

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:

Steve Henson Jr

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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

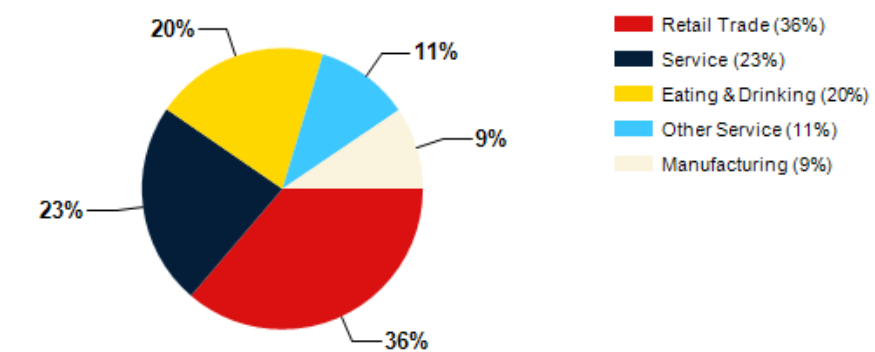
4676 GRANEROS RD

02

Location

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

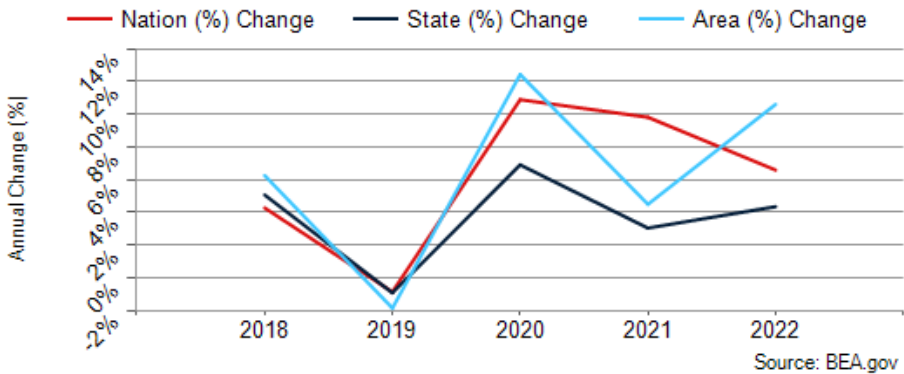
Major Industries by Employee Count



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

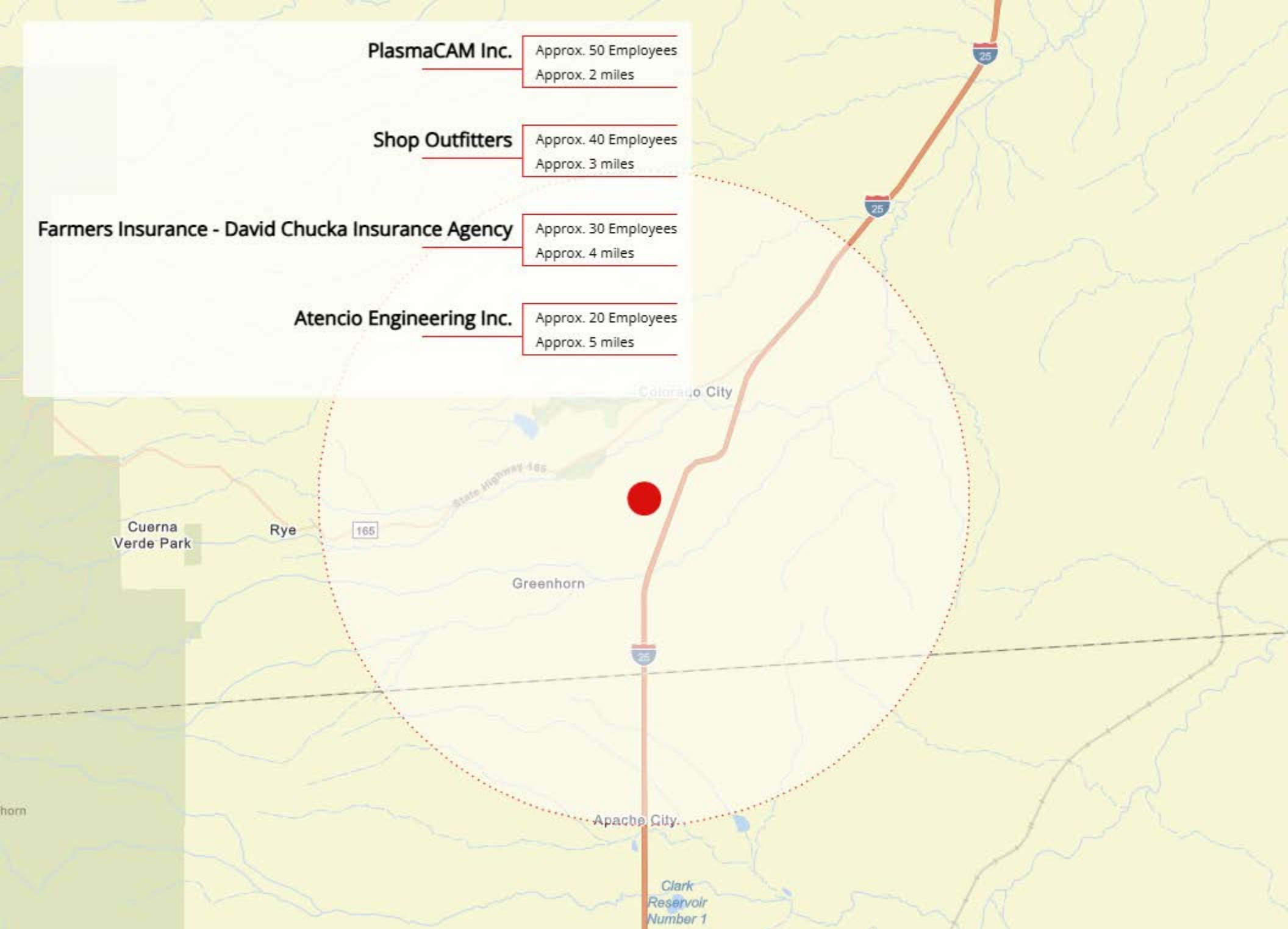


PlasmaCAM Inc. Approx. 50 Employees
Approx. 2 miles

Shop Outfitters Approx. 40 Employees
Approx. 3 miles

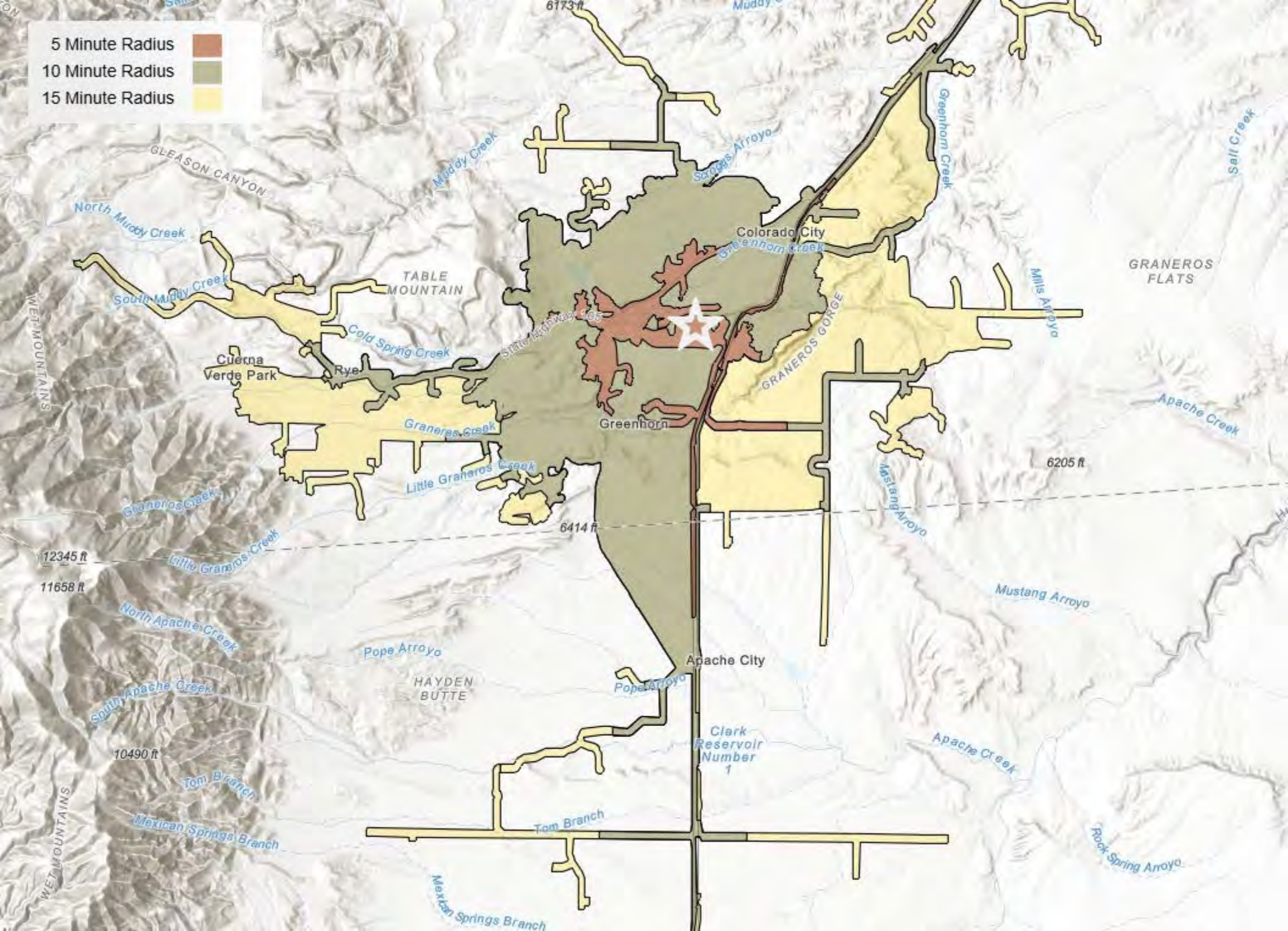
Farmers Insurance - David Chucka Insurance Agency Approx. 30 Employees
Approx. 4 miles

Atencio Engineering Inc. Approx. 20 Employees
Approx. 5 miles





- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius





03

Property Description

Property Features

Property Images

4676 GRANEROS RD

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



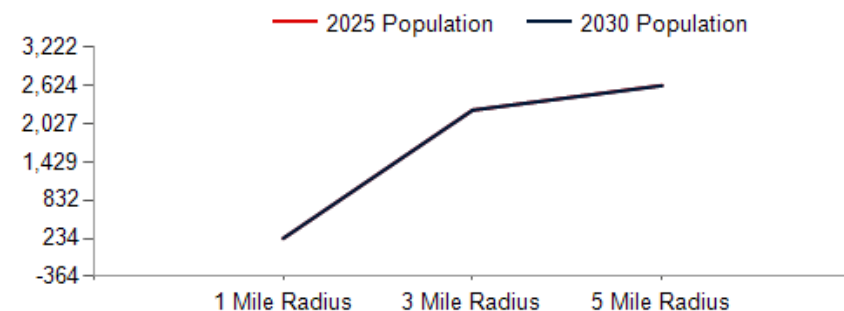
Building One



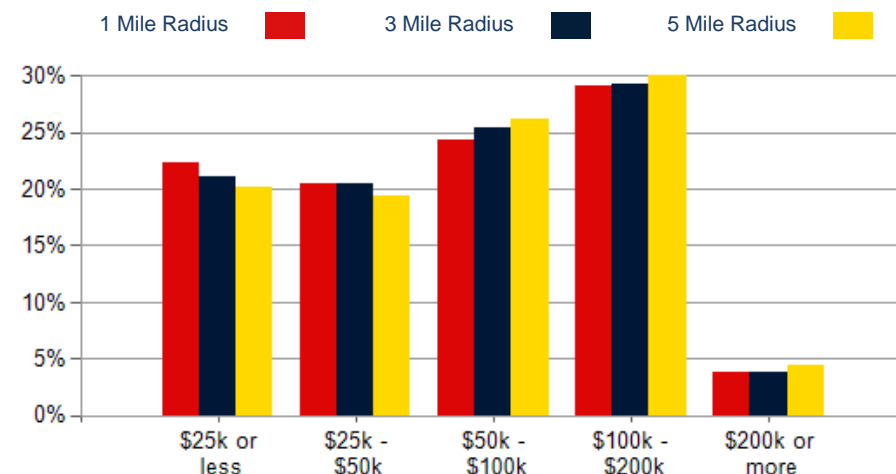
Building Three

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%

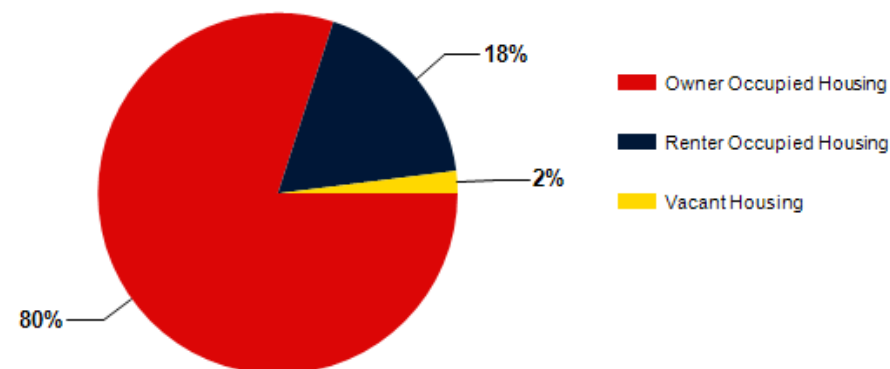
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	15	131	143
\$15,000-\$24,999	8	73	86
\$25,000-\$34,999	6	57	62
\$35,000-\$49,999	15	140	158
\$50,000-\$74,999	10	96	109
\$75,000-\$99,999	15	149	189
\$100,000-\$149,999	13	121	158
\$150,000-\$199,999	17	162	183
\$200,000 or greater	4	37	51
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

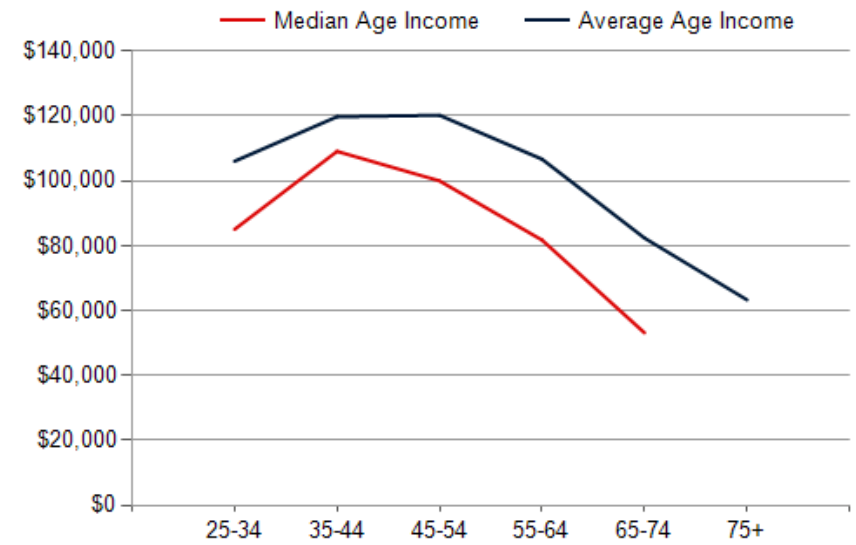
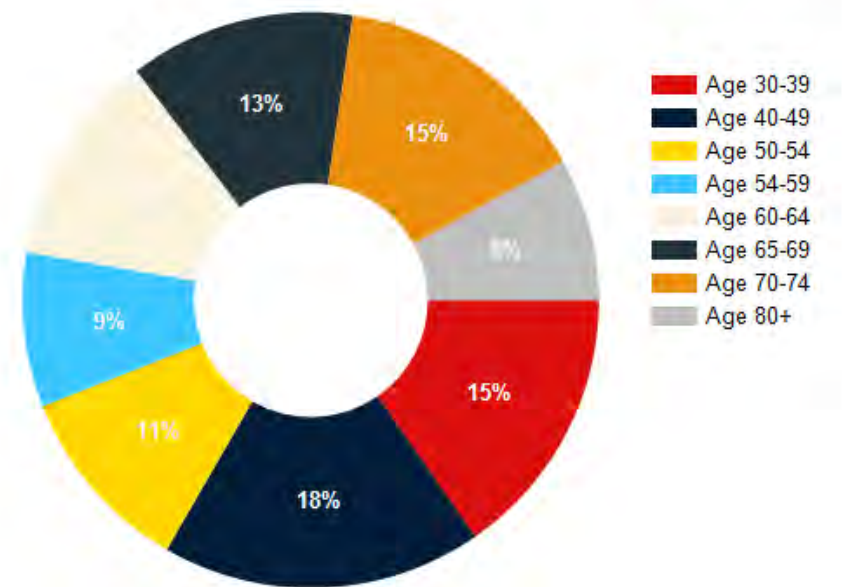


Source: esri

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



05

Company Profile

Advisor Profile

4676 GRANEROS RD



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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