

1021 W 11th St



OFFERING MEMORANDUM | 1021 W 11TH ST

1021 W 11th St
Pueblo, CO 81003



1021 W 11th St

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Advisor Profile

Exclusively Marketed by:

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1021 W 11TH ST

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1021 W 11th St Pueblo CO 81003
COUNTY	Pueblo
MARKET	Pueblo
SUBMARKET	Pueblo
BUILDING SF	2,400 SF
LAND ACRES	.23
YEAR BUILT	1920
YEAR RENOVATED	2021
APN	05-253-42-008

FINANCIAL SUMMARY

PRICE	\$150,000
PRICE PSF	\$62.50

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,823	74,989	117,976
2025 Median HH Income	\$45,613	\$54,717	\$60,388
2025 Average HH Income	\$66,351	\$71,446	\$78,724



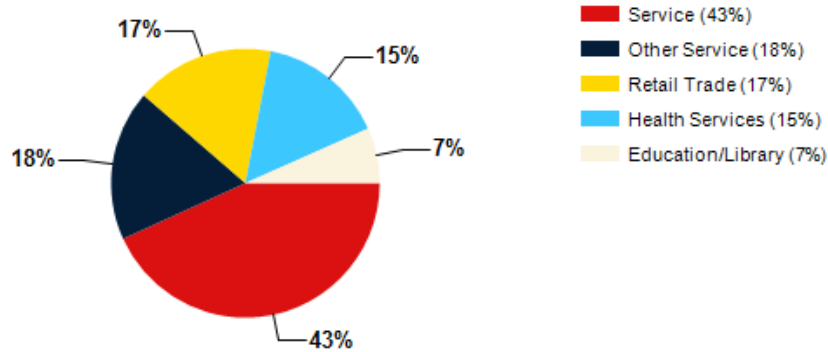
02 Location

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

Central Pueblo Location

- This location offers easy access to major transportation routes, with Interstate 25 and Highway 50 both within close proximity, facilitating convenient commuting for employees and customers.
- Additionally, the property is surrounded by a supportive community of local entrepreneurs and creatives, making it an ideal environment for networking and collaboration in a dynamic business ecosystem.

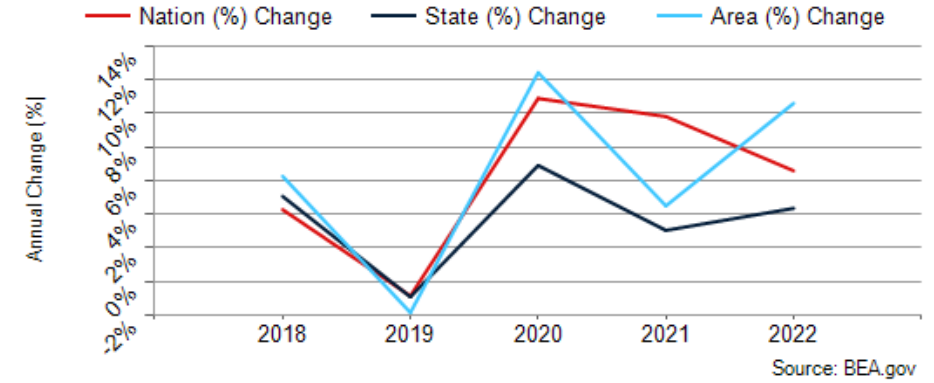
Major Industries by Employee Count

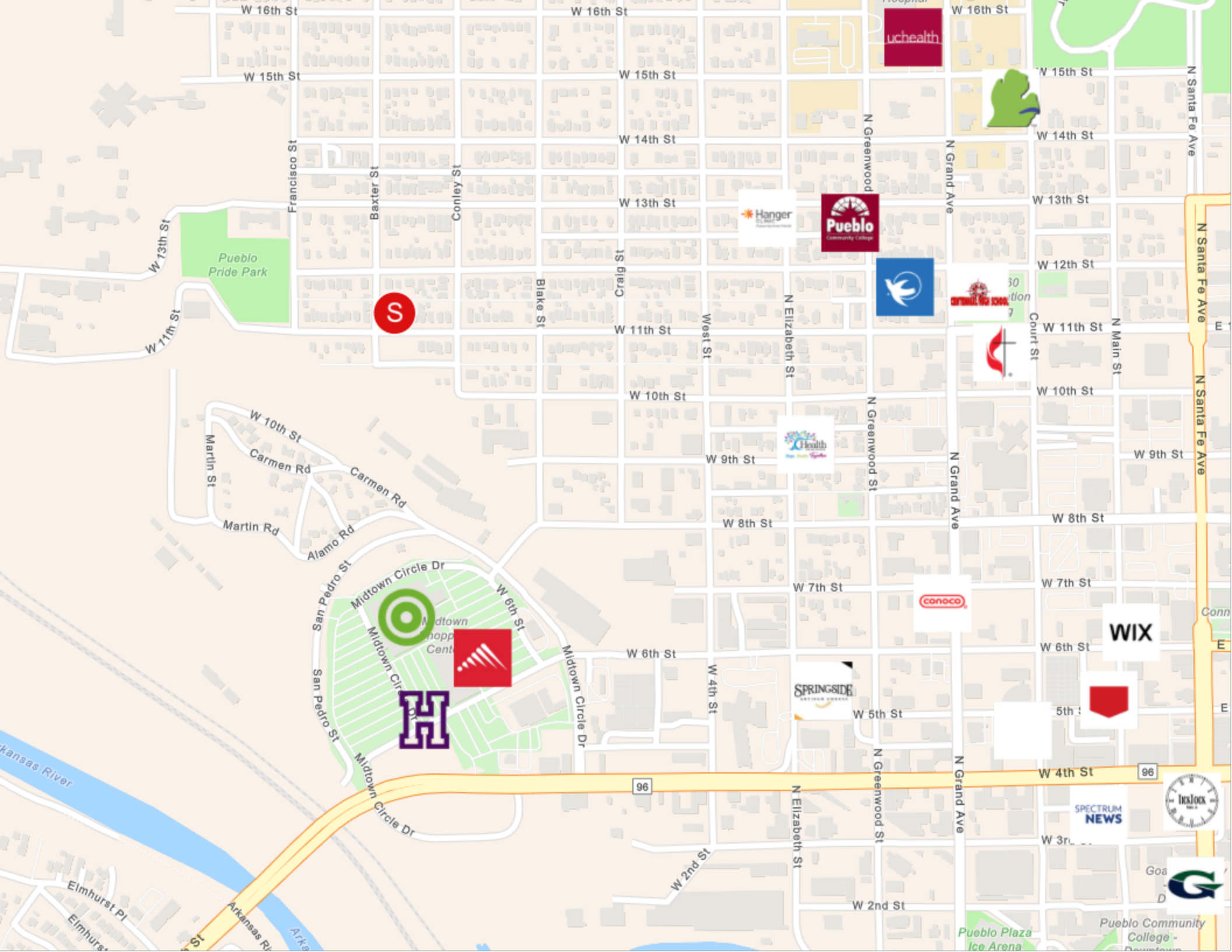


Largest Employers

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





Pueblo
Pride Park



WIX



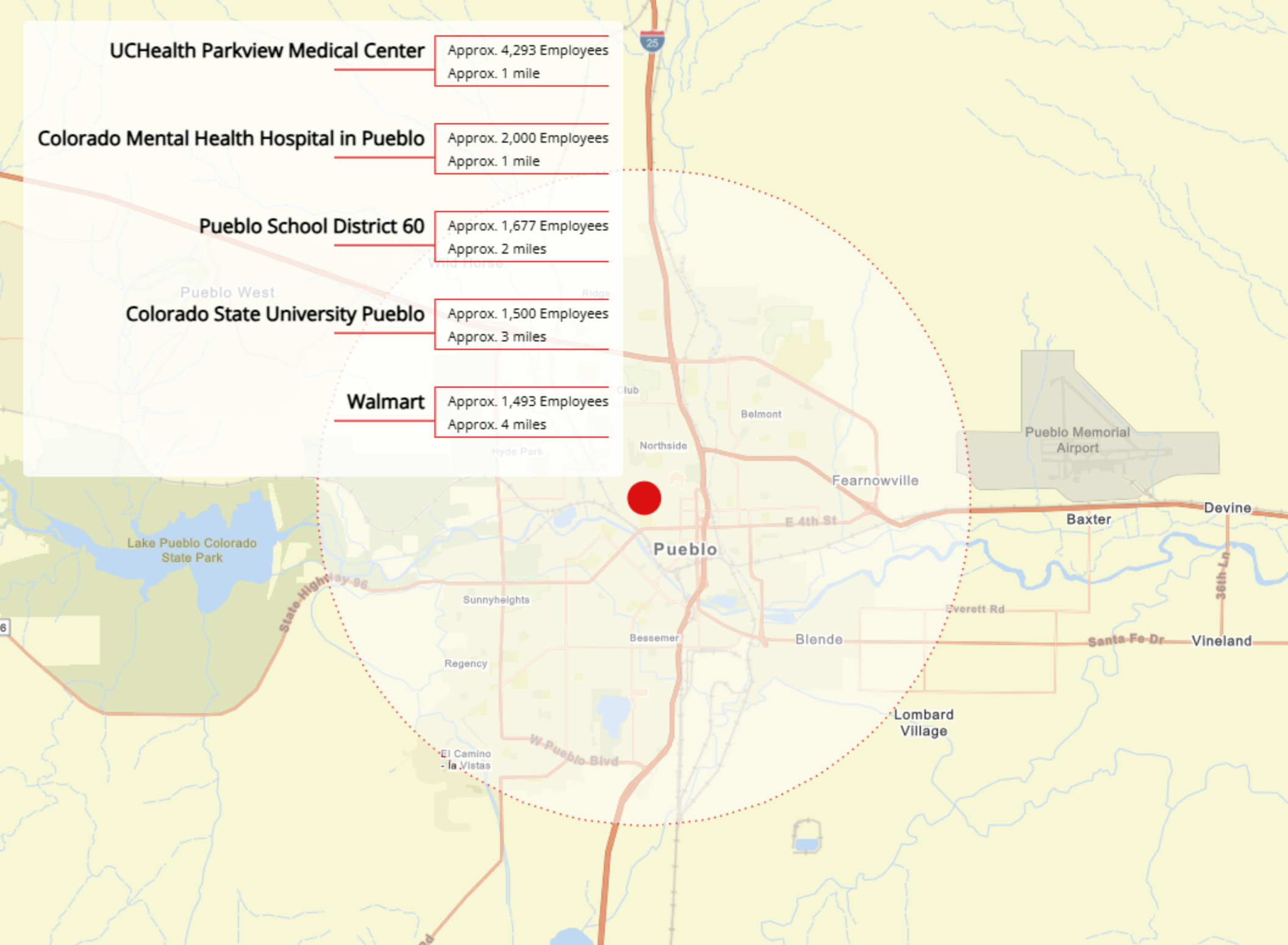
SPECTRUM
NEWS

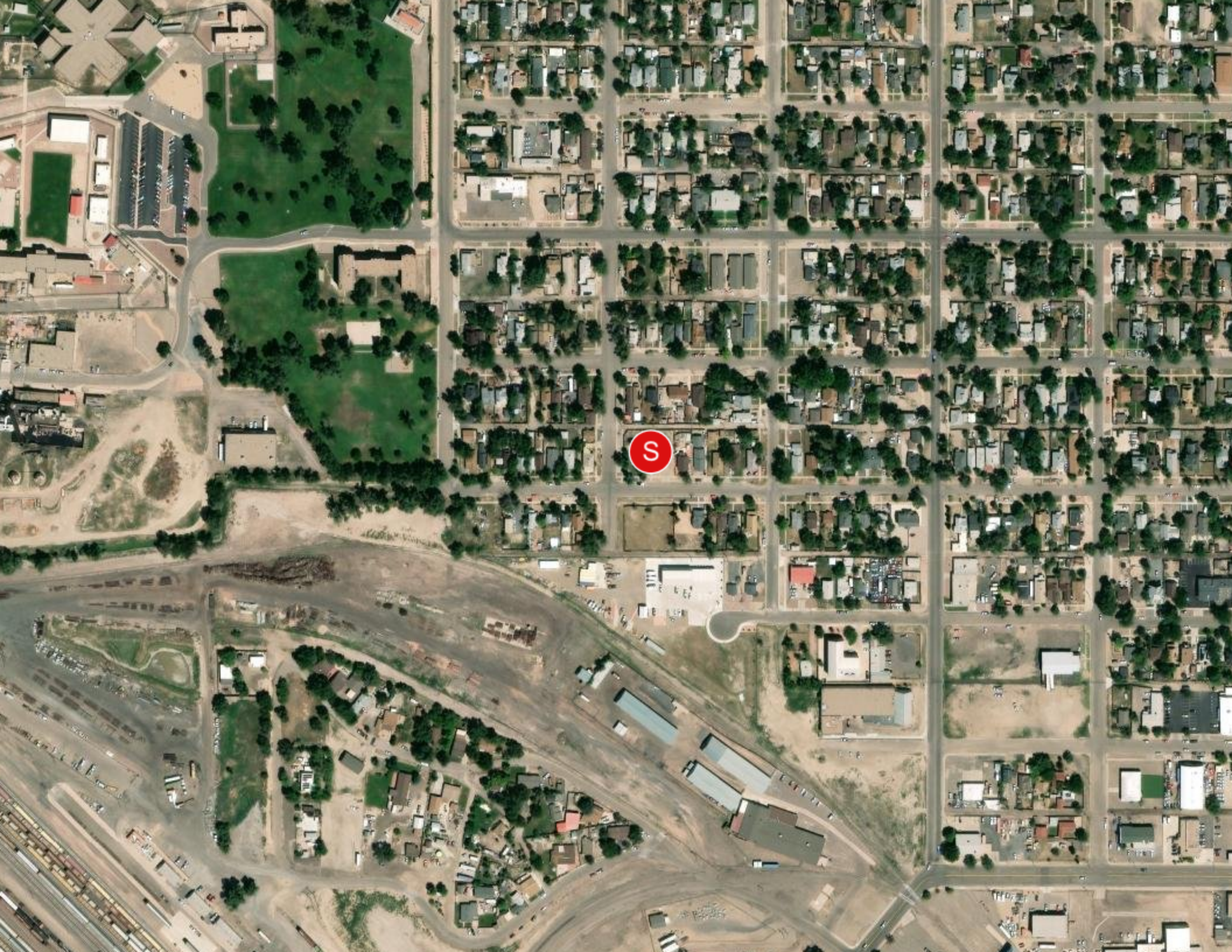


Pueblo Plaza
Ice Arena

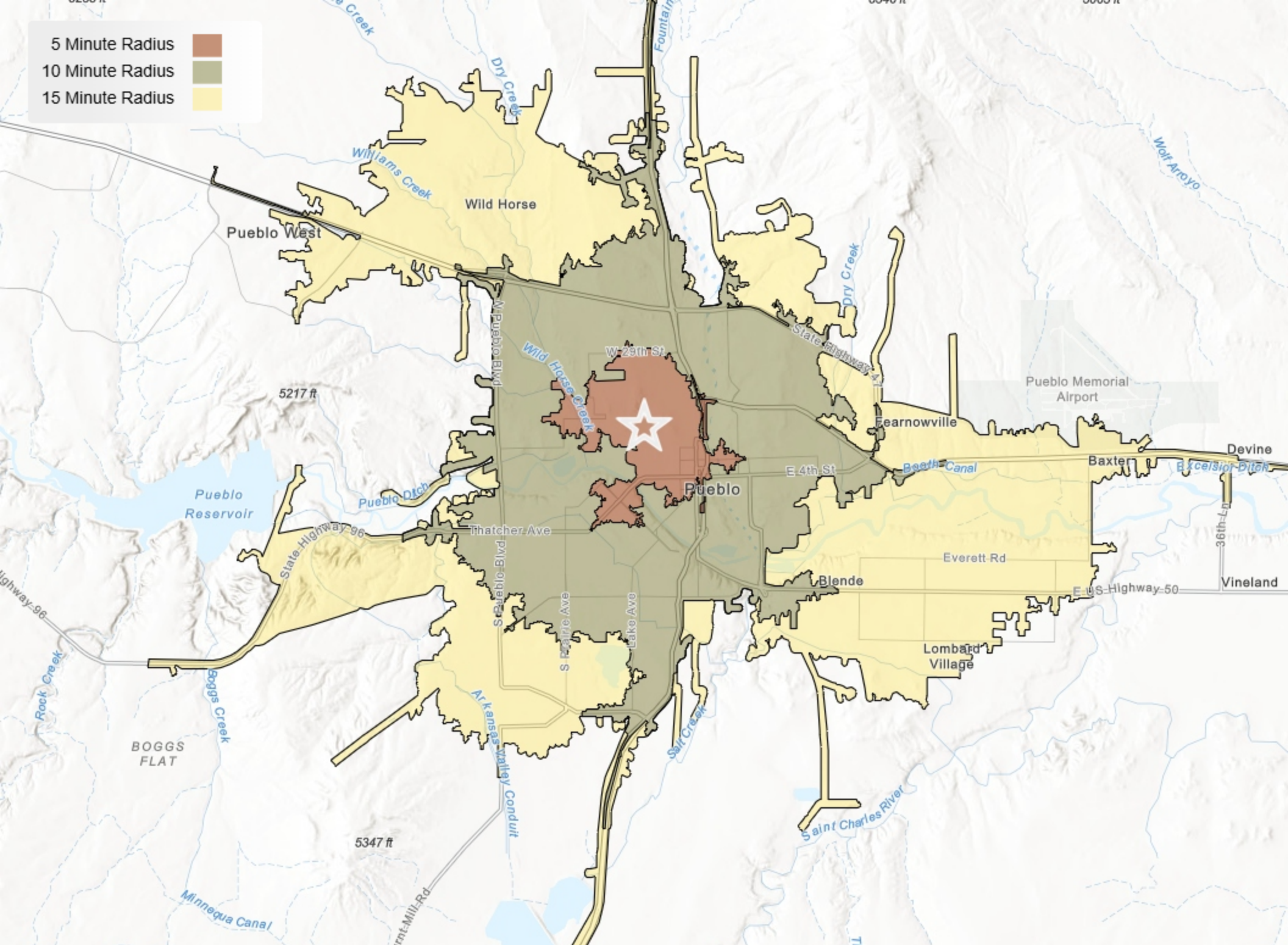
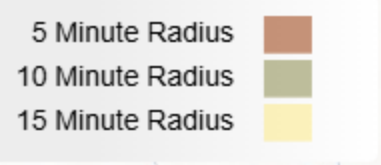
Pueblo Community
College -
Downtown

UCHealth Parkview Medical Center	Approx. 4,293 Employees Approx. 1 mile
Colorado Mental Health Hospital in Pueblo	Approx. 2,000 Employees Approx. 1 mile
Pueblo School District 60	Approx. 1,677 Employees Approx. 2 miles
Colorado State University Pueblo	Approx. 1,500 Employees Approx. 3 miles
Walmart	Approx. 1,493 Employees Approx. 4 miles





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03 Property Description

Property Features

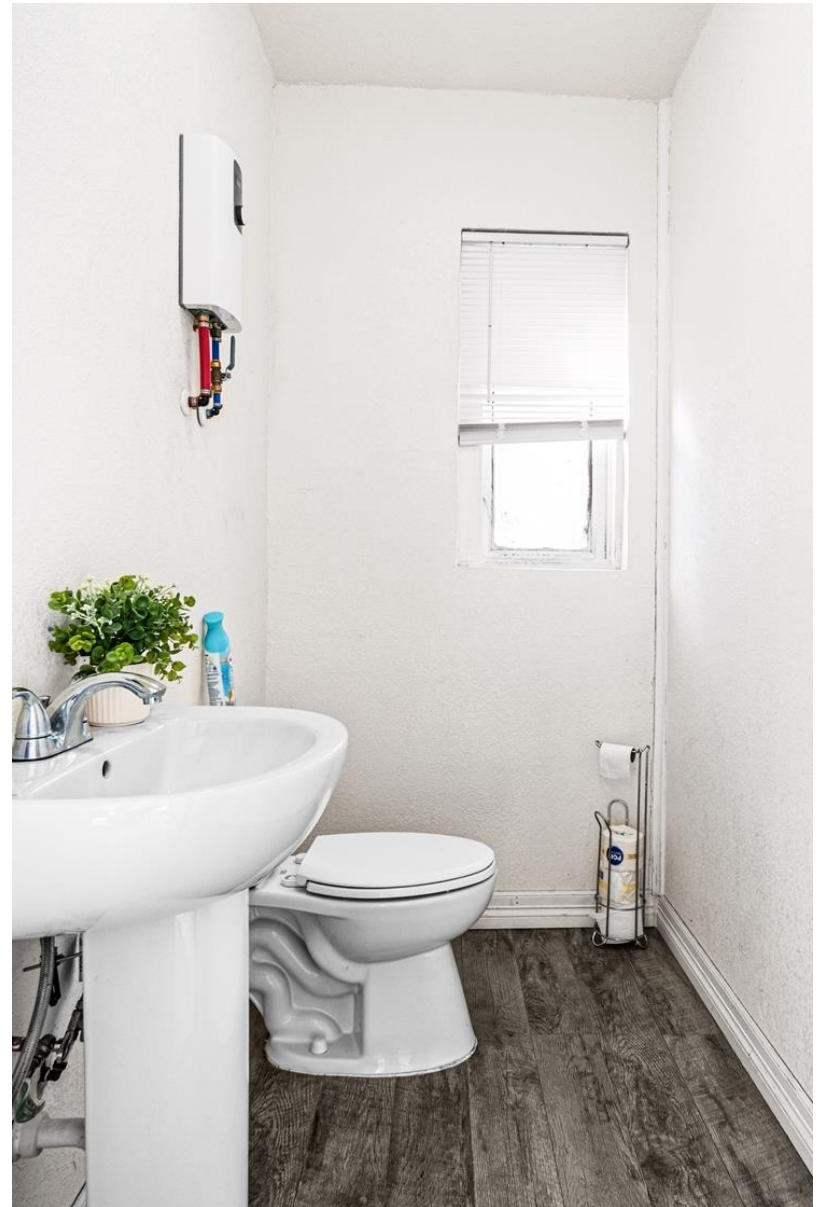
Property Images

PROPERTY FEATURES

BUILDING SF	2,400
LAND ACRES	.23
YEAR BUILT	1920
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	R-4
TOPOGRAPHY	Generally Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
PARKING RATIO	8.33
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

CONSTRUCTION

PARKING SURFACE	Gravel
ROOF	Asphalt





Open Assembly Area



Kitchen Area



Classroom/Office Space



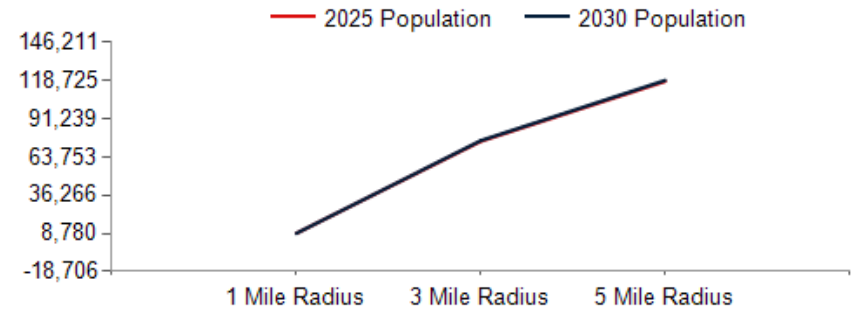
On-site Parking

1021 W 11TH ST

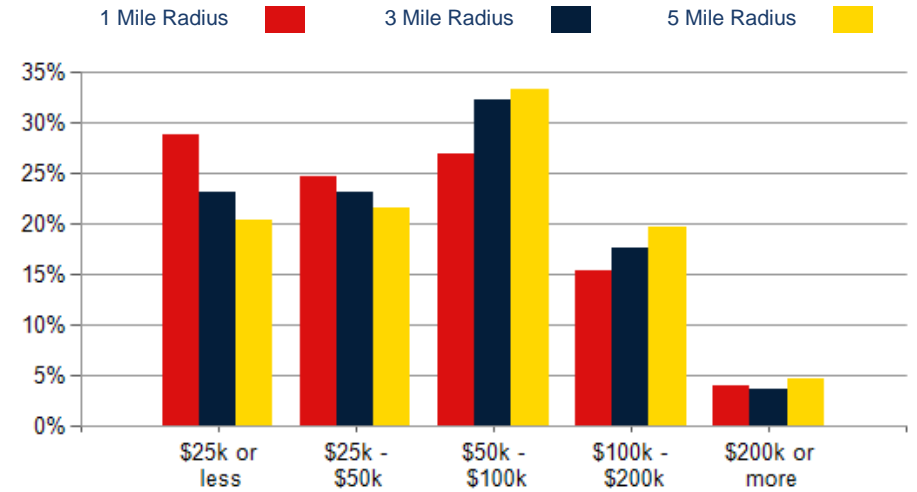
04 Demographics
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,191	72,001	106,882
2010 Population	8,771	71,935	111,360
2025 Population	8,823	74,989	117,976
2030 Population	8,780	75,465	118,725
2025 African American	495	2,376	3,488
2025 American Indian	264	2,198	3,182
2025 Asian	72	716	1,279
2025 Hispanic	3,972	38,020	59,136
2025 Other Race	1,493	11,840	17,898
2025 White	5,004	42,716	68,403
2025 Multiracial	1,477	15,032	23,550
2025-2030: Population: Growth Rate	-0.50%	0.65%	0.65%

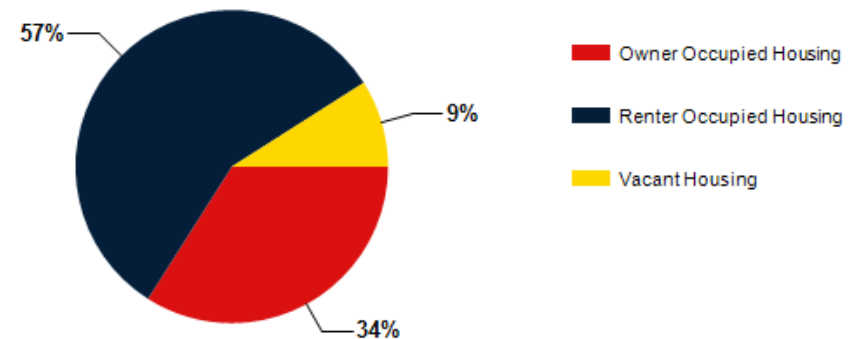
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	660	4,354	5,888
\$15,000-\$24,999	359	2,948	4,136
\$25,000-\$34,999	390	3,001	4,092
\$35,000-\$49,999	481	4,339	6,497
\$50,000-\$74,999	499	5,575	8,859
\$75,000-\$99,999	453	4,624	7,464
\$100,000-\$149,999	341	3,589	6,061
\$150,000-\$199,999	199	1,978	3,599
\$200,000 or greater	140	1,194	2,326
Median HH Income	\$45,613	\$54,717	\$60,388
Average HH Income	\$66,351	\$71,446	\$78,724



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

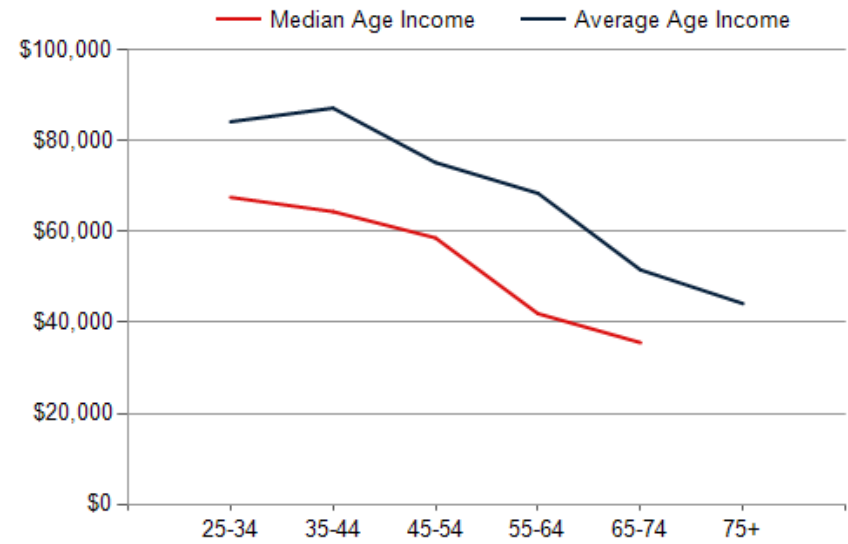
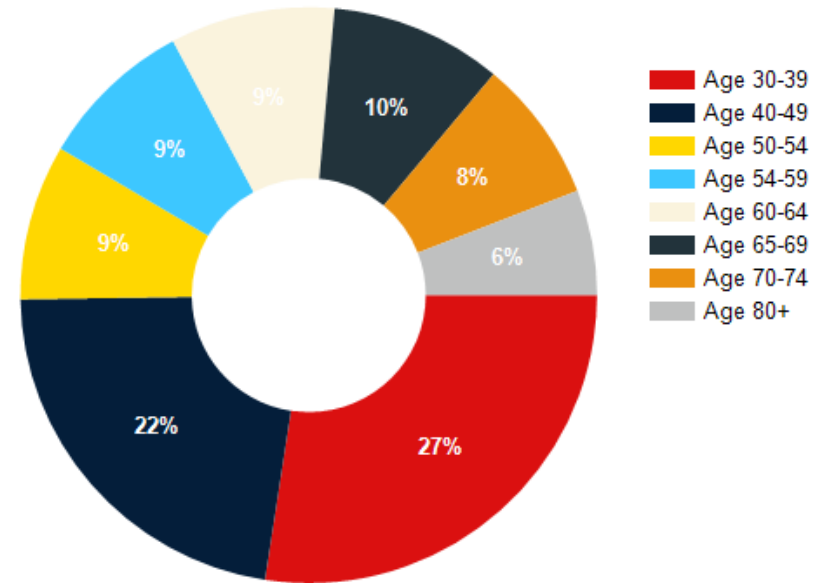


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	776	5,290	7,962
2025 Population Age 35-39	751	5,019	7,703
2025 Population Age 40-44	654	4,891	7,610
2025 Population Age 45-49	590	4,410	6,808
2025 Population Age 50-54	486	4,139	6,548
2025 Population Age 55-59	484	4,004	6,342
2025 Population Age 60-64	514	4,611	7,269
2025 Population Age 65-69	537	4,752	7,581
2025 Population Age 70-74	446	4,033	6,562
2025 Population Age 75-79	329	3,005	4,997
2025 Population Age 80-84	176	1,829	2,993
2025 Population Age 85+	136	1,905	3,132
2025 Population Age 18+	7,428	59,563	93,603
2025 Median Age	40	40	41
2030 Median Age	41	41	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,574	\$64,517	\$68,530
Average Household Income 25-34	\$84,222	\$78,280	\$83,958
Median Household Income 35-44	\$64,434	\$65,329	\$74,917
Average Household Income 35-44	\$87,232	\$84,849	\$94,698
Median Household Income 45-54	\$58,640	\$64,883	\$73,772
Average Household Income 45-54	\$75,230	\$81,432	\$91,547
Median Household Income 55-64	\$41,952	\$53,850	\$60,605
Average Household Income 55-64	\$68,464	\$74,314	\$83,642
Median Household Income 65-74	\$35,562	\$43,734	\$48,384
Average Household Income 65-74	\$51,600	\$60,864	\$67,067
Average Household Income 75+	\$44,180	\$56,132	\$59,842

Population By Age



1021 W 11TH ST

05 **Company Profile**
Advisor Profile



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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