



BALTIMORE PLAZA

ALONG HIGHWAY 50 | DENTAL/MEDICAL SPACE | TURNKEY
2099 WEST US HIGHWAY 50, PUEBLO CO 81008

HIGHLIGHTS

- Prime Highway 50 frontage with strong visibility
- Dental/Medical Space available
- Multiple Office spaces available
- Easy access and ample parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,819	39,297	93,684

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$93,619	\$84,269	\$77,771

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,914	16,315	38,792

Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
130D	Vacant	1st	737 SF	\$18.00 PSF (Yearly)	MFG	Three traditional offices a with lobby/reception area.
2025 130	Vacant	1st	3,355 SF	\$22.00 PSF (Yearly)	MFG	Dental/Medical office space.
A	130A	1ST	675 SF	\$18.00 PSF (Yearly)	MFG	Three traditional offices a with lobby/reception area.

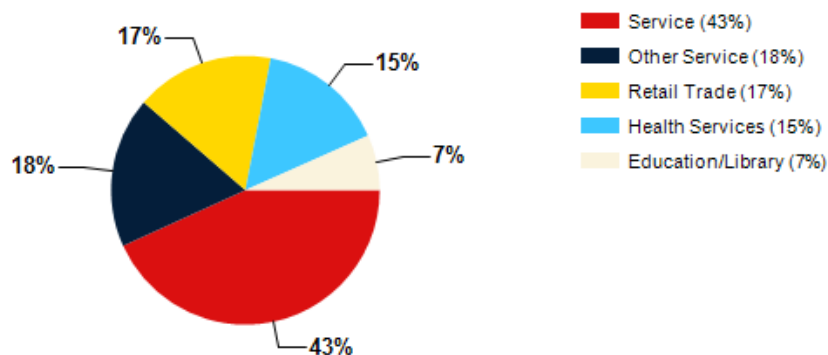
PROPERTY FEATURES

BUILDING SF	17,021
LAND ACRES	1.60
YEAR BUILT	1999
ZONING TYPE	O-1
BUILDING CLASS	B
TOPOGRAPHY	Generally Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	55
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

Location Highlights

- The property is situated along West US Highway 50, a major thoroughfare in Pueblo, CO, offering high visibility and easy access for customers and employees.
- Nearby businesses include Walmart Supercenter, Home Depot, and several popular chain restaurants, providing a significant amount of foot traffic and potential customers.
- The property is surrounded by a mix of residential neighborhoods, offering a nearby consumer base and potential clients for businesses operating from this location.
- Pueblo is known for its diverse economy, with industries such as healthcare, education, manufacturing, and agriculture contributing to a stable business environment.
- The Pueblo Memorial Airport is located just a short drive away, providing convenient access for business travelers and potential clients from out of town.

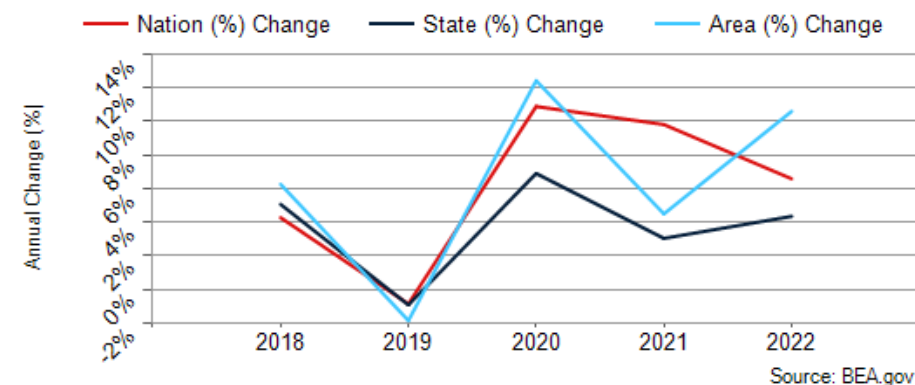
Major Industries by Employee Count



Largest Employers

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

Pueblo County GDP Trend





UCHealth Parkview Medical Center

Approx. 4,293 Employees
Approx. 1 mile

Colorado Mental Health Hospital in Pueblo

Approx. 2,000 Employees
Approx. 2 miles

Pueblo School District 60

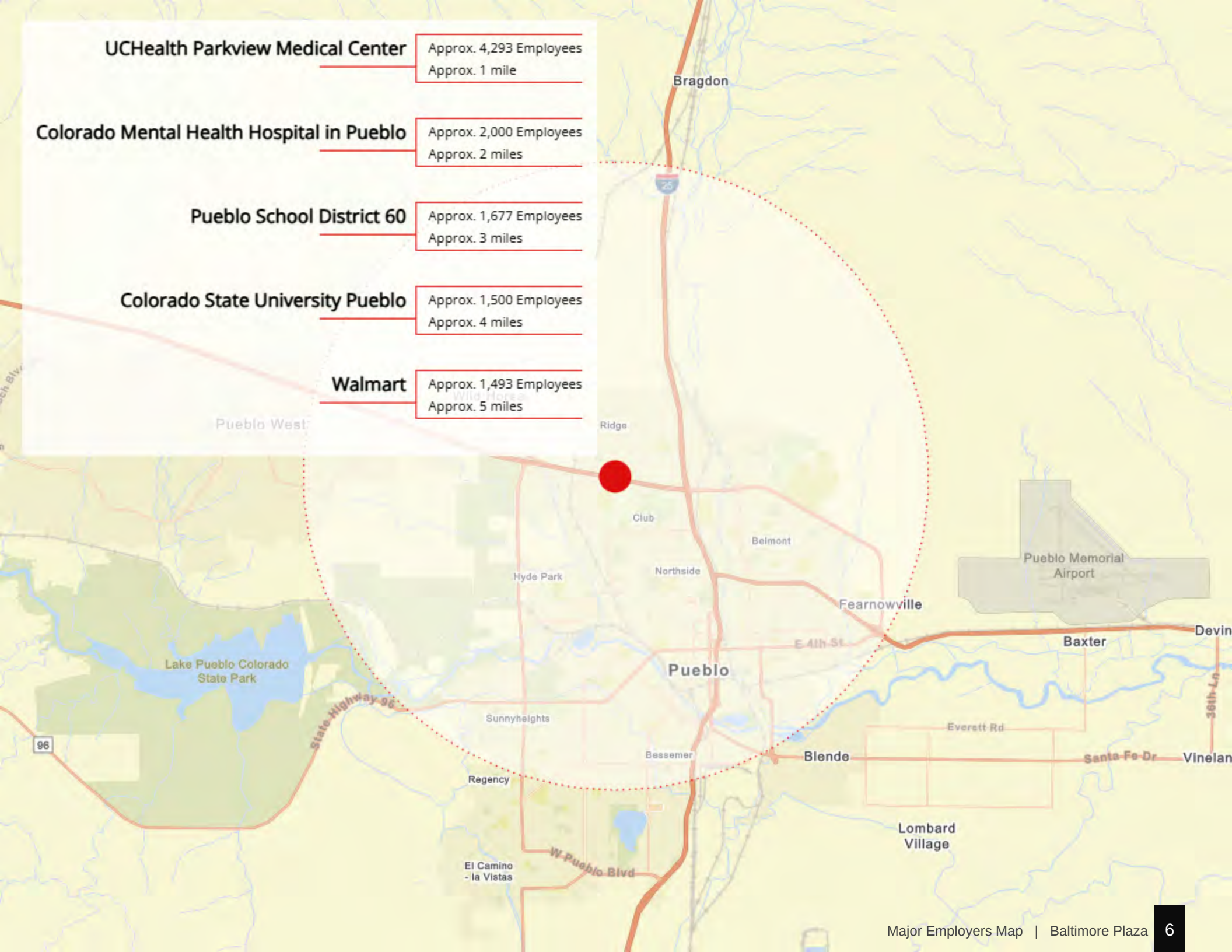
Approx. 1,677 Employees
Approx. 3 miles

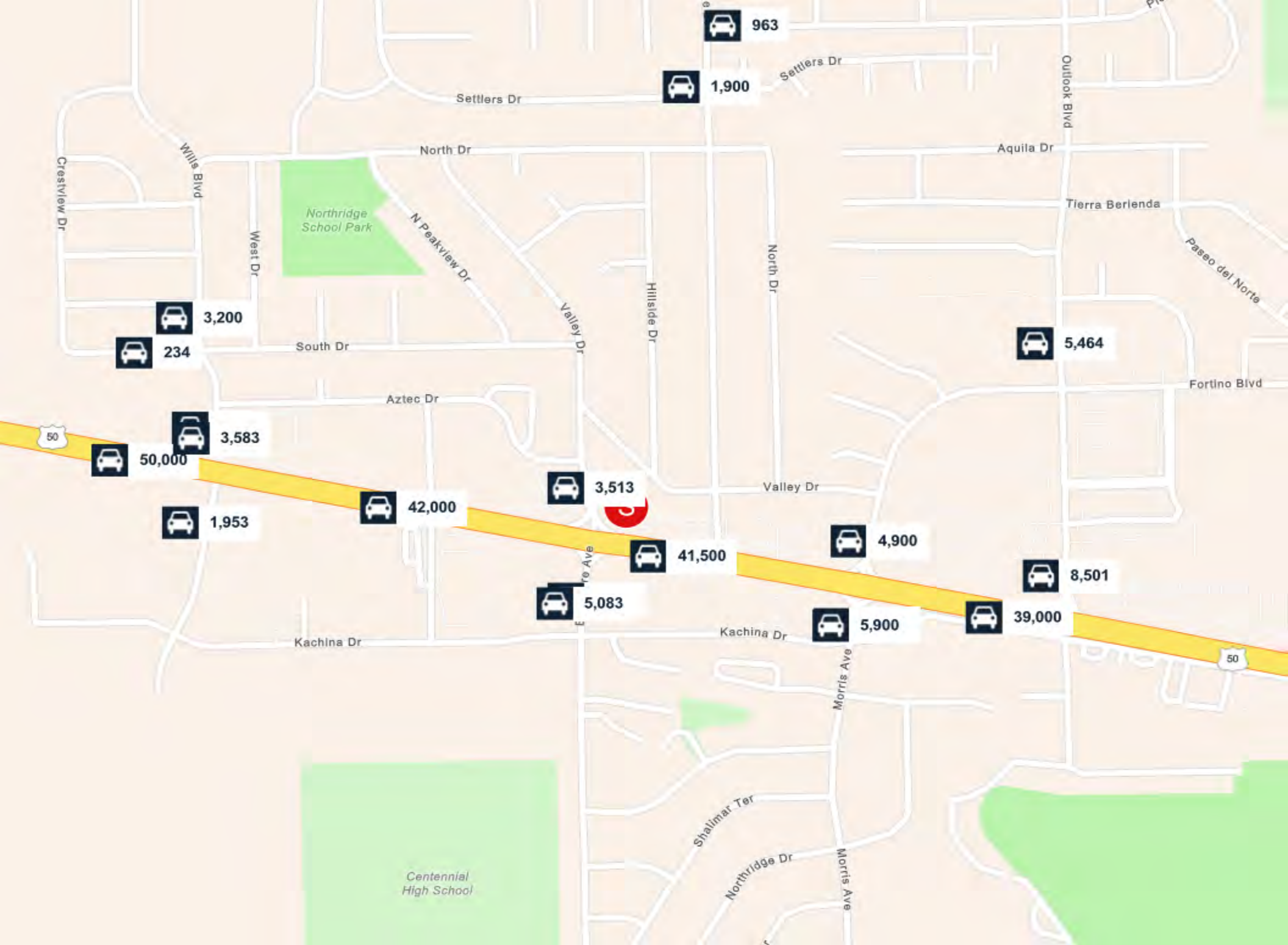
Colorado State University Pueblo

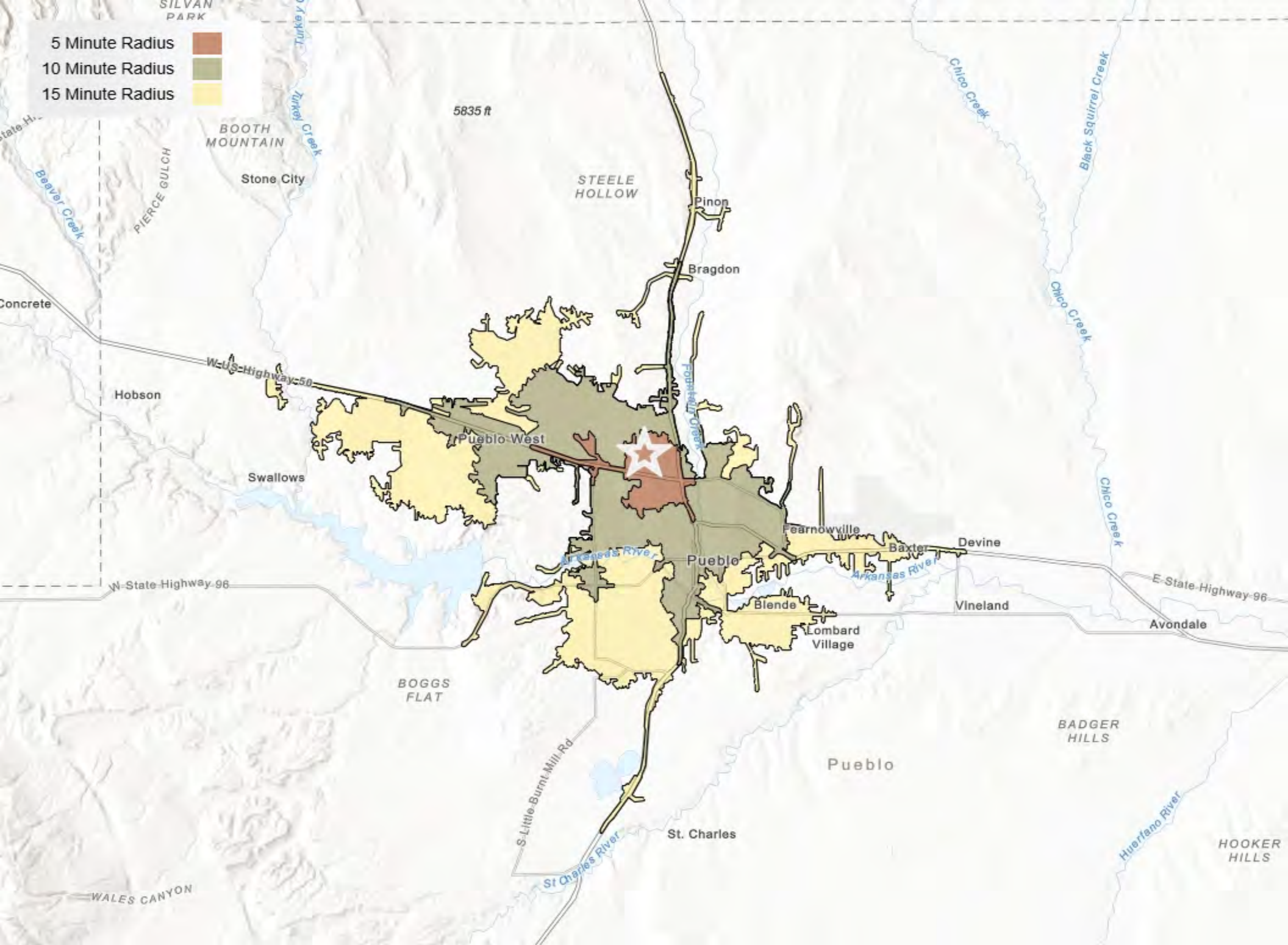
Approx. 1,500 Employees
Approx. 4 miles

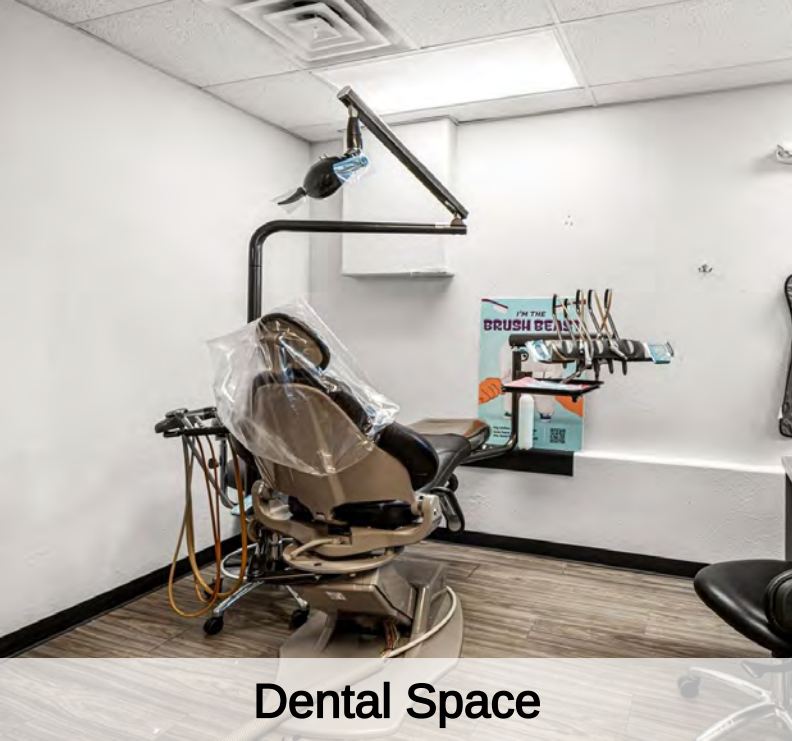
Walmart

Approx. 1,493 Employees
Approx. 5 miles









Dental Space



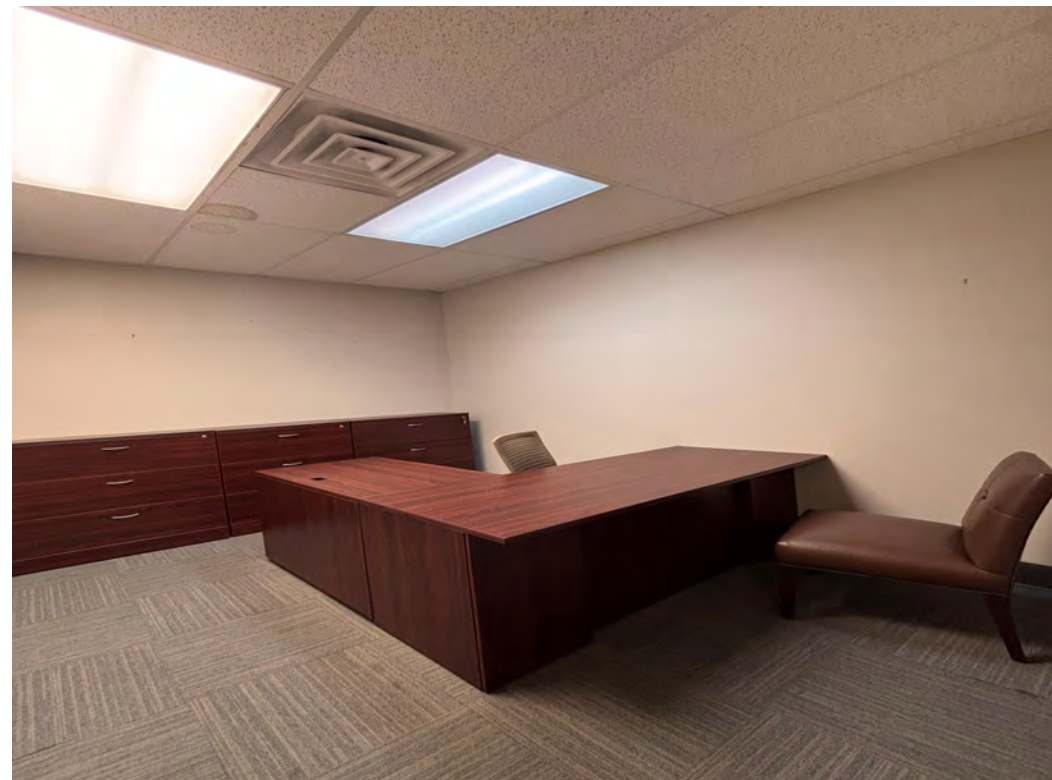


Unit 130D



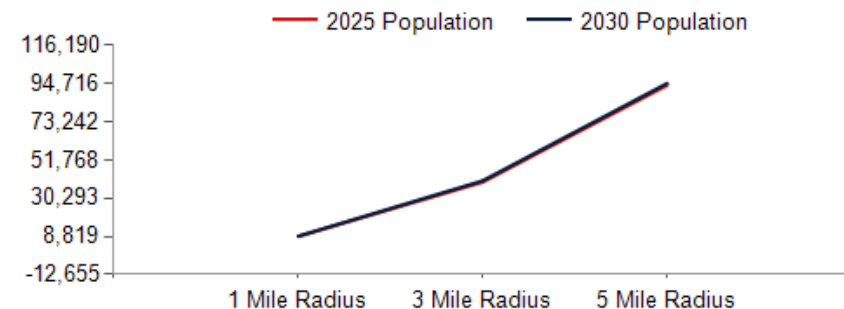


Unit 130A

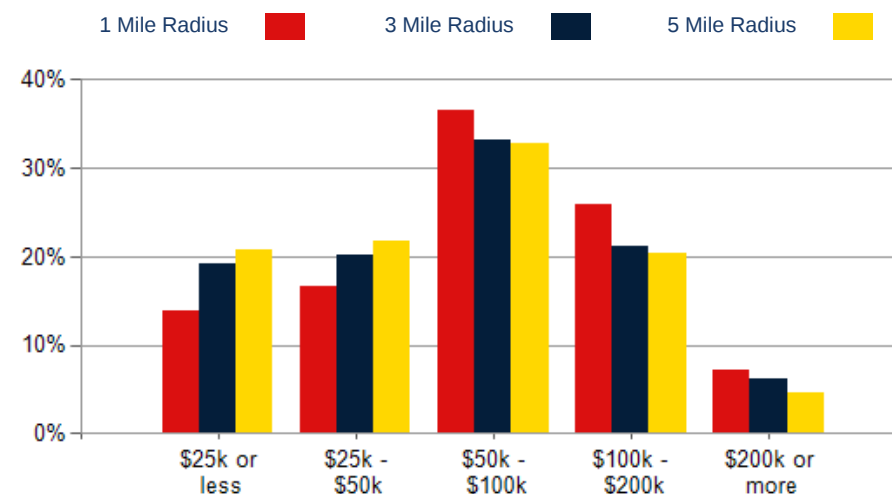


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,777	31,338	81,498
2010 Population	7,577	35,098	87,276
2025 Population	8,819	39,297	93,684
2030 Population	8,939	40,053	94,716
2025 African American	288	1,438	2,930
2025 American Indian	160	927	2,560
2025 Asian	233	741	1,155
2025 Hispanic	3,831	17,486	45,101
2025 Other Race	1,062	5,404	13,788
2025 White	5,207	23,362	54,823
2025 Multiracial	1,842	7,346	18,276
2025-2030: Population: Growth Rate	1.35%	1.90%	1.10%

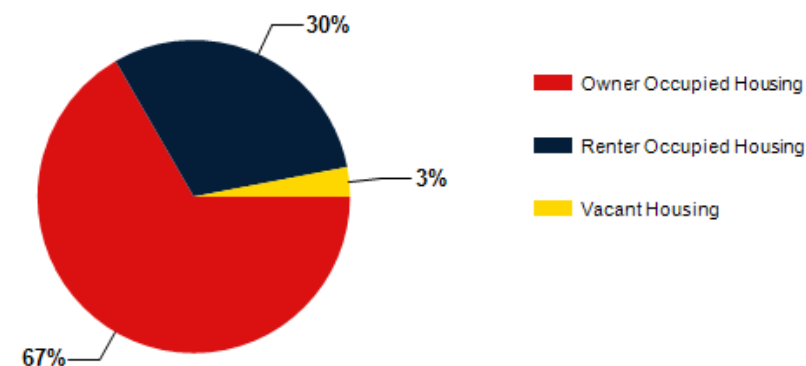
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	297	1,918	4,784
\$15,000-\$24,999	245	1,225	3,270
\$25,000-\$34,999	265	1,385	3,404
\$35,000-\$49,999	385	1,914	4,996
\$50,000-\$74,999	760	2,808	7,040
\$75,000-\$99,999	668	2,615	5,666
\$100,000-\$149,999	716	2,308	4,962
\$150,000-\$199,999	294	1,146	2,914
\$200,000 or greater	284	996	1,757
Median HH Income	\$75,172	\$64,707	\$60,579
Average HH Income	\$93,619	\$84,269	\$77,771



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

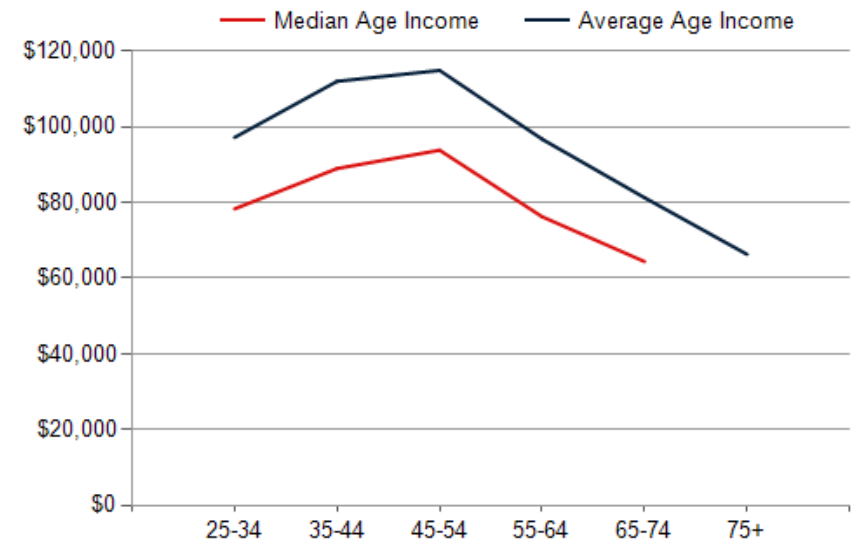
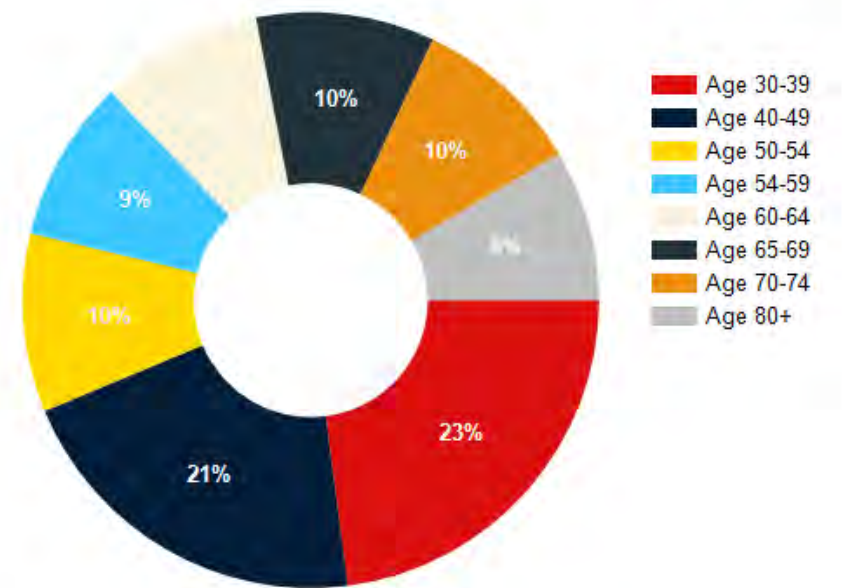


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	638	2,888	6,460
2025 Population Age 35-39	583	2,723	6,276
2025 Population Age 40-44	598	2,603	6,070
2025 Population Age 45-49	506	2,286	5,467
2025 Population Age 50-54	534	2,163	5,195
2025 Population Age 55-59	483	2,084	5,052
2025 Population Age 60-64	485	2,218	5,769
2025 Population Age 65-69	533	2,354	5,895
2025 Population Age 70-74	508	2,049	5,033
2025 Population Age 75-79	451	1,668	3,855
2025 Population Age 80-84	230	997	2,298
2025 Population Age 85+	238	1,164	2,360
2025 Population Age 18+	7,082	31,514	74,282
2025 Median Age	41	40	40
2030 Median Age	43	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,320	\$73,424	\$68,045
Average Household Income 25-34	\$97,189	\$88,604	\$82,934
Median Household Income 35-44	\$88,970	\$78,786	\$72,637
Average Household Income 35-44	\$112,033	\$101,478	\$93,120
Median Household Income 45-54	\$93,819	\$80,350	\$72,376
Average Household Income 45-54	\$114,907	\$99,973	\$89,942
Median Household Income 55-64	\$76,255	\$64,152	\$58,856
Average Household Income 55-64	\$96,763	\$89,795	\$81,175
Median Household Income 65-74	\$64,384	\$50,813	\$48,670
Average Household Income 65-74	\$81,289	\$71,248	\$66,358
Average Household Income 75+	\$66,303	\$63,660	\$60,483

Population By Age



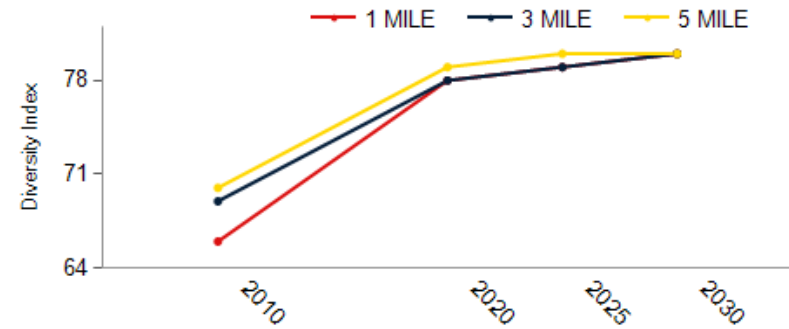
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	80	80	81
Diversity Index (current year)	79	79	80
Diversity Index (2020)	78	78	79
Diversity Index (2010)	66	69	70

POPULATION BY RACE



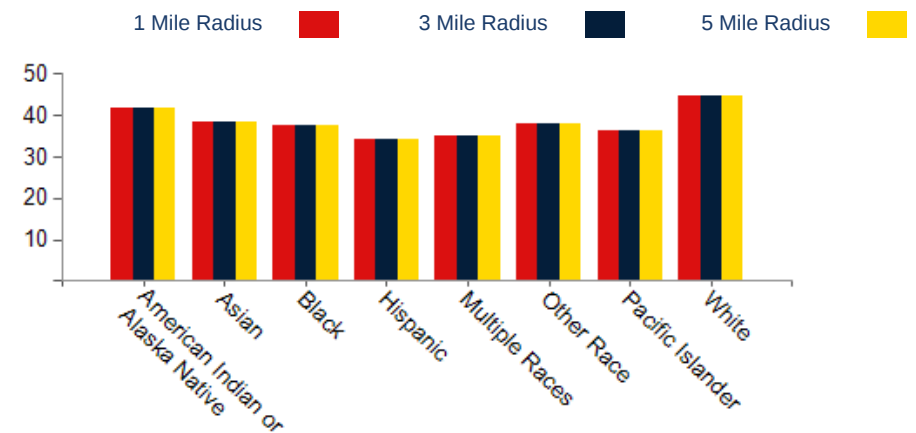
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	2%
American Indian	1%	2%	2%
Asian	2%	1%	1%
Hispanic	30%	31%	33%
Multiracial	15%	13%	13%
Other Race	8%	10%	10%
White	41%	41%	40%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	40	39
Median Asian Age	38	39	39
Median Black Age	37	33	34
Median Hispanic Age	34	34	35
Median Multiple Races Age	35	33	35
Median Other Race Age	38	37	38
Median Pacific Islander Age	36	34	32
Median White Age	45	43	43

2025 MEDIAN AGE BY RACE





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

Baltimore Plaza



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