service organization with over 60 locations in 15 states
- Occupant has been in place since 2014 and is backed by a corporate guarantor with multi-state presence
- Minimizes landlord obligations—tenant covers most operating expenses

FAMILY & KIDS DENTAL OVERVIEW

| | |
|-----------------|---|
| Parent Company: | Lone Peak Dental |
| Founded: | 2003 |
| Locations: | Approx. 75 offices |
| Headquarters: | Englewood, CO |
| Website: | https://www.lonepeakdentalgroup.com/ |

ABOUT LONE PEAK DENTAL

Founded in 2003 by two pediatric dentists in Denver, Lone Peak Dental Group has expanded from just three local offices to more than 75 locations across 15 states, including both urban and underserved communities. Many of their clinics are intentionally placed to improve access to dental care for patients who might otherwise need to travel long distances.

The organization grows through a mix of new practice development and strategic affiliations, maintaining a strong focus on community-based pediatric dentistry. Their guiding principle is to ensure every patient receives care, regardless of their ability to pay.

Lone Peak operates as a Dental Partnership Organization (DPO), using an owner-doctor model that offers local equity opportunities. This structure allows partner dentists to influence their practice's direction and share in its success, while still benefiting from centralized business support. All dentists—owners and associates alike—enjoy clinical independence, opportunities for mentorship, and the ability to help shape their practice culture. Associates also have clear pathways to become partners in the future.



TENANT PROFILES

From The Ashe

TENANT HIGHLIGHTS

- Lease term from January 2025 to April 2031 with built-in annual rent escalations.
- Includes two 3-year options to extend beyond current term.
- Tenant responsible for operating expenses, reducing landlord's management burden.
- Community-Focused Brand – Loyal clientele and strong local reputation.
- Occupies 960 SF of the property's leasable space.

FROM THE ASHE OVERVIEW

| | |
|---------------|---|
| Company: | From The Ashe |
| Founded: | 2025 |
| Locations: | 1 |
| Headquarters: | Pueblo, CO |
| Website: | https://www.fromtheashe.com/ |

ABOUT FROM THE ASHE

From The Ashe is a locally owned massage therapy business dedicated to providing clients with comprehensive, personalized wellness experiences. The business offers a full range of services, from Swedish relaxation massages to targeted therapeutic deep tissue treatments, addressing both stress relief and muscle management needs.

Staffed by licensed, highly skilled therapists, From The Ashe focuses on helping clients restore balance, relieve tension, and improve overall well-being. With a reputation for quality care and a loyal local clientele, the business serves as a trusted destination for both routine self-care and targeted therapy.

From The Ashe's commitment to individualized service and professional expertise makes it a strong tenant with long-term appeal to the community.

DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1022 Liberty Ln located in Pueblo, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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MONETTE**
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