

209 N Main St

HISTORIC DOWNTOWN FLEXIBLE
COMMERCIAL SPACE

FOR LEASE

209 N Main St
Pueblo, CO 81003

THE SPACE

Location	209 N Main St Pueblo, CO 81003
County	Pueblo
APN	536129009
Sq Ft	2,287 SF
Lease Rate	\$15.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Located in Pueblo's historic Mechanics Building in the heart of downtown
- Large storefront windows with Main Street visibility
- Open main area with tall ceilings, hardwood flooring, and historic architectural details
- Flexible layout with customer-facing and back-of-house functionality



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,667	72,679	119,021

AVERAGE HOUSEHOLD INCOME

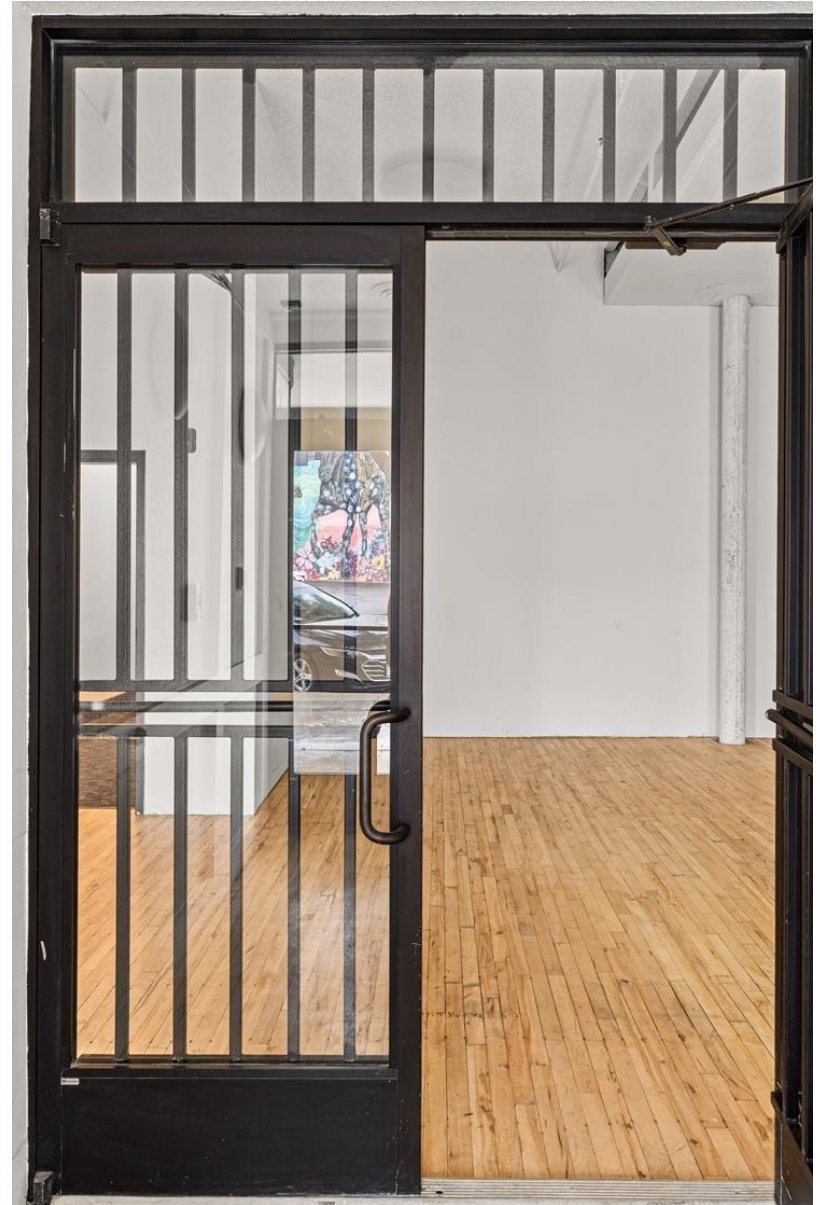
1.00 MILE	3.00 MILE	5.00 MILE
\$57,233	\$68,986	\$78,967

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,485	30,534	49,341

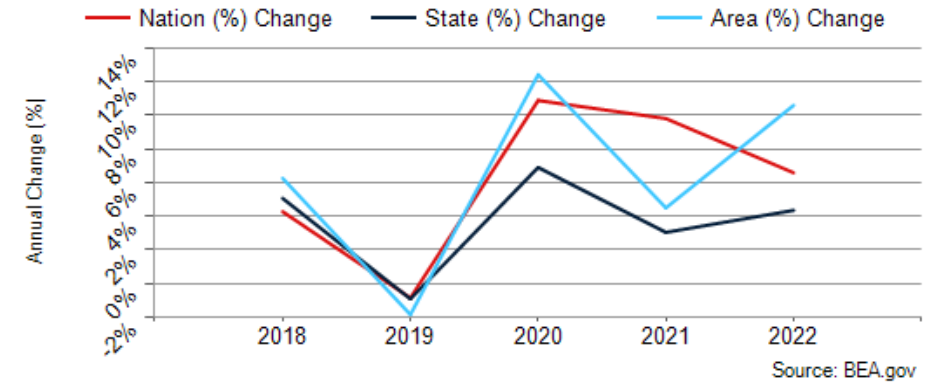
PROPERTY FEATURES

YEAR BUILT	1896
ZONING TYPE	B-4
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF BUILDINGS	1

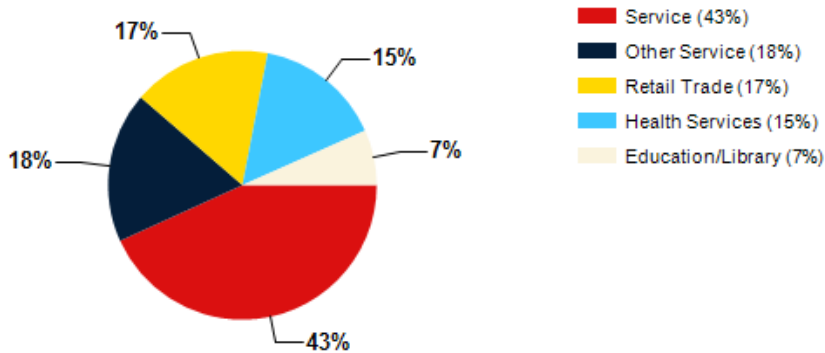


- **Downtown Pueblo:** The property is located in the heart of Downtown Pueblo, a vibrant area known for its historic architecture, local shops, and restaurants. Nearby attractions include the Sangre de Cristo Arts Center and the Historic Arkansas Riverwalk.
- **Main Street:** Being situated on Main Street, the property benefits from high foot traffic and visibility. Main Street is a popular destination for tourists and locals alike, with a mix of retail stores, cafes, and galleries.
- **Business District:** The area surrounding the property is part of Pueblo's central business district, making it a prime location for commercial activities. Nearby businesses include law firms, accounting offices, and tech companies.

Pueblo County GDP Trend



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





W 4th St

96

E 4th St

W 4th St



PULSE



CESS, LLC



E 3rd St

W 3rd St

W 3rd St

N Grand Ave

Court St

N Main St

N Santa Fe Ave



Extraordinary



GOAL ACADEMY - PUEBLO DOWNTOWN



W 2nd St

W 2nd St

N Grand Ave

Court St

N Main St

N Santa Fe Ave



PUEBLO PLAZA ICE ARENA

Central Plaz



CENTRAL PLAZA



PUEBLO COMMUNITY COLLEGE - DOWNTOWN SATELLITE CAMPUS

E 2nd St

W City Center Dr

W City Center Dr

E City Center Dr

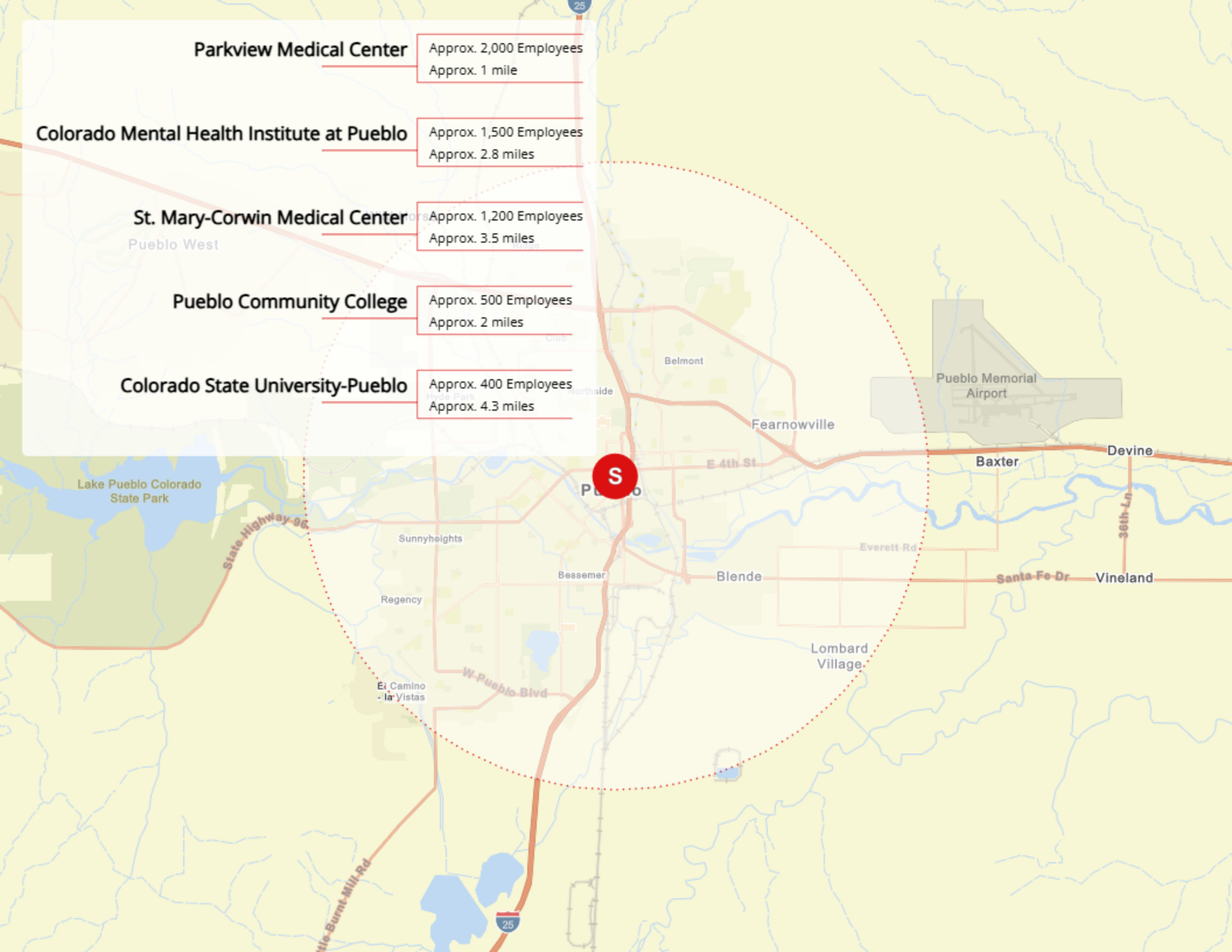
Parkview Medical Center Approx. 2,000 Employees
Approx. 1 mile

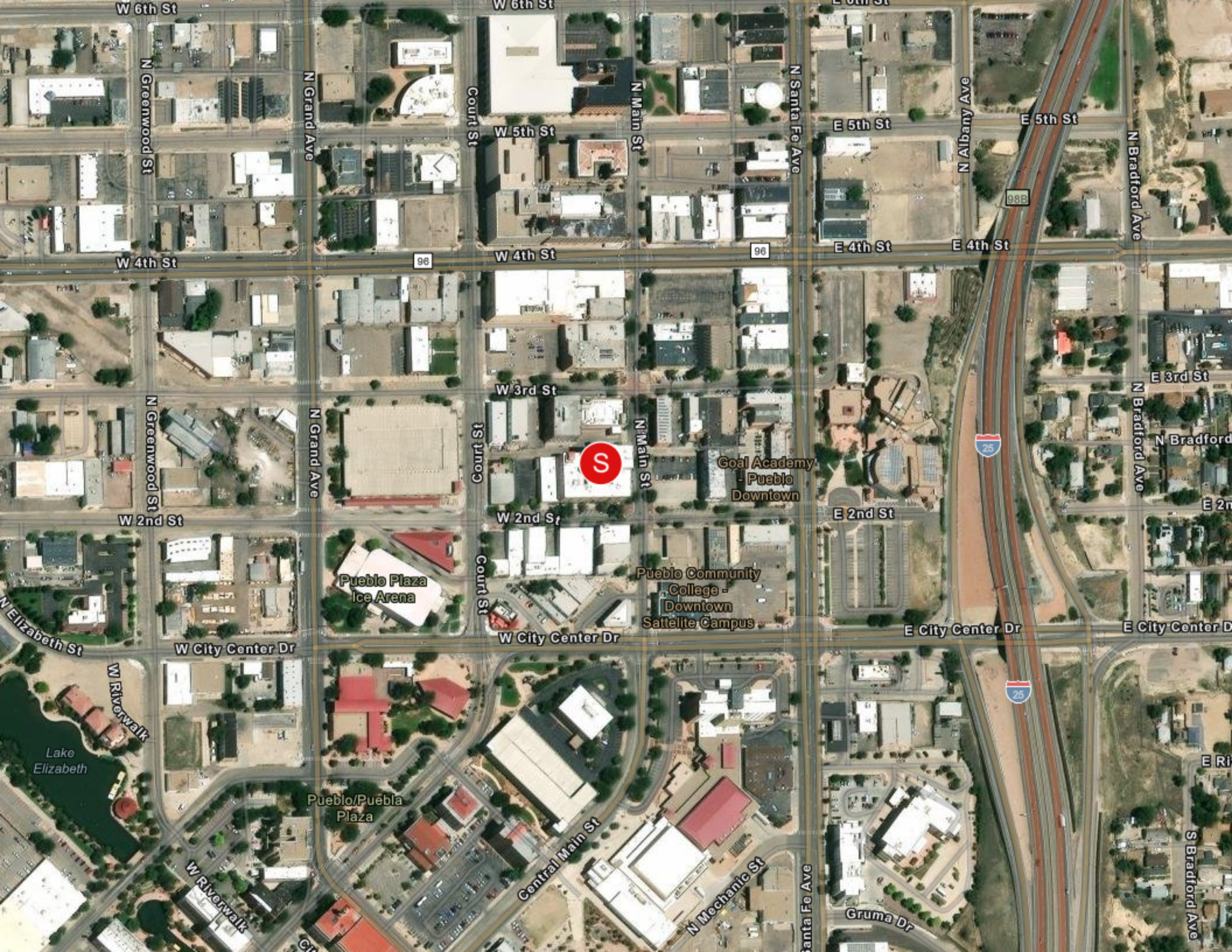
Colorado Mental Health Institute at Pueblo Approx. 1,500 Employees
Approx. 2.8 miles

St. Mary-Corwin Medical Center Approx. 1,200 Employees
Approx. 3.5 miles

Pueblo Community College Approx. 500 Employees
Approx. 2 miles

Colorado State University-Pueblo Approx. 400 Employees
Approx. 4.3 miles





S

W 6th St

W 6th St

E 6th St

N Greenwood St

N Grand Ave

Court St

N Main St

N Santa Fe Ave

N Albany Ave

N Bradford Ave

W 5th St

E 5th St

E 5th St

W 4th St

96

W 4th St

96

E 4th St

E 4th St

96B

E 3rd St

W 3rd St

N Greenwood St

N Grand Ave

Court St

N Main St

Goal Academy - Pueblo Downtown

E 2nd St

N Bradford

W 2nd St

W 2nd St

Pueblo Plaza Ice Arena

Pueblo Community College - Downtown Satellite Campus

25

E 2nd

N Elizabeth St

W City Center Dr

W City Center Dr

E City Center Dr

E City Center Dr

25

Lake Elizabeth

W Riverwalk

Pueblo/Puebla Plaza

Central Main St

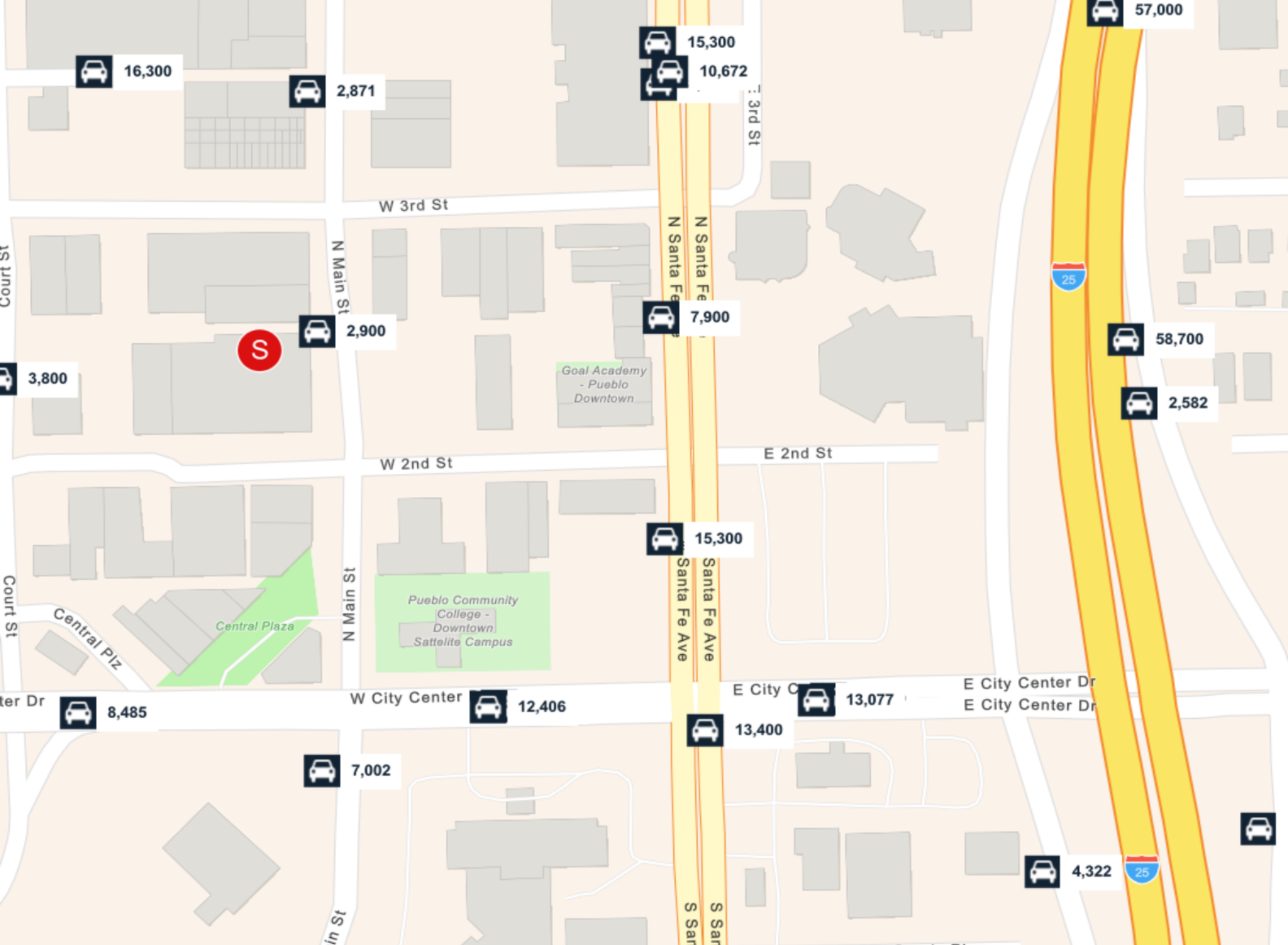
N Mechanic St

Santa Fe Ave

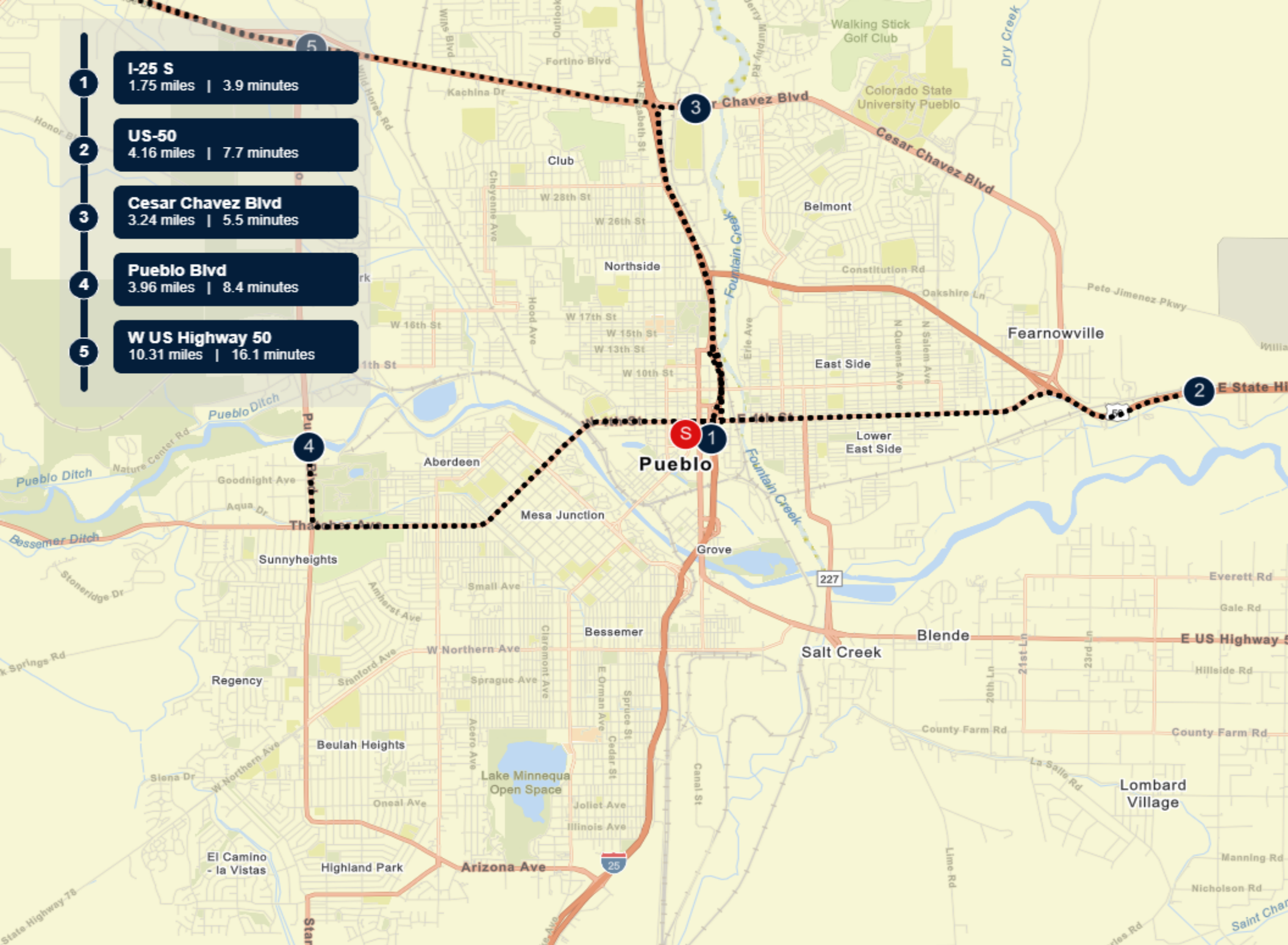
Gruma Dr

S Bradford Ave

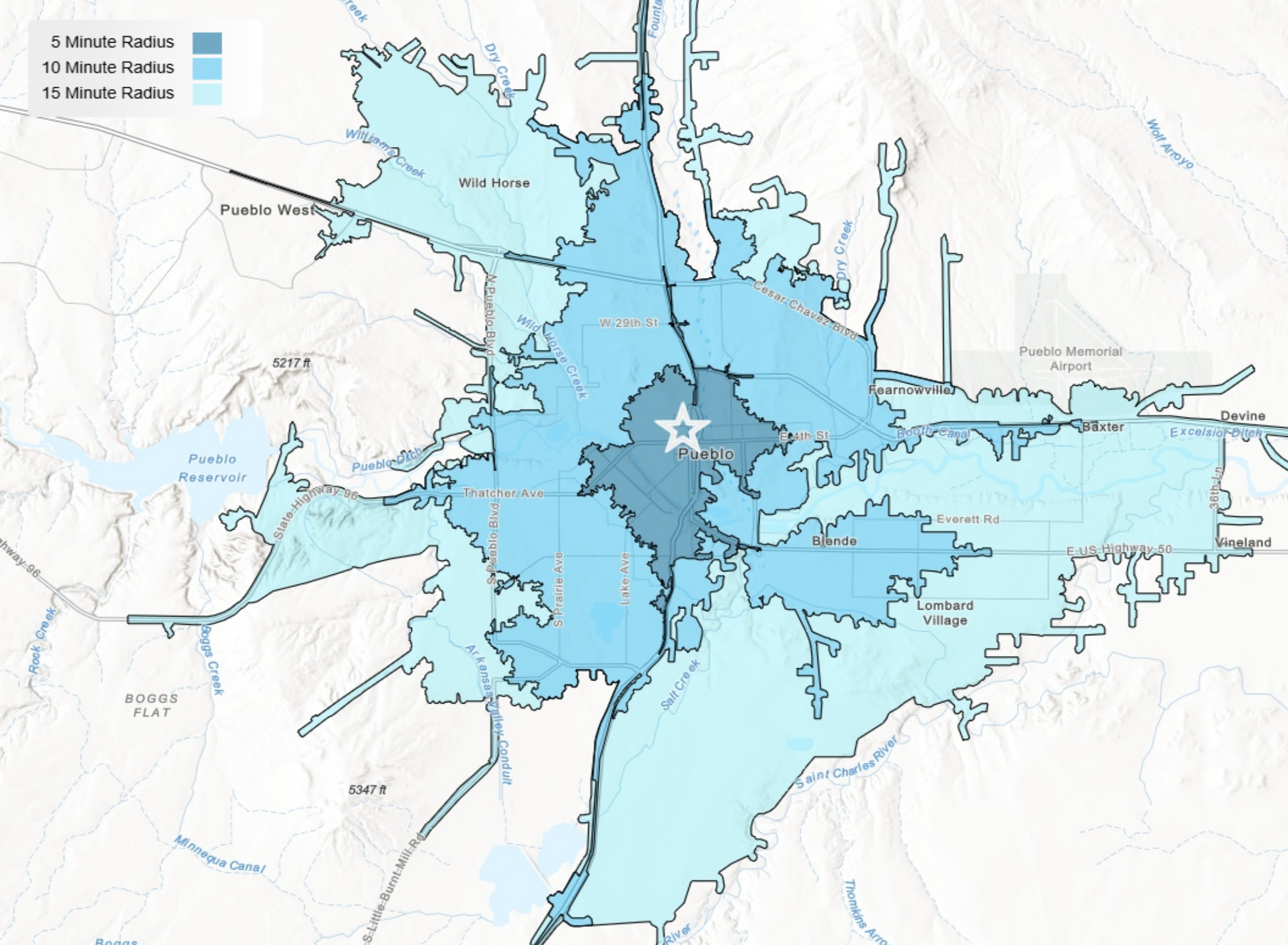
W Riverwalk



- 1** I-25 S
1.75 miles | 3.9 minutes
- 2** US-50
4.16 miles | 7.7 minutes
- 3** Cesar Chavez Blvd
3.24 miles | 5.5 minutes
- 4** Pueblo Blvd
3.96 miles | 8.4 minutes
- 5** W US Highway 50
10.31 miles | 16.1 minutes



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

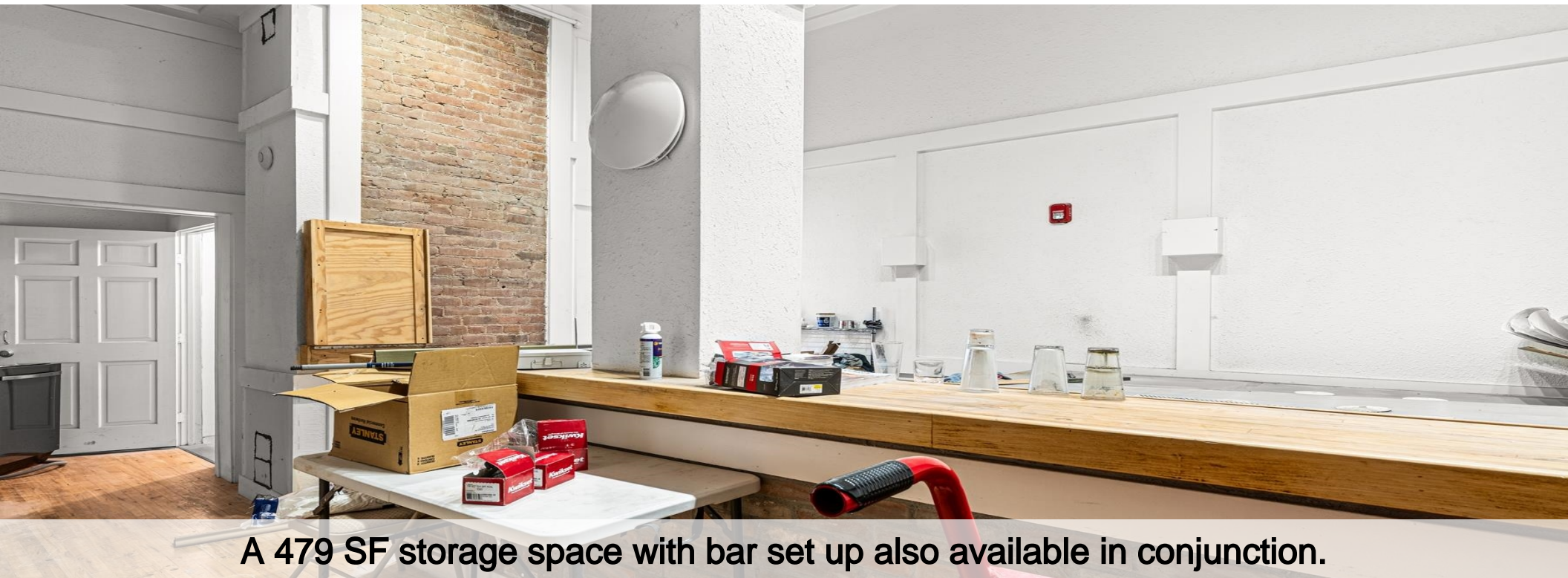




Store front windows



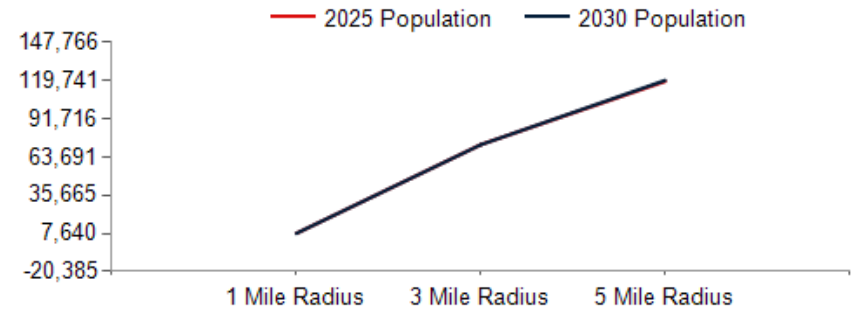
Kitchen Space



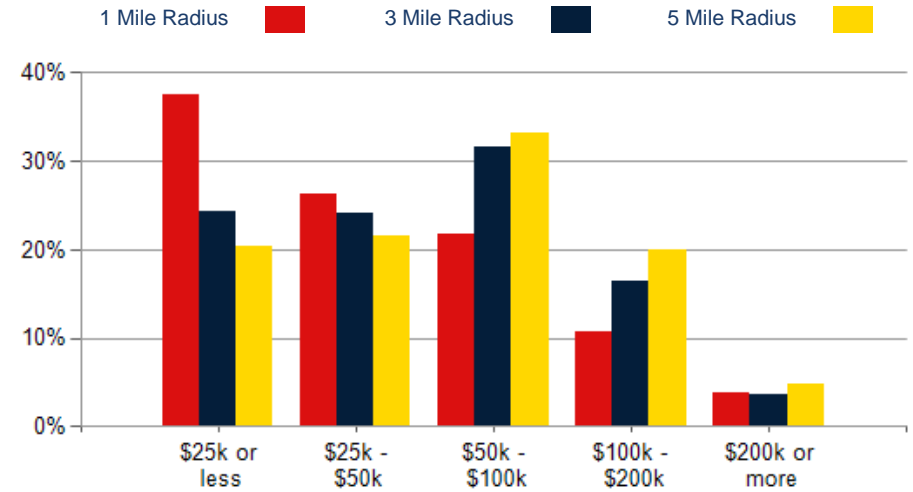
A 479 SF storage space with bar set up also available in conjunction.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,052	72,945	108,620
2010 Population	7,598	71,146	112,592
2025 Population	7,667	72,679	119,021
2030 Population	7,640	72,619	119,741
2025 African American	271	2,245	3,478
2025 American Indian	320	2,293	3,203
2025 Asian	43	563	1,267
2025 Hispanic	4,269	38,364	59,498
2025 Other Race	1,386	12,105	18,036
2025 White	4,071	40,634	69,154
2025 Multiracial	1,561	14,738	23,706
2025-2030: Population: Growth Rate	-0.35%	-0.10%	0.60%

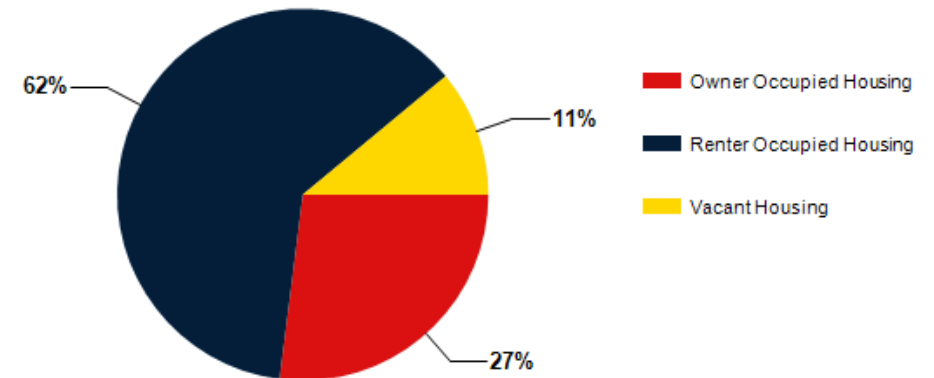
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	785	4,461	5,908
\$15,000-\$24,999	522	2,966	4,170
\$25,000-\$34,999	481	3,002	4,124
\$35,000-\$49,999	434	4,361	6,538
\$50,000-\$74,999	453	5,333	8,905
\$75,000-\$99,999	304	4,310	7,507
\$100,000-\$149,999	227	3,189	6,177
\$150,000-\$199,999	145	1,810	3,654
\$200,000 or greater	135	1,102	2,358
Median HH Income	\$33,843	\$51,828	\$60,531
Average HH Income	\$57,233	\$68,986	\$78,967



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

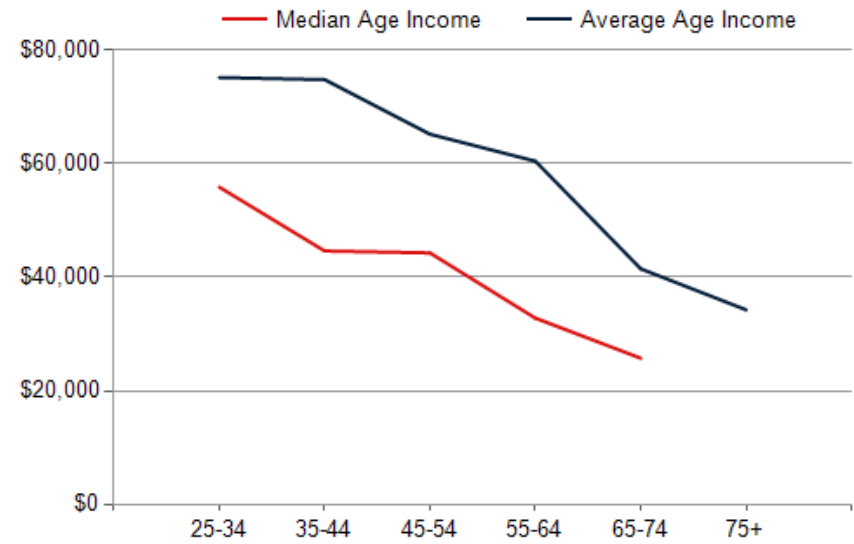
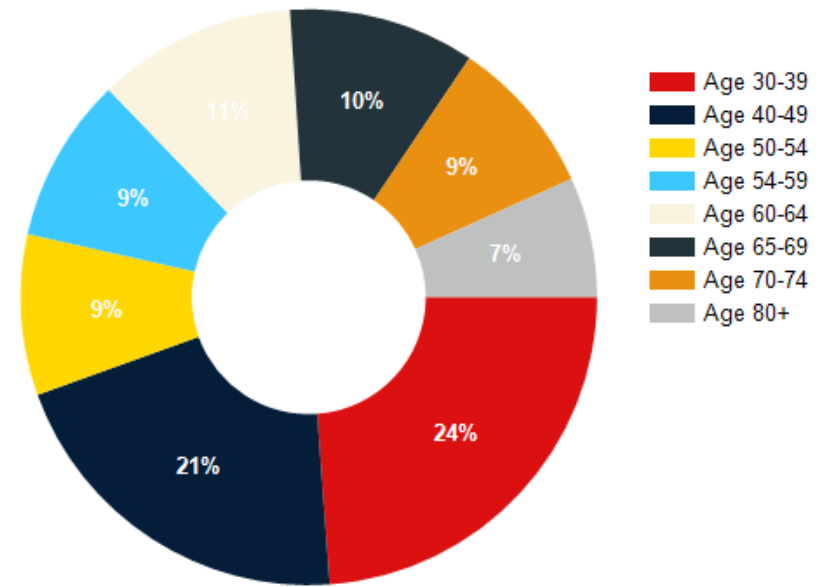


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	583	5,131	7,999
2025 Population Age 35-39	549	4,951	7,738
2025 Population Age 40-44	489	4,747	7,689
2025 Population Age 45-49	491	4,306	6,871
2025 Population Age 50-54	429	3,976	6,613
2025 Population Age 55-59	440	3,872	6,404
2025 Population Age 60-64	530	4,464	7,369
2025 Population Age 65-69	496	4,628	7,678
2025 Population Age 70-74	420	3,808	6,664
2025 Population Age 75-79	320	2,781	5,053
2025 Population Age 80-84	154	1,692	3,049
2025 Population Age 85+	143	1,673	3,164
2025 Population Age 18+	6,168	57,408	94,501
2025 Median Age	41	40	41
2030 Median Age	42	41	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,861	\$62,411	\$68,775
Average Household Income 25-34	\$75,187	\$76,249	\$84,273
Median Household Income 35-44	\$44,611	\$61,843	\$75,122
Average Household Income 35-44	\$74,807	\$81,654	\$94,946
Median Household Income 45-54	\$44,265	\$61,229	\$74,158
Average Household Income 45-54	\$65,180	\$78,311	\$91,848
Median Household Income 55-64	\$32,779	\$51,589	\$60,934
Average Household Income 55-64	\$60,435	\$71,999	\$83,983
Median Household Income 65-74	\$25,711	\$41,559	\$48,765
Average Household Income 65-74	\$41,470	\$58,105	\$67,535
Average Household Income 75+	\$34,242	\$54,133	\$59,801

Population By Age





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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Exclusively Marketed by:

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