



4676 Graneros Rd

MULTI UNIT INDUSTRIAL JUST OFF I-25



4676 Graneros Rd
Colorado City, CO 81019

4676 Graneros Rd

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Exclusively Marketed by:

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4676 GRANEROS RD

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

| | |
|------------------------|--|
| ADDRESS | 4676 Graneros Rd Colorado City CO 81019 |
| COUNTY | Pueblo |
| NET RENTABLE AREA (SF) | 12,100 SF |
| LAND ACRES | 2.15 |
| LAND SF | 93,654 SF |
| APN | 4630219001 |

FINANCIAL SUMMARY

| | |
|-----------|-----------|
| PRICE | \$775,000 |
| PRICE PSF | \$64.05 |

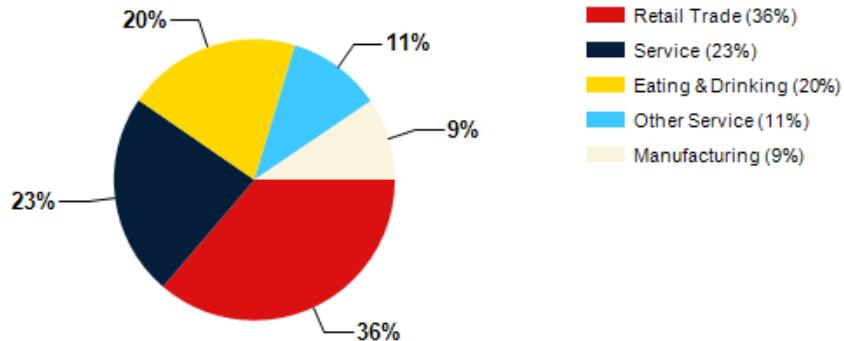
| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2025 Population | 234 | 2,238 | 2,624 |
| 2025 Median HH Income | \$65,104 | \$69,159 | \$76,006 |
| 2025 Average HH Income | \$95,369 | \$95,835 | \$96,913 |

4676 GRANEROS RD

02 Location

- Location Summary
- Major Employers Map
- Aerial View Map
- Drive Times (Heat Map)

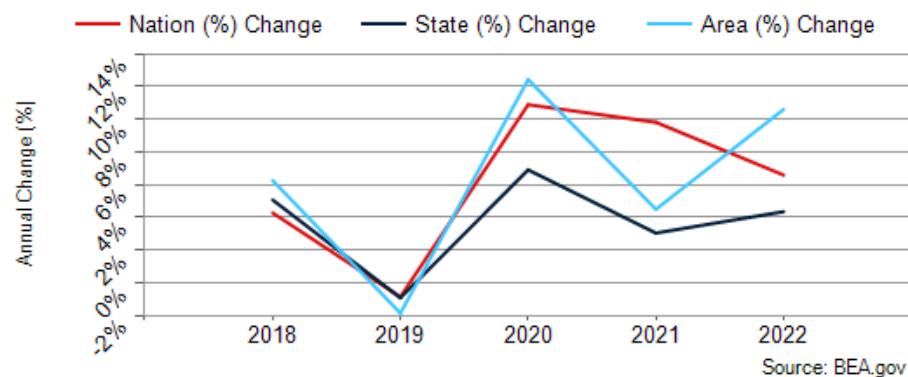
Major Industries by Employee Count



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



PlasmaCAM Inc.

Approx. 50 Employees
Approx. 2 miles

Shop Outfitters

Approx. 40 Employees
Approx. 3 miles

Farmers Insurance - David Chucka Insurance Agency

Approx. 30 Employees
Approx. 4 miles

Atencio Engineering Inc.

Approx. 20 Employees
Approx. 5 miles

Cuerna
Verde Park

Rye

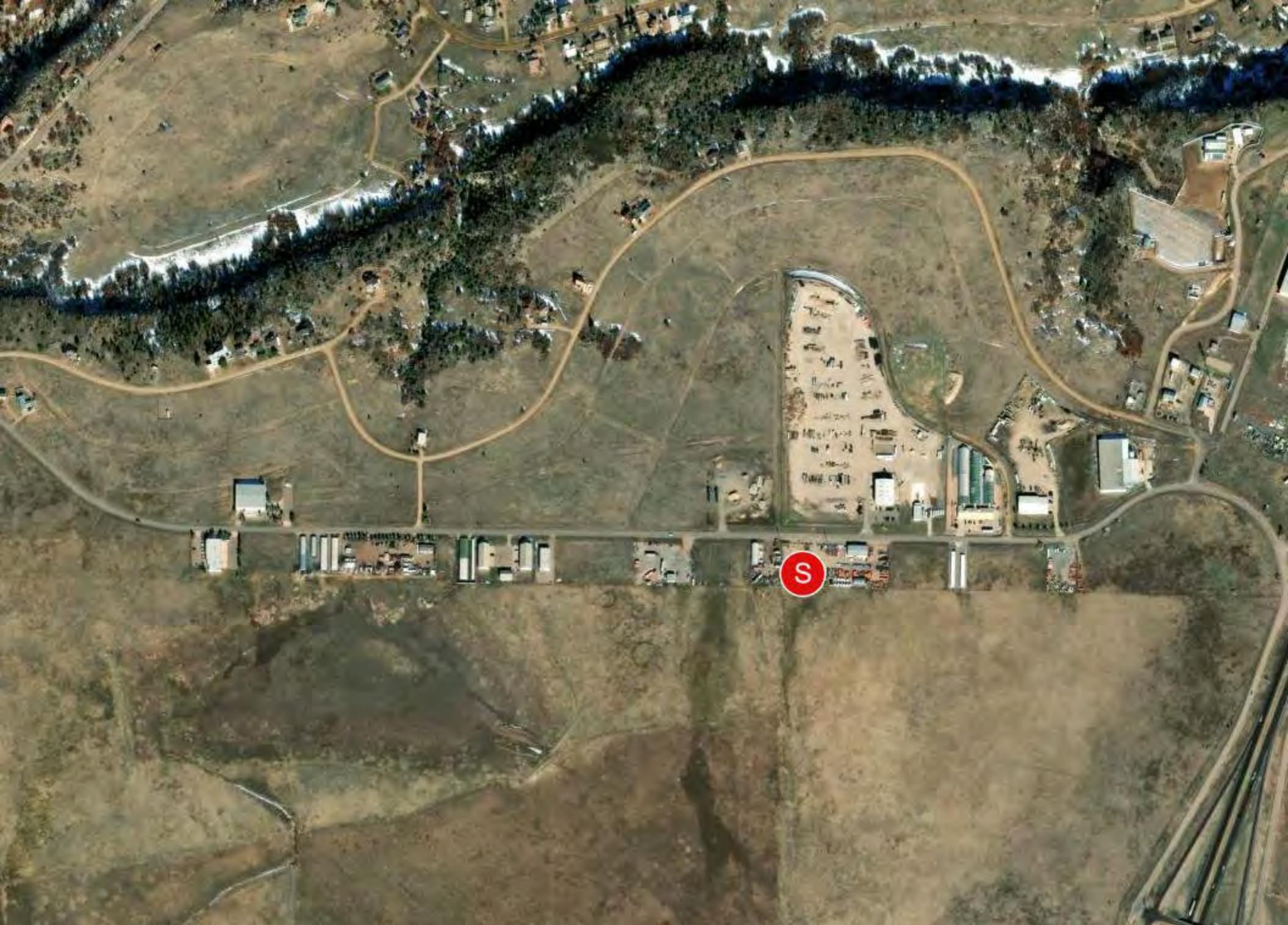
165

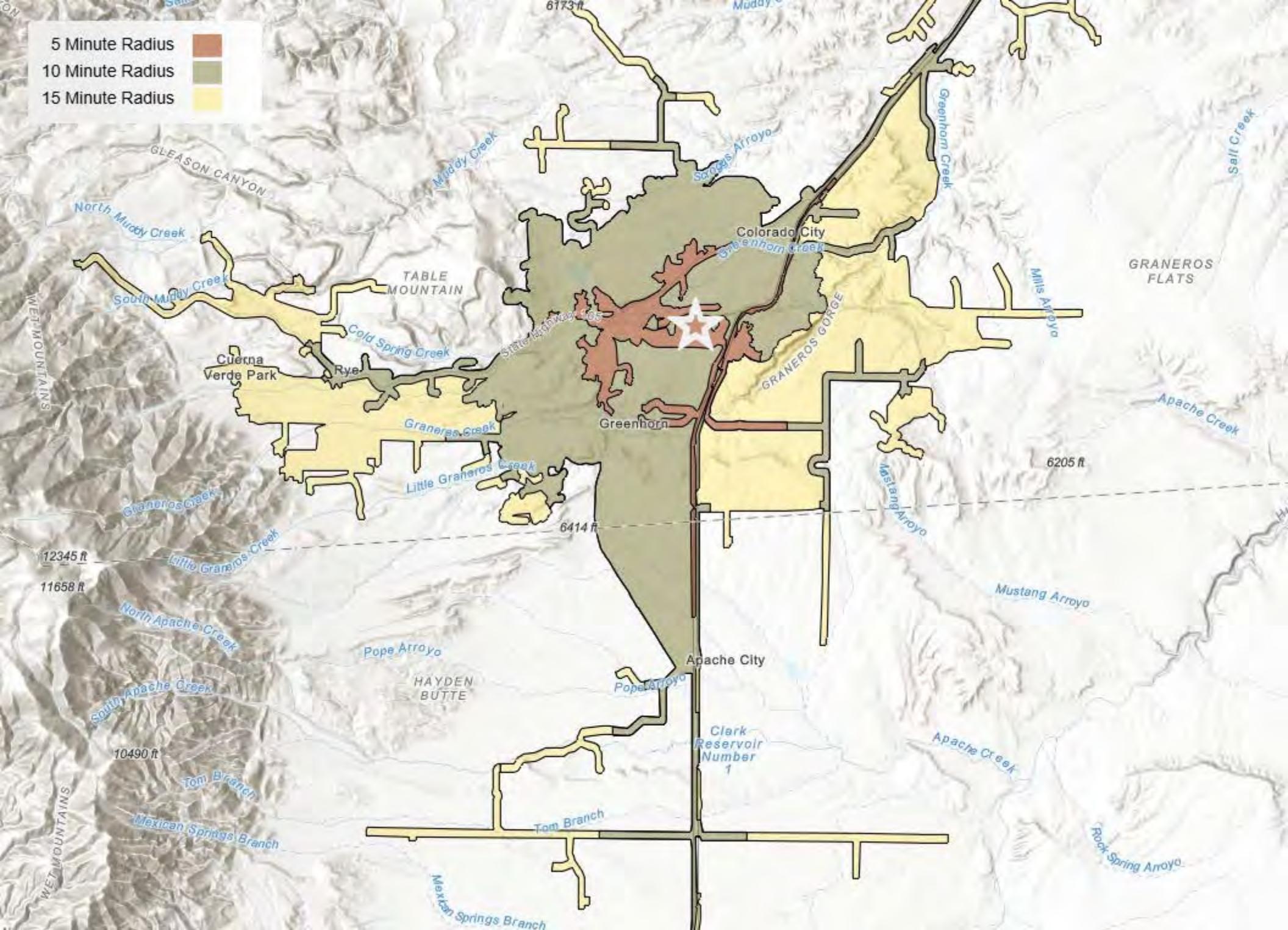
Greenhorn

Apache City

Clark
Reservoir
Number 1



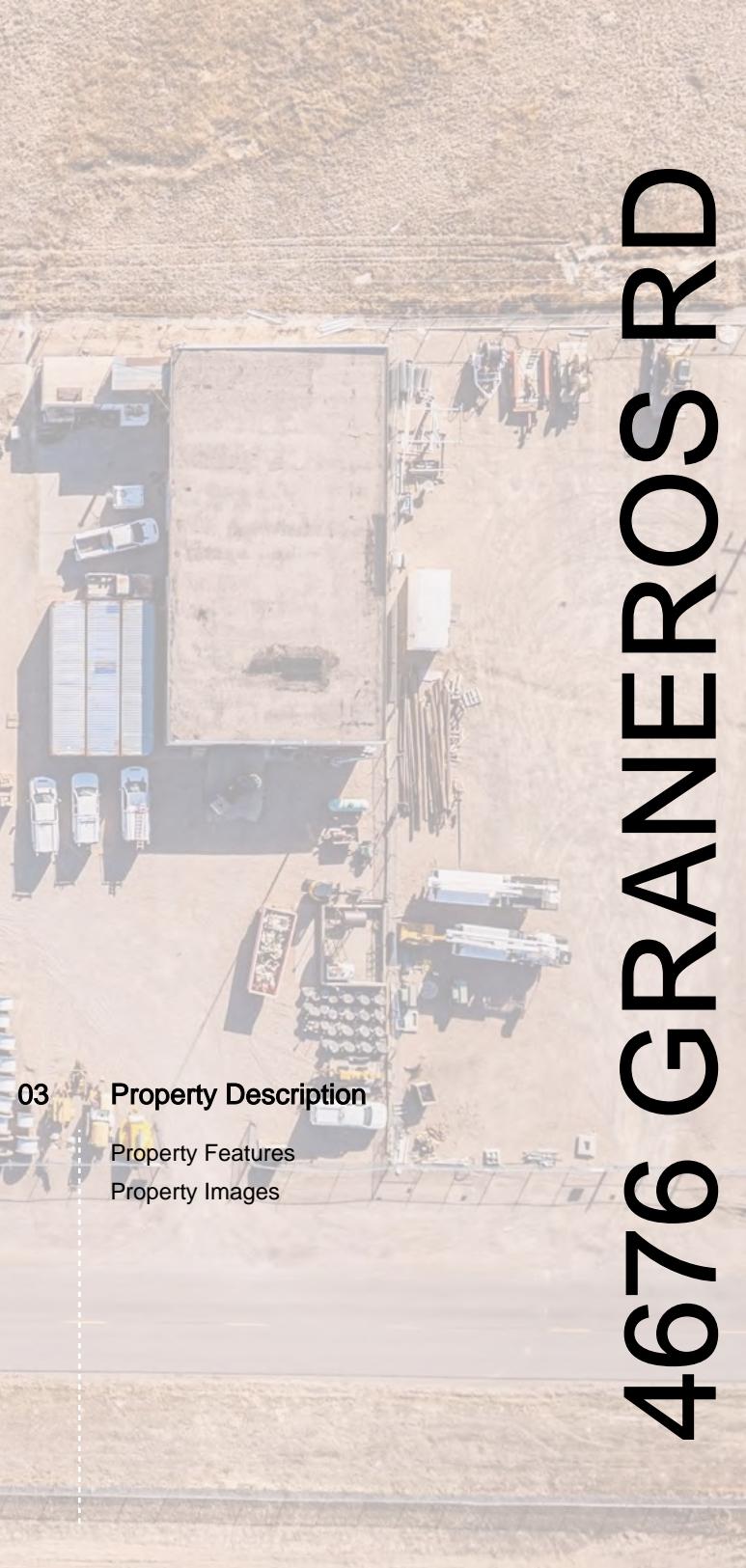




4676 GRANEROS RD



4676 Graneros Rd | Property Description



03

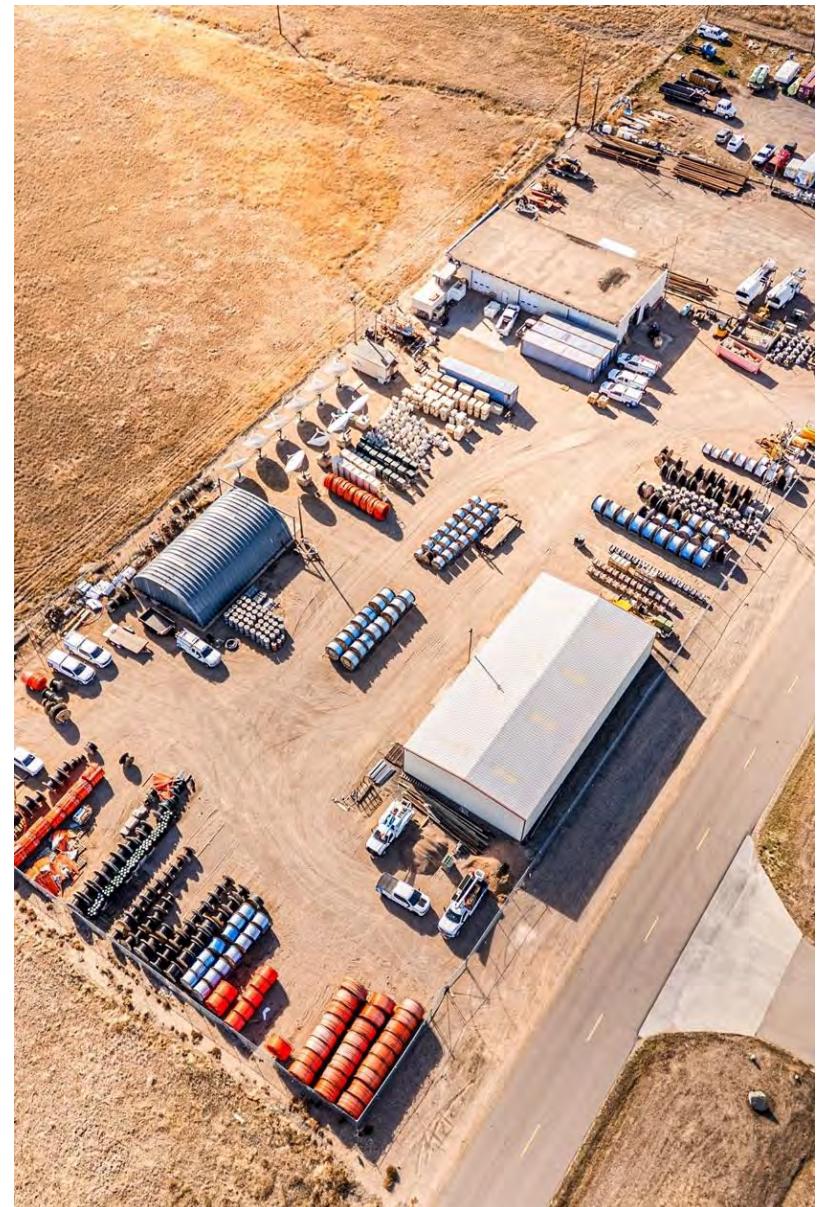
Property Description

[Property Features](#)

[Property Images](#)

PROPERTY FEATURES

| | |
|------------------------|--------|
| NUMBER OF UNITS | 1 |
| NET RENTABLE AREA (SF) | 12,100 |
| LAND SF | 93,654 |
| LAND ACRES | 2.15 |
| # OF PARCELS | 3 |
| ZONING TYPE | LI |
| BUILDING CLASS | B |
| LOCATION CLASS | B |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 3 |
| FENCED YARD | Yes |
| OFFICE SF | 432 |





Aerial



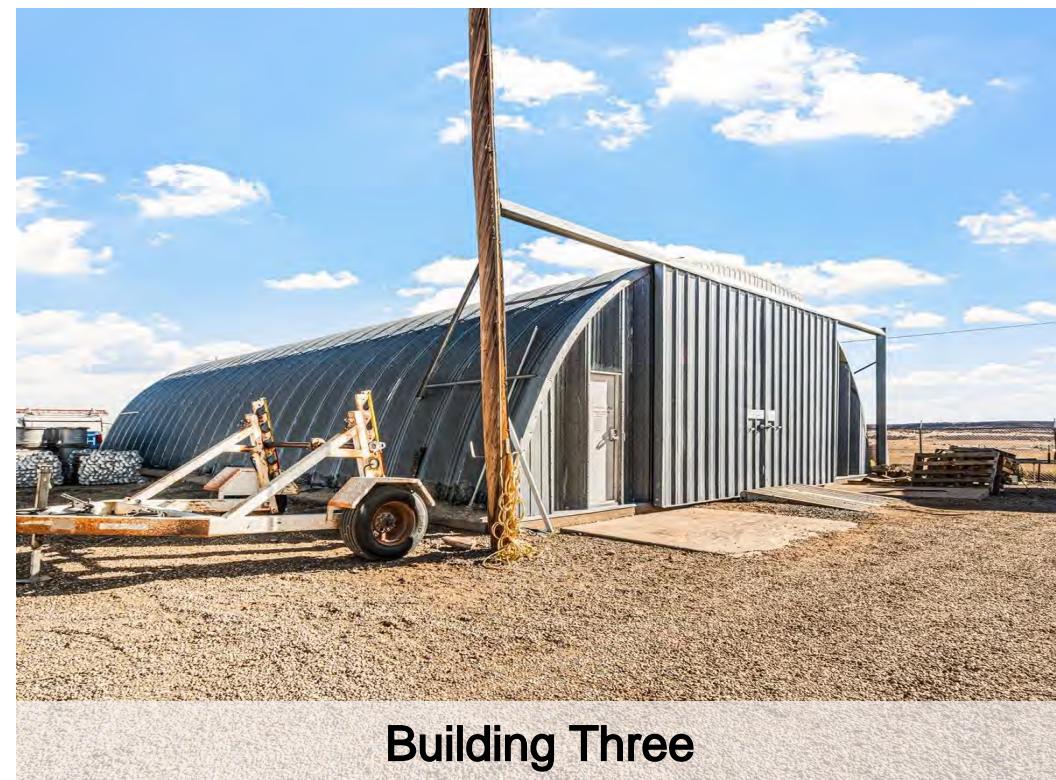
Building Two



Building Two



Building One



Building Three

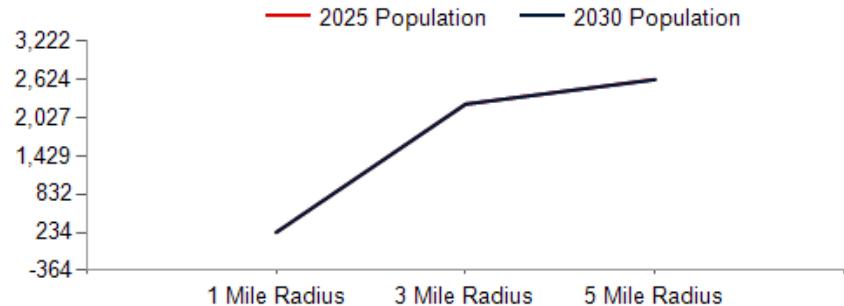
4676 GRANEROS RD

04 Demographics

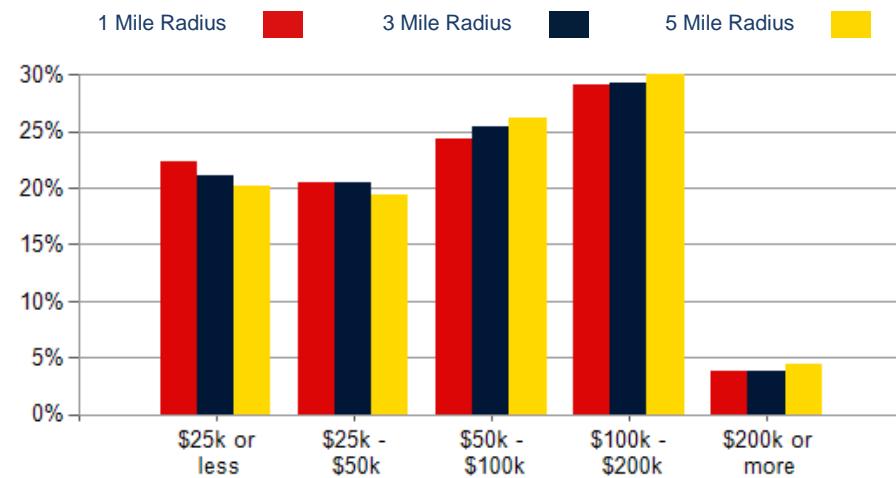
General Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 208 | 1,875 | 2,190 |
| 2010 Population | 257 | 2,313 | 2,686 |
| 2025 Population | 234 | 2,238 | 2,624 |
| 2030 Population | 234 | 2,237 | 2,620 |
| 2025 African American | 2 | 15 | 18 |
| 2025 American Indian | 3 | 31 | 34 |
| 2025 Asian | 1 | 6 | 8 |
| 2025 Hispanic | 34 | 324 | 373 |
| 2025 Other Race | 7 | 66 | 77 |
| 2025 White | 198 | 1,894 | 2,225 |
| 2025 Multiracial | 24 | 226 | 261 |
| 2025-2030: Population: Growth Rate | 0.00% | -0.05% | -0.15% |

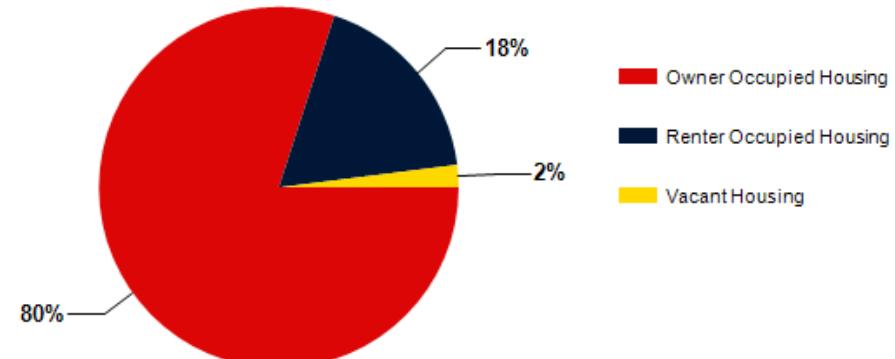
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 15 | 131 | 143 |
| \$15,000-\$24,999 | 8 | 73 | 86 |
| \$25,000-\$34,999 | 6 | 57 | 62 |
| \$35,000-\$49,999 | 15 | 140 | 158 |
| \$50,000-\$74,999 | 10 | 96 | 109 |
| \$75,000-\$99,999 | 15 | 149 | 189 |
| \$100,000-\$149,999 | 13 | 121 | 158 |
| \$150,000-\$199,999 | 17 | 162 | 183 |
| \$200,000 or greater | 4 | 37 | 51 |
| Median HH Income | \$65,104 | \$69,159 | \$76,006 |
| Average HH Income | \$95,369 | \$95,835 | \$96,913 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

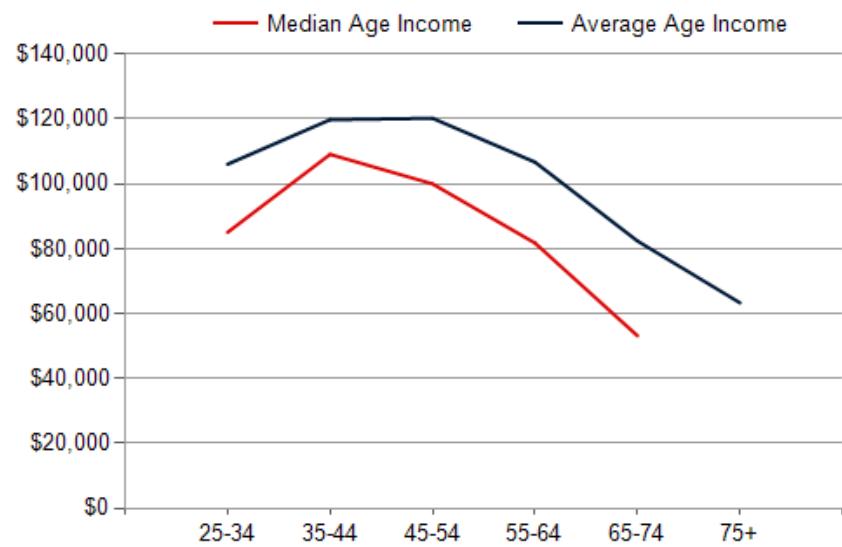
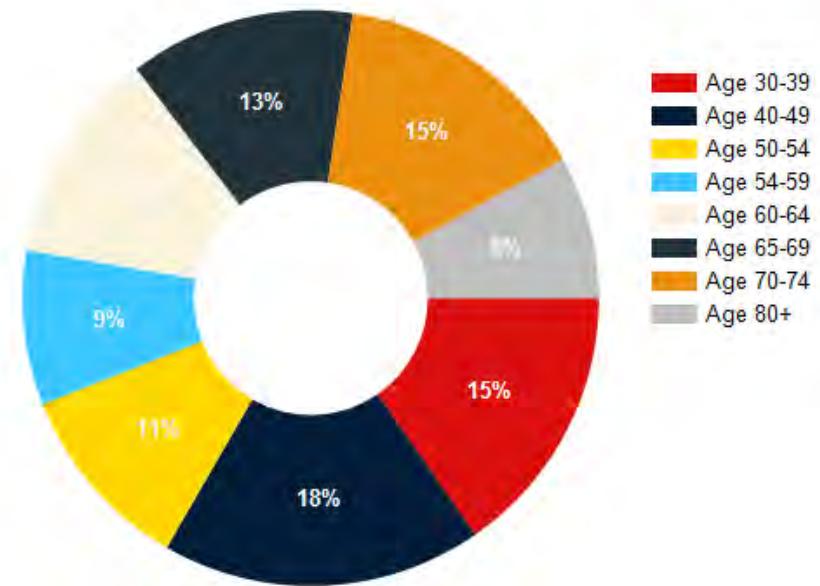


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 13 | 120 | 136 |
| 2025 Population Age 35-39 | 10 | 94 | 111 |
| 2025 Population Age 40-44 | 14 | 134 | 156 |
| 2025 Population Age 45-49 | 13 | 121 | 141 |
| 2025 Population Age 50-54 | 16 | 147 | 165 |
| 2025 Population Age 55-59 | 13 | 124 | 144 |
| 2025 Population Age 60-64 | 18 | 170 | 207 |
| 2025 Population Age 65-69 | 19 | 184 | 226 |
| 2025 Population Age 70-74 | 22 | 211 | 249 |
| 2025 Population Age 75-79 | 12 | 119 | 148 |
| 2025 Population Age 80-84 | 9 | 83 | 95 |
| 2025 Population Age 85+ | 7 | 63 | 72 |
| 2025 Population Age 18+ | 191 | 1,827 | 2,146 |
| 2025 Median Age | 49 | 49 | 50 |
| 2030 Median Age | 49 | 50 | 50 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$85,043 | \$82,057 | \$84,652 |
| Average Household Income 25-34 | \$106,052 | \$105,495 | \$106,534 |
| Median Household Income 35-44 | \$109,091 | \$98,264 | \$100,000 |
| Average Household Income 35-44 | \$119,784 | \$123,336 | \$124,136 |
| Median Household Income 45-54 | \$100,000 | \$100,000 | \$101,018 |
| Average Household Income 45-54 | \$120,226 | \$124,047 | \$123,996 |
| Median Household Income 55-64 | \$81,744 | \$81,940 | \$85,224 |
| Average Household Income 55-64 | \$106,688 | \$105,885 | \$107,913 |
| Median Household Income 65-74 | \$53,153 | \$54,120 | \$61,325 |
| Average Household Income 65-74 | \$82,365 | \$83,732 | \$85,599 |
| Average Household Income 75+ | \$63,309 | \$63,001 | \$63,276 |

Population By Age



4676 GRANEROS RD

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

Steve Henson Jr
CCIM Associate Broker

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