

Mongolian Grill

FOR LEASE

164 W 29th St
Pueblo, CO 81008

Unit 164

RESTAURANT FOR LEASE IN PUEBLO



THE SPACE

Location	164 W 29th St Pueblo, CO 81008
County	Pueblo
APN	419003006
Square Feet	4,000
Annual Rent PSF	\$20.40
Lease Type	NNN

Notes \$15 Base and \$5.40 NNN

HIGHLIGHTS

- Former restaurant space with flexible layout.
- Easy access to I-25 and major roadways.
- Located in an established area.



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	8,975	61,822	97,205

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$68,959	\$75,261	\$76,447

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,222	25,583	40,676

PROPERTY FEATURES

TOTAL TENANTS	1
GLA (SF)	4,000
YEAR BUILT	1978
ZONING TYPE	B-4
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1

TENANT INFORMATION

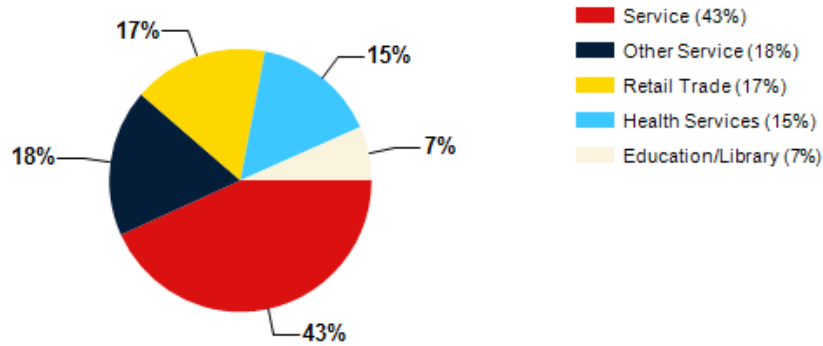
SHADOW ANCHOR	King Soopers
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Excellent North Pueblo Location

- The site offers convenient access to Interstate 25 and other major roadways, supporting strong local traffic.
- The surrounding area includes a variety of retail, service, and neighborhood businesses, creating a well-established commercial environment.

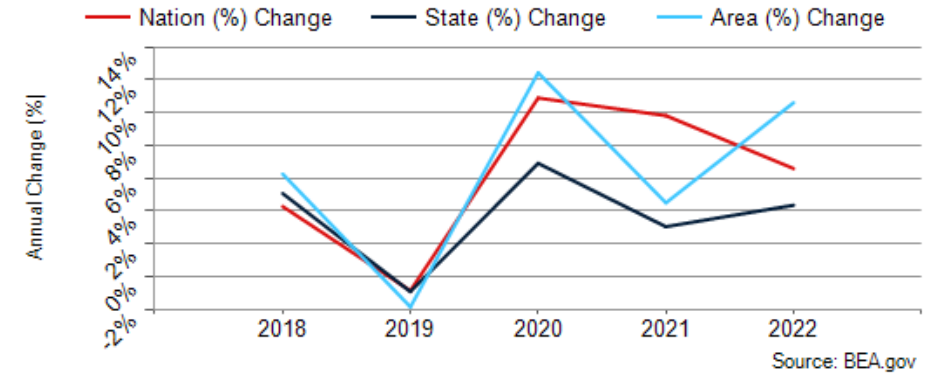
Major Industries by Employee Count



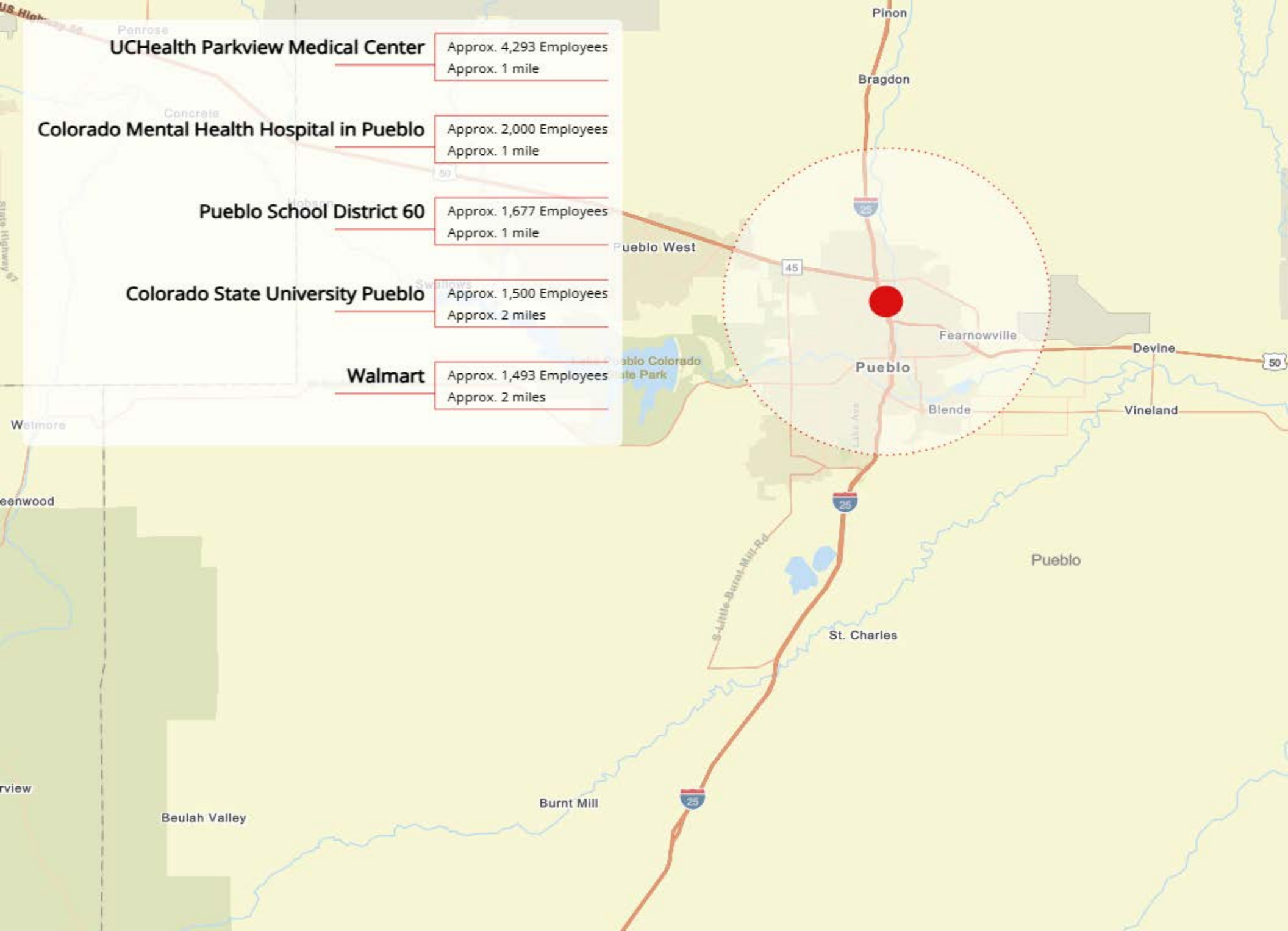
Largest Employers

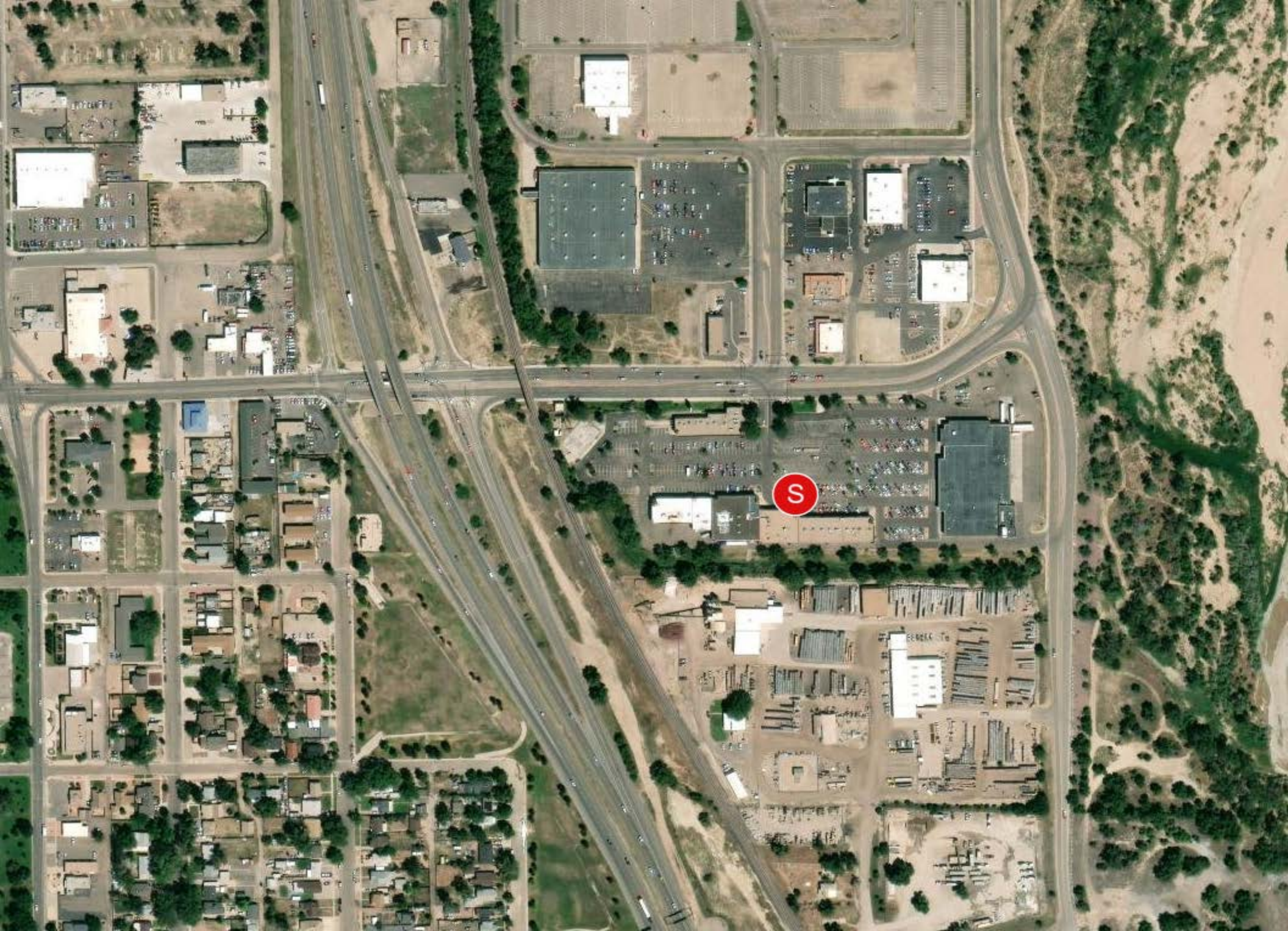
UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

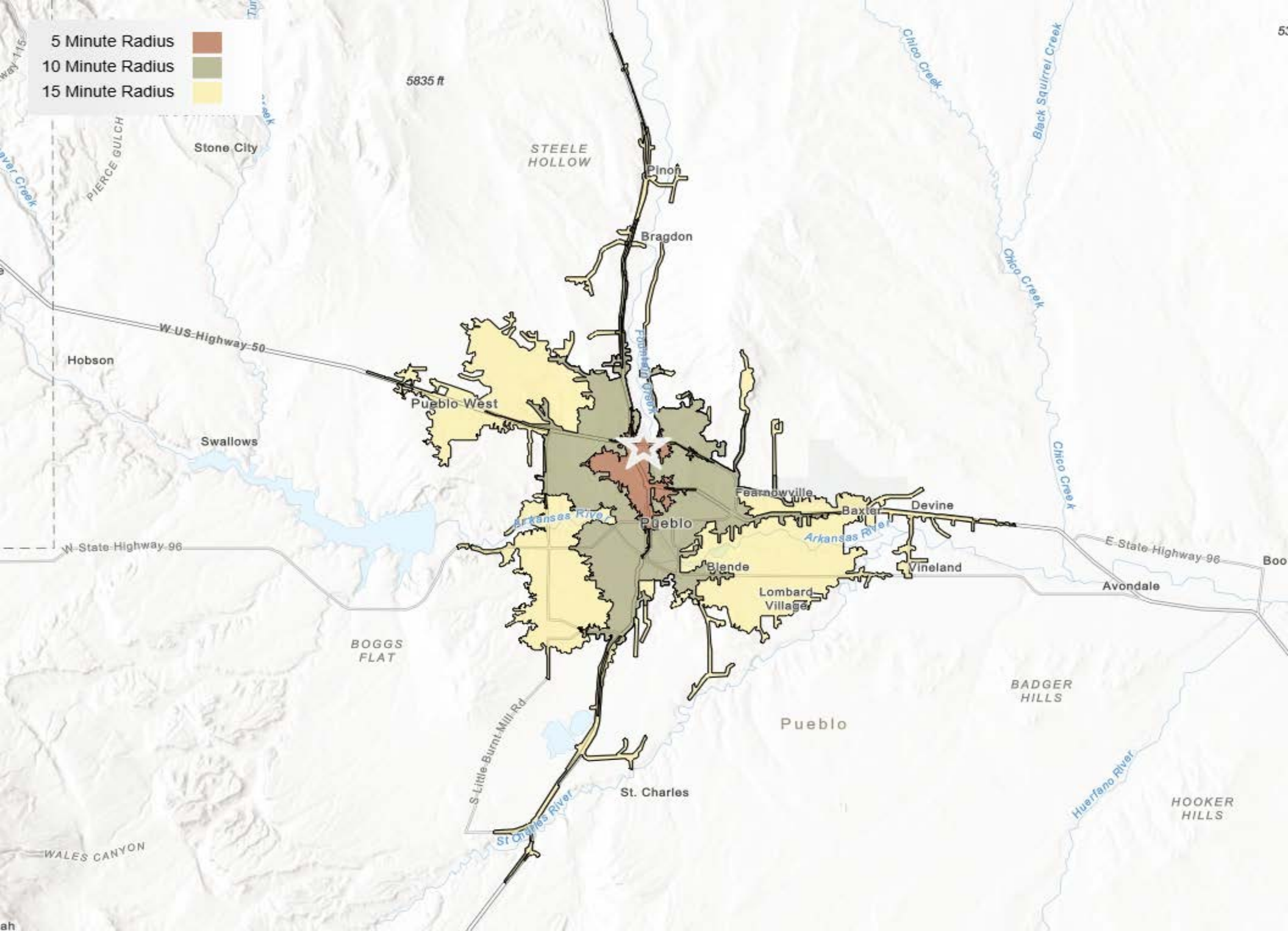
Pueblo County GDP Trend

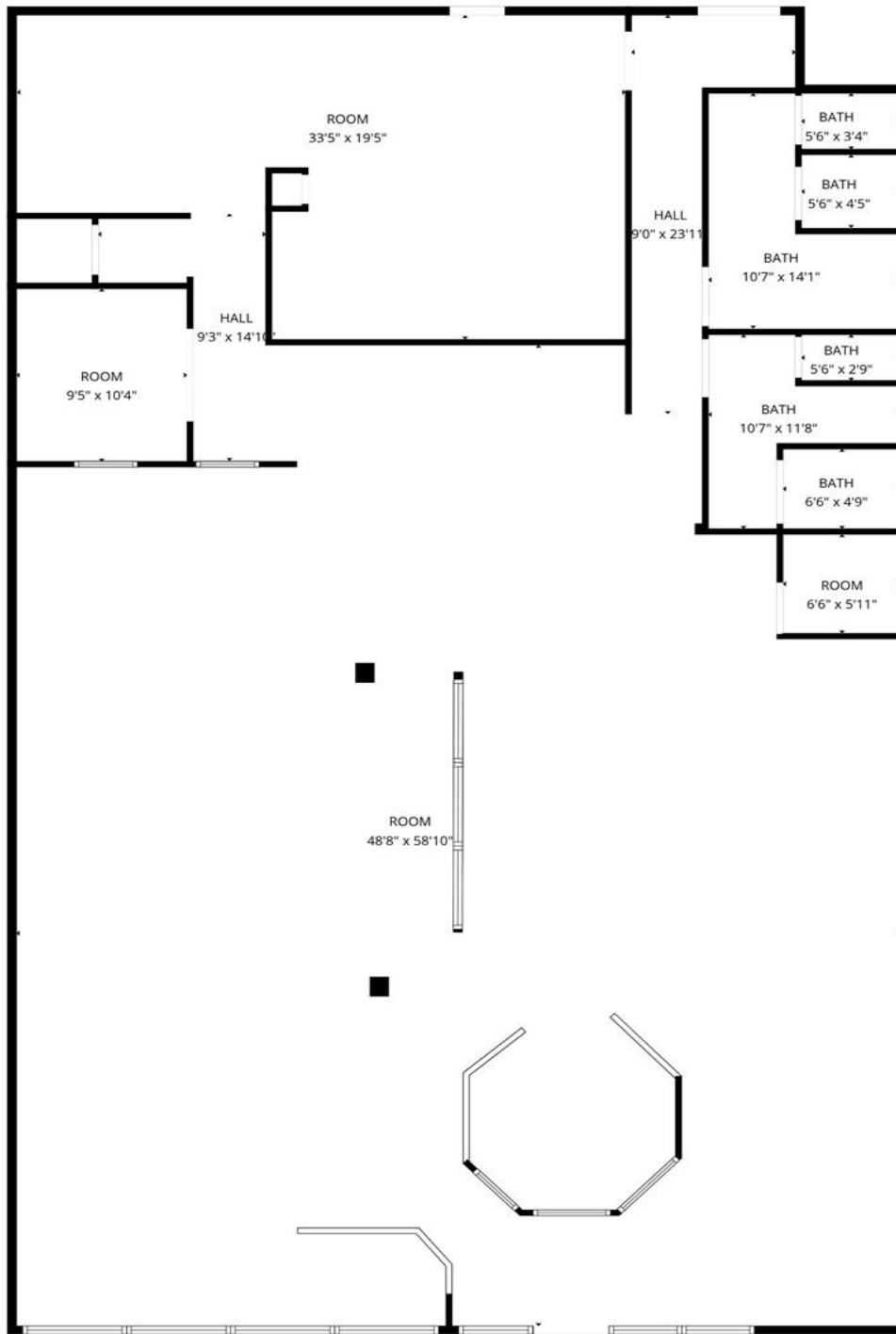








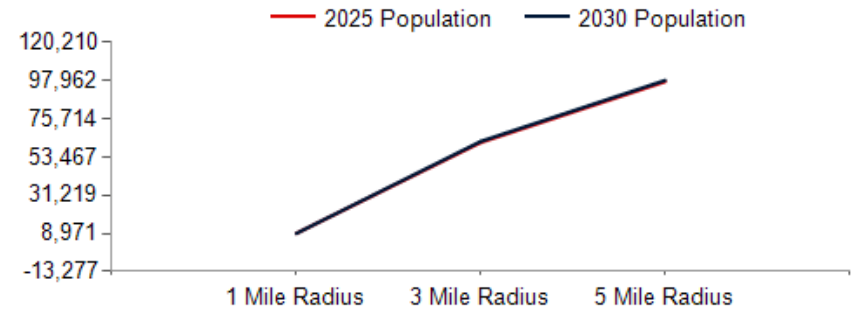




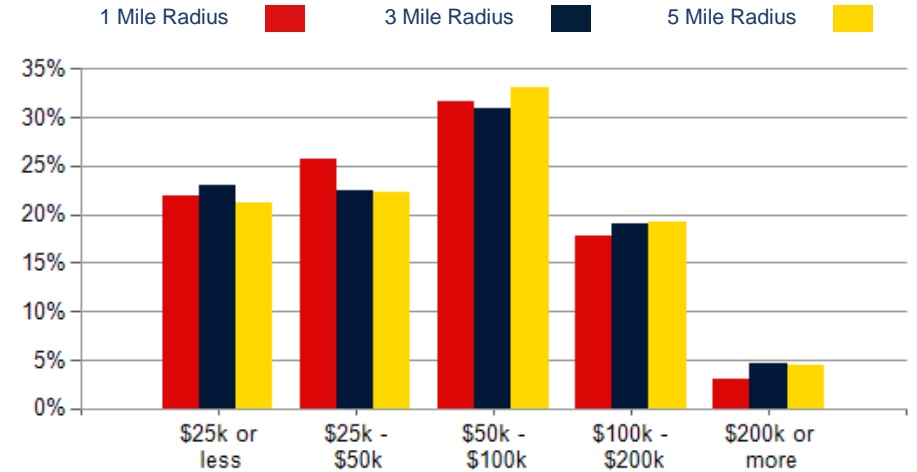
Floor Plan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,001	54,804	89,019
2010 Population	8,634	58,026	92,031
2025 Population	8,975	61,822	97,205
2030 Population	8,971	62,484	97,962
2025 African American	273	2,021	2,963
2025 American Indian	223	1,788	2,746
2025 Asian	124	865	1,117
2025 Hispanic	4,011	30,937	48,215
2025 Other Race	1,160	9,842	14,771
2025 White	5,507	34,960	56,198
2025 Multiracial	1,673	12,231	19,260
2025-2030: Population: Growth Rate	-0.05%	1.05%	0.80%

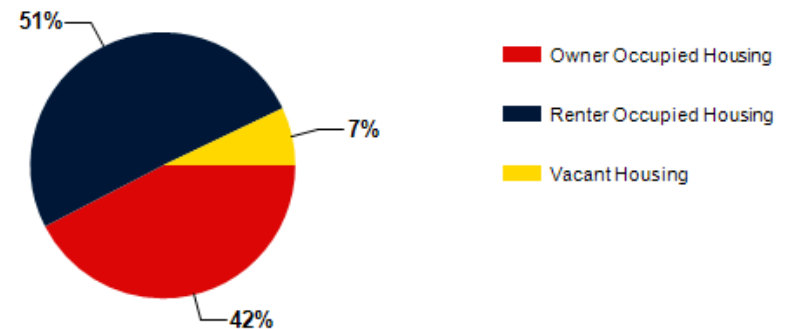
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	575	3,459	5,139
\$15,000-\$24,999	350	2,425	3,444
\$25,000-\$34,999	474	2,419	3,610
\$35,000-\$49,999	613	3,317	5,417
\$50,000-\$74,999	685	4,261	7,537
\$75,000-\$99,999	648	3,642	5,877
\$100,000-\$149,999	525	3,167	4,920
\$150,000-\$199,999	222	1,717	2,917
\$200,000 or greater	129	1,175	1,817
Median HH Income	\$52,900	\$56,051	\$58,699
Average HH Income	\$68,959	\$75,261	\$76,447



2025 Household Income



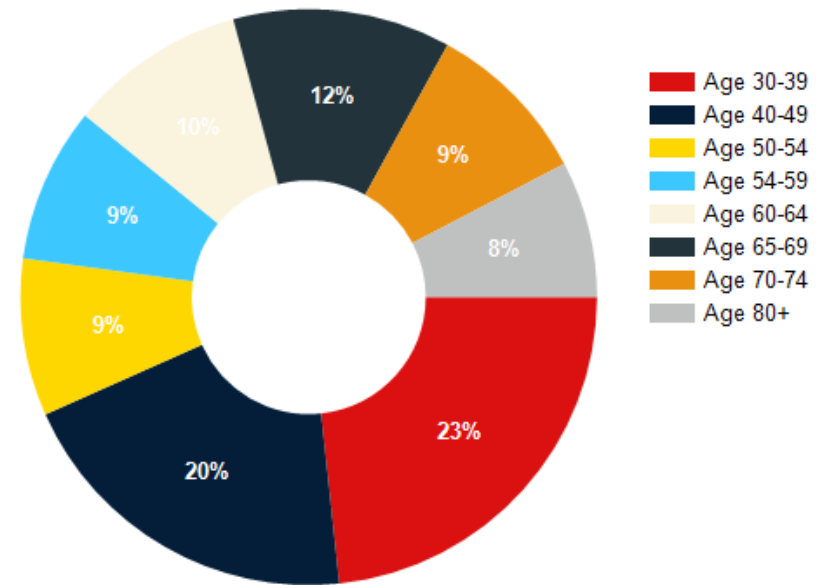
2025 Own vs. Rent - 1 Mile Radius



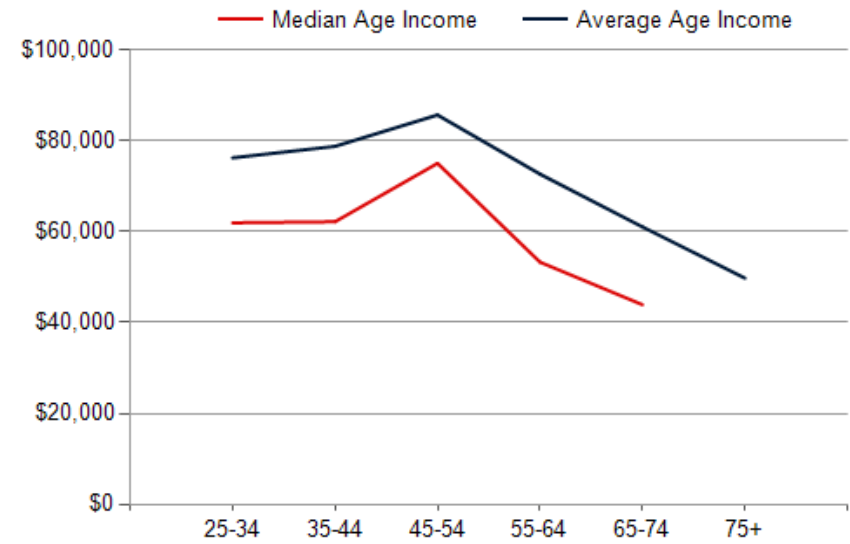
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	640	4,431	6,680
2025 Population Age 35-39	571	4,206	6,467
2025 Population Age 40-44	551	4,096	6,253
2025 Population Age 45-49	489	3,603	5,611
2025 Population Age 50-54	459	3,372	5,379
2025 Population Age 55-59	452	3,253	5,243
2025 Population Age 60-64	515	3,616	6,044
2025 Population Age 65-69	635	3,721	6,213
2025 Population Age 70-74	485	3,192	5,329
2025 Population Age 75-79	398	2,450	4,037
2025 Population Age 80-84	287	1,408	2,441
2025 Population Age 85+	332	1,555	2,520
2025 Population Age 18+	7,210	49,072	77,237
2025 Median Age	41	39	40
2030 Median Age	43	41	42

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,965	\$67,389	\$66,774
Average Household Income 25-34	\$76,285	\$81,802	\$81,962
Median Household Income 35-44	\$62,220	\$68,449	\$69,551
Average Household Income 35-44	\$78,815	\$89,437	\$91,061
Median Household Income 45-54	\$75,071	\$68,036	\$69,360
Average Household Income 45-54	\$85,725	\$86,644	\$87,909
Median Household Income 55-64	\$53,310	\$55,107	\$57,885
Average Household Income 55-64	\$72,694	\$79,421	\$80,451
Median Household Income 65-74	\$43,928	\$43,145	\$47,203
Average Household Income 65-74	\$61,057	\$63,203	\$64,931
Average Household Income 75+	\$49,782	\$58,123	\$60,145





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

Unit 164



Exclusively Marketed by:

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