

# 2410 N GRAND AVE

2410 N Grand Ave | Pueblo, CO

OFFERING MEMORANDUM



PROFESSIONAL OFFICE BUILDING



# 2410 N Grand Ave

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*Exclusively Marketed by:*

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01

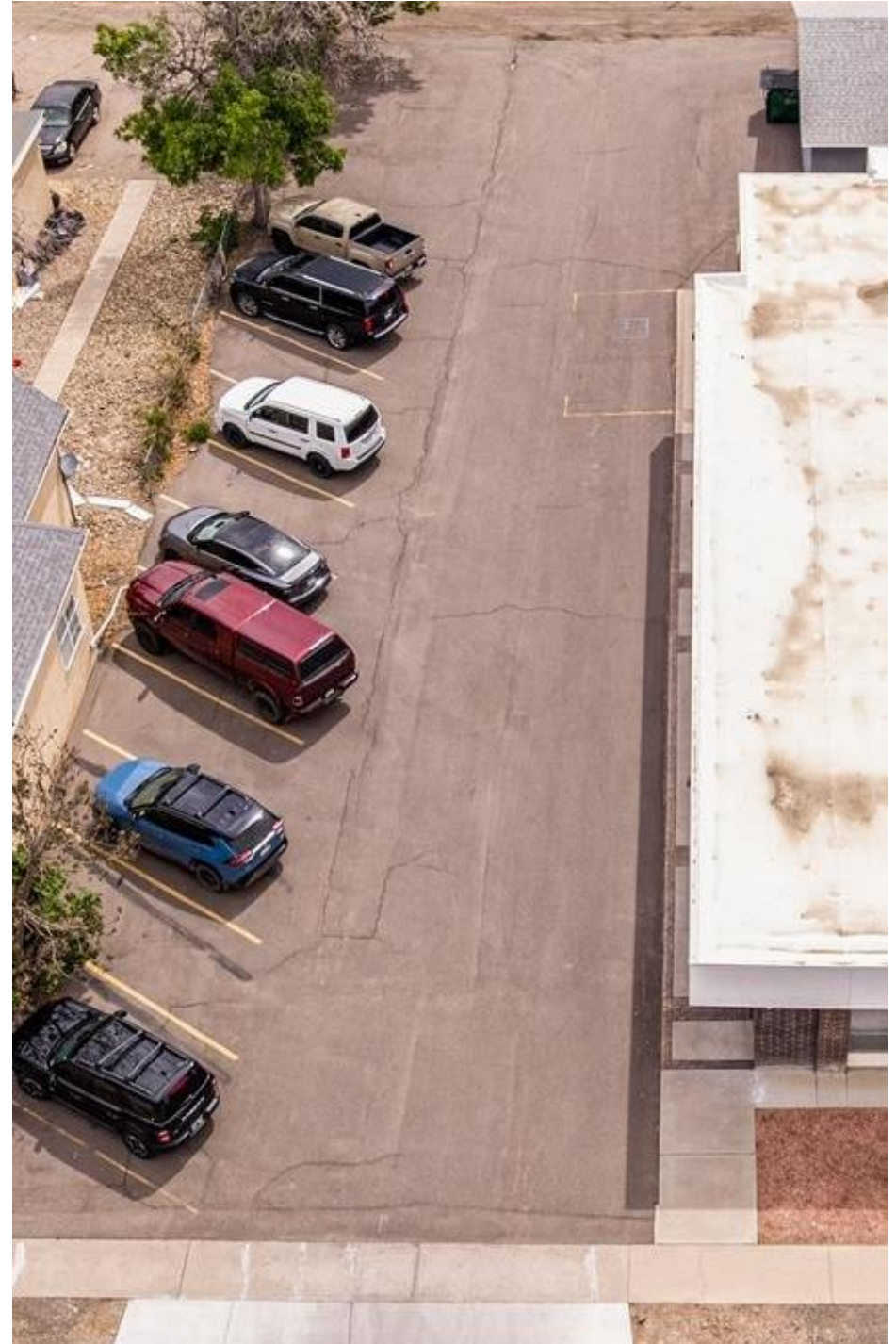
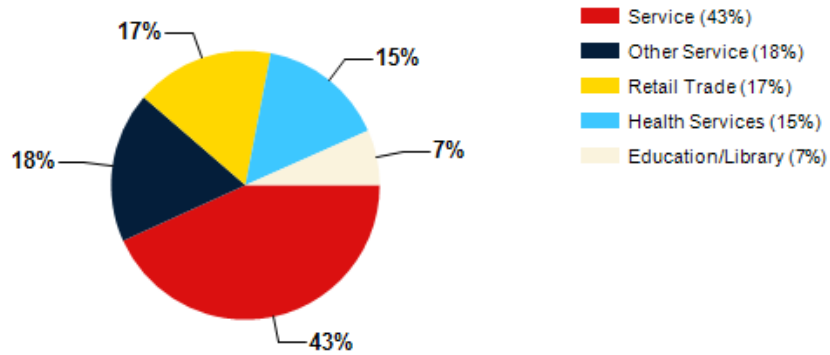
**Location**

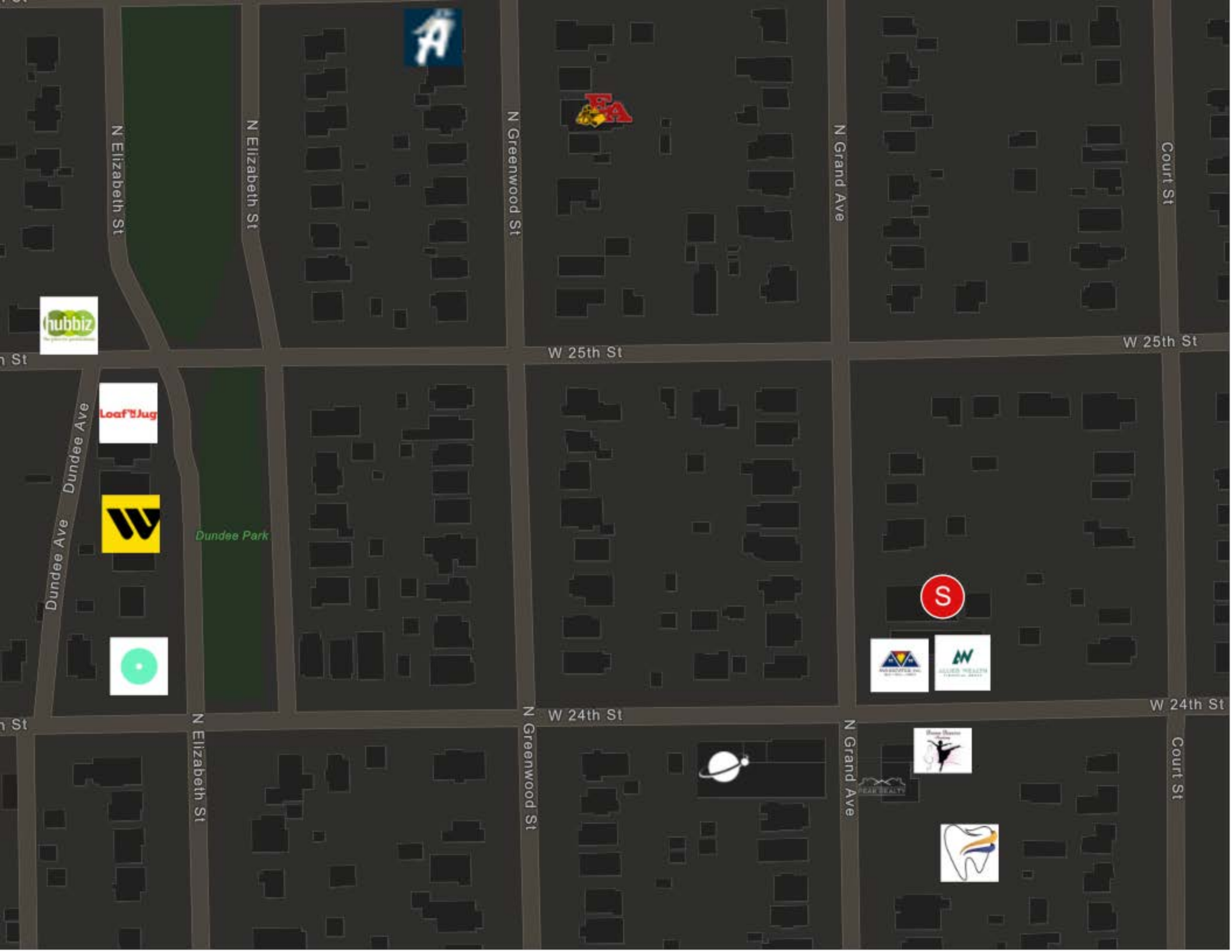
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## Prime Pueblo Location

- The property is situated in close proximity to several restaurants, offering convenient dining options for employees and visitors.
- Pueblo Community College, a prominent educational institution, is within a short driving distance, potentially serving as a source of skilled workforce for businesses in the area.
- The neighborhood features a mix of commercial and residential properties, creating a dynamic environment that may appeal to a diverse range of businesses and customers.

## Major Industries by Employee Count





N Elizabeth St

N Elizabeth St

N Greenwood St

N Grand Ave

Court St

W 25th St

W 25th St

Dundee Ave  
Dundee Ave

Dundee Park

W 24th St

W 24th St

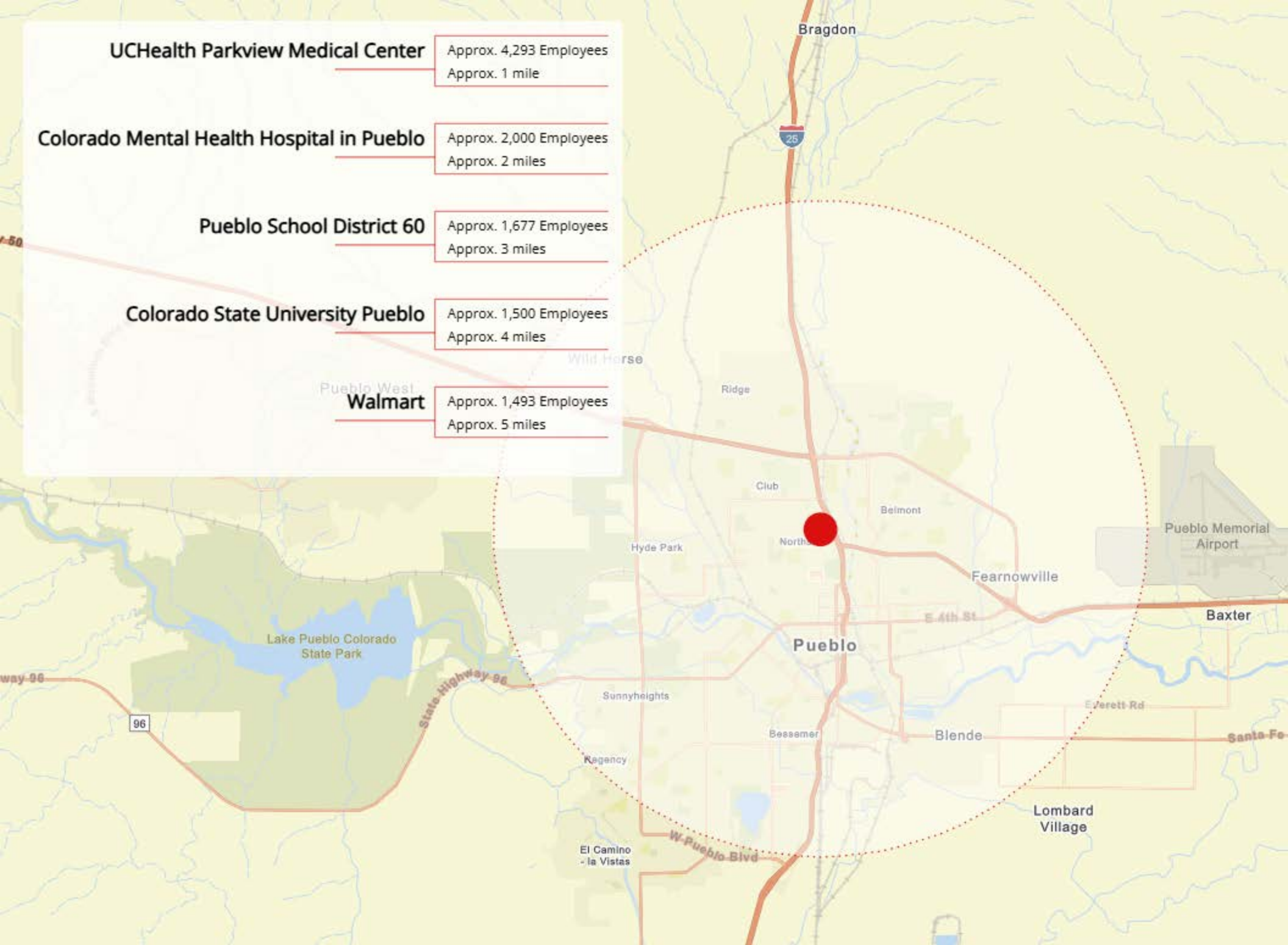
N Elizabeth St

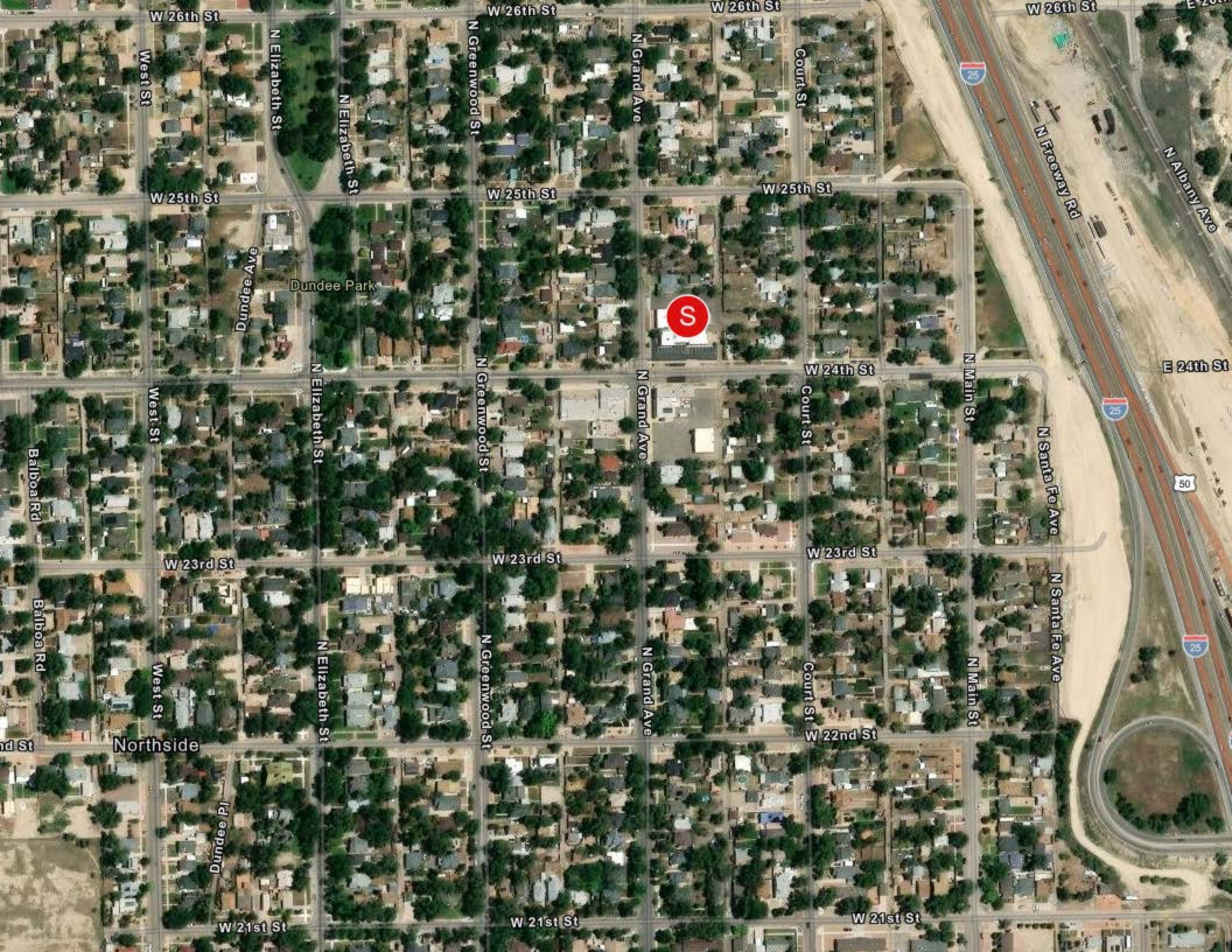
N Greenwood St

N Grand Ave

Court St

<b>UCHealth Parkview Medical Center</b>	Approx. 4,293 Employees Approx. 1 mile
<b>Colorado Mental Health Hospital in Pueblo</b>	Approx. 2,000 Employees Approx. 2 miles
<b>Pueblo School District 60</b>	Approx. 1,677 Employees Approx. 3 miles
<b>Colorado State University Pueblo</b>	Approx. 1,500 Employees Approx. 4 miles
<b>Walmart</b>	Approx. 1,493 Employees Approx. 5 miles





W 26th St

W 26th St

W 26th St

W 26th St

E 26th St

West St

N Elizabeth St

N Elizabeth St

N Greenwood St

N Grand Ave

Court St

W 25th St

W 25th St

W 25th St

Dundee Ave

Dundee Park

S

West St

N Elizabeth St

N Greenwood St

N Grand Ave

Court St

W 24th St

N Main St

N Santa Fe Ave

E 24th St

Balboa Rd

W 23rd St

W 23rd St

W 23rd St

Balboa Rd

West St

N Elizabeth St

N Greenwood St

N Grand Ave

Court St

W 22nd St

N Main St

N Santa Fe Ave

nd St

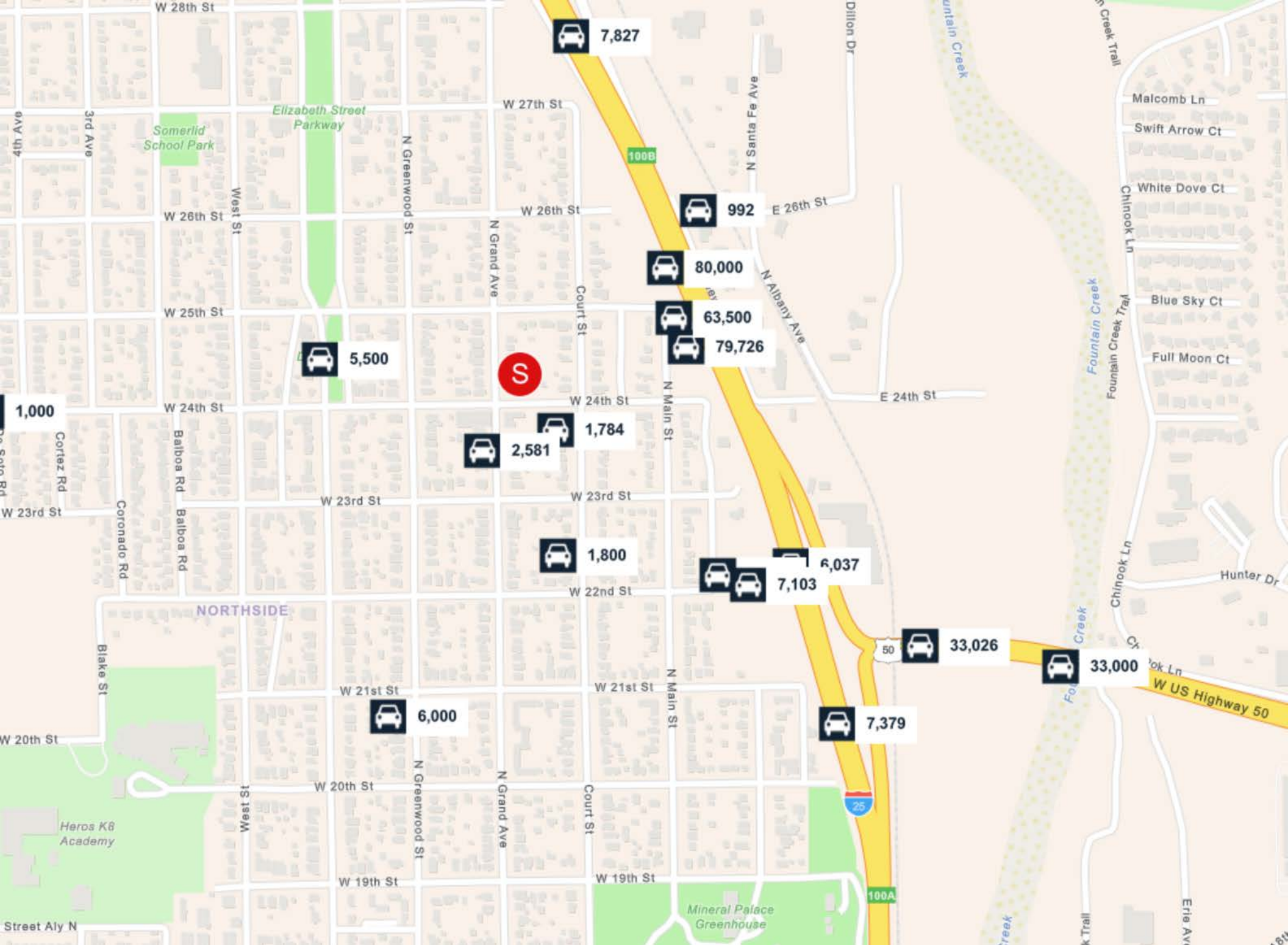
Northside

Dundee Pl

W 21st St

W 21st St

W 21st St



1

**I-25 S**  
1.17 miles | 2.6 minutes

2

**W US Highway 50**  
2.76 miles | 6.0 minutes

3

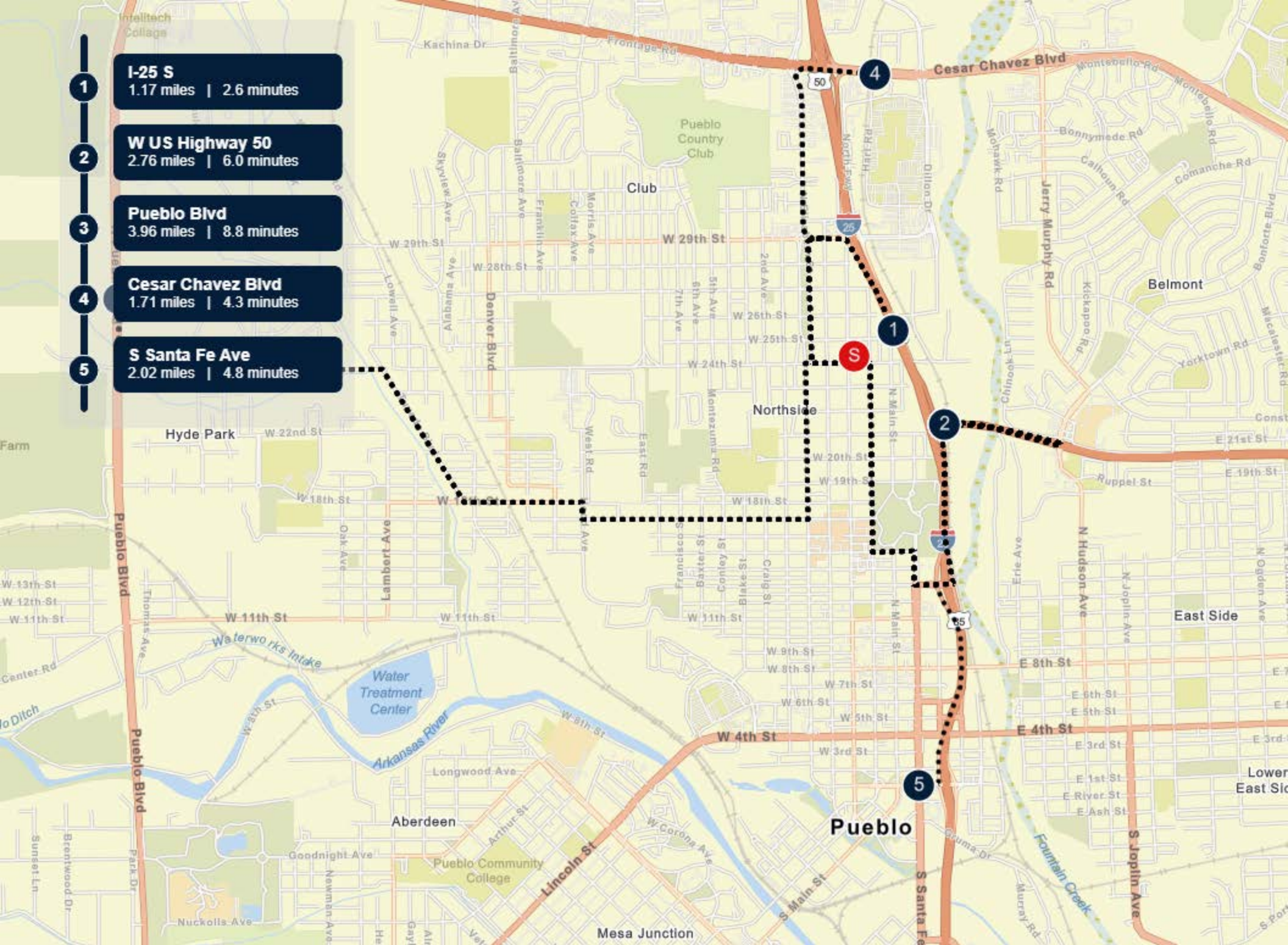
**Pueblo Blvd**  
3.96 miles | 8.8 minutes

4

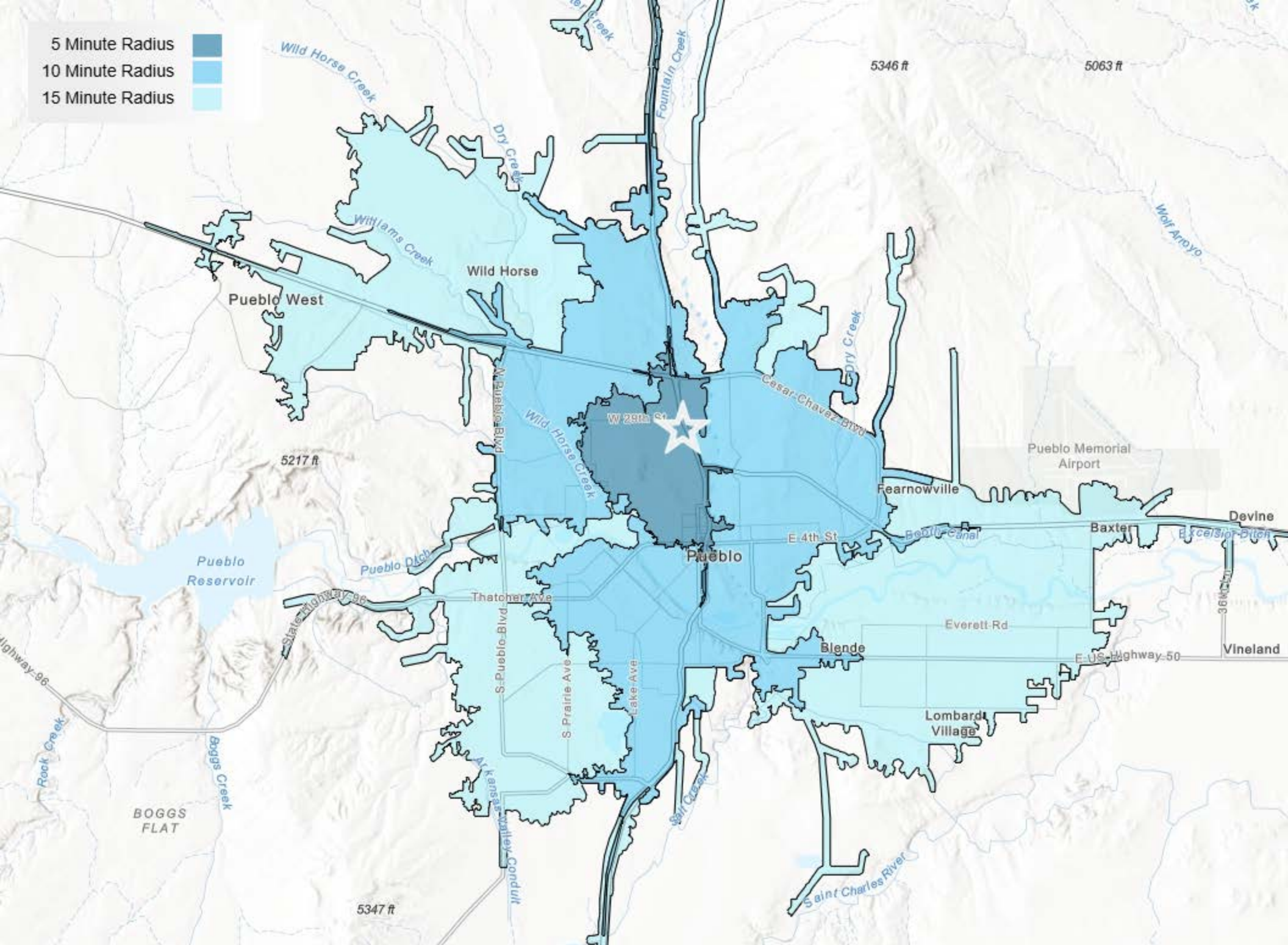
**Cesar Chavez Blvd**  
1.71 miles | 4.3 minutes

5

**S Santa Fe Ave**  
2.02 miles | 4.8 minutes



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





02

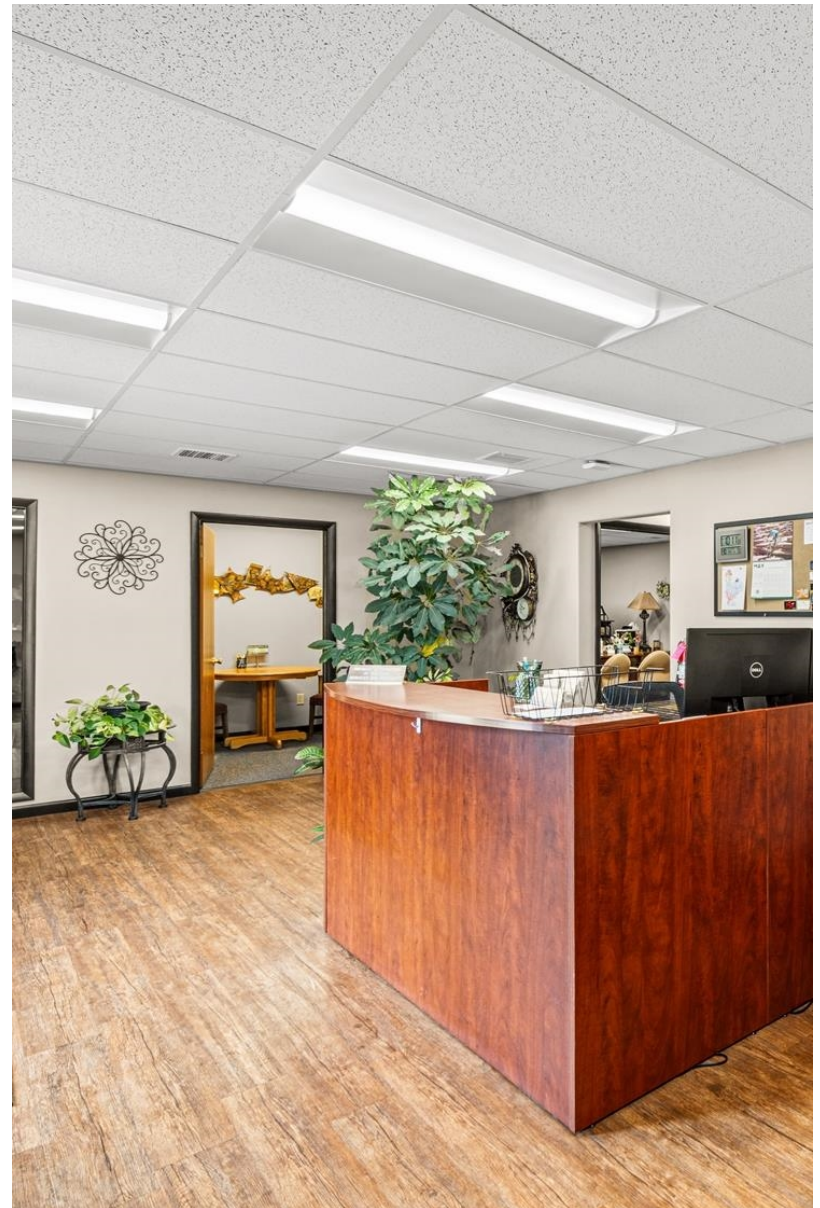
Property Description

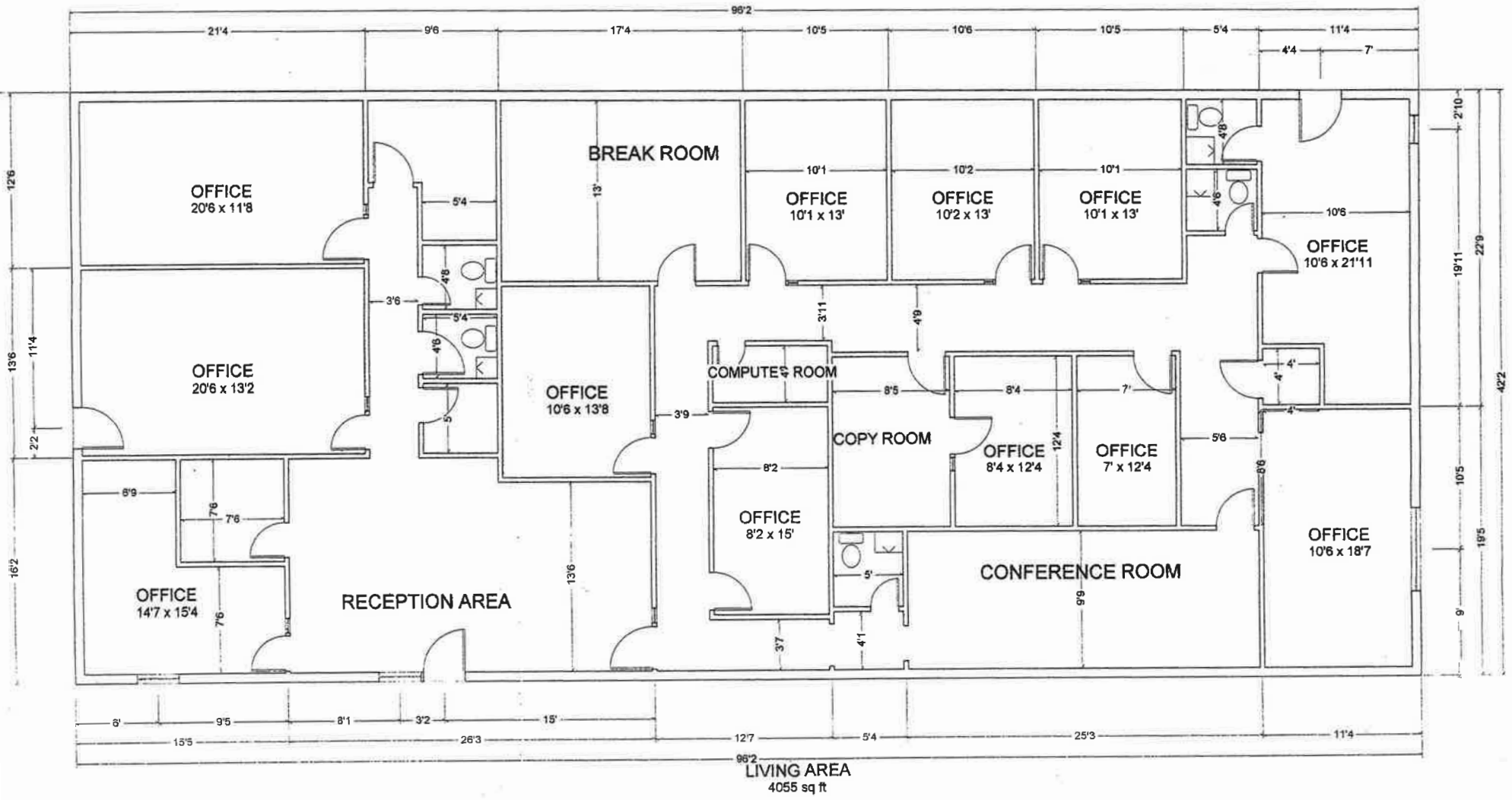
Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	4,032
LAND SF	16,988
LAND ACRES	0.39
YEAR BUILT	1973
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	B-4
BUILDING CLASS	B
LOCATION CLASS	B
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	12
PARKING RATIO	2.4
TYPICAL FLOOR SF	4,032
BUILDING FAR	0.24
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1







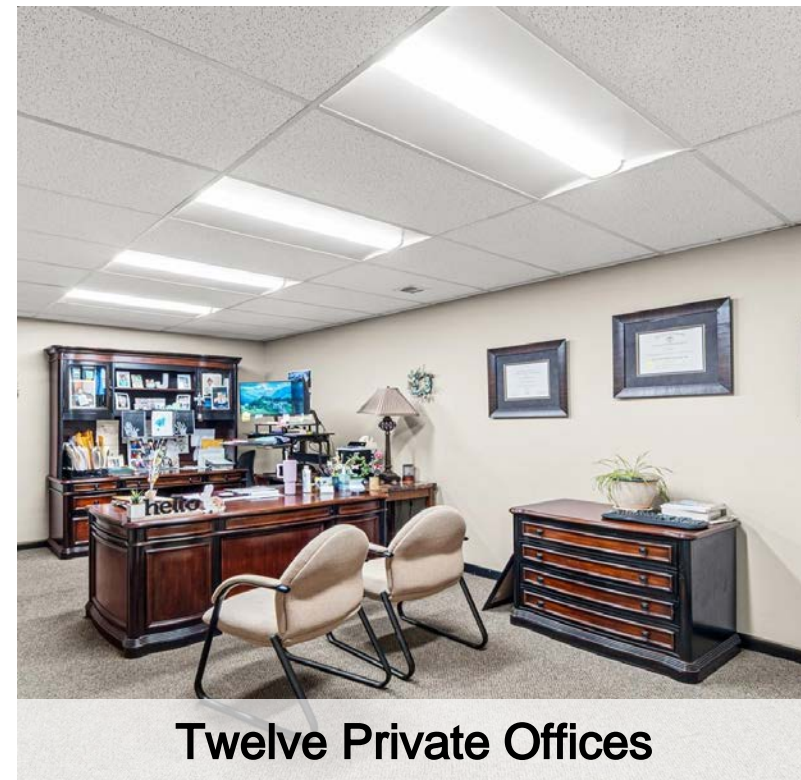
**Detached Garage**



**Reception Area**



**Conference Room**



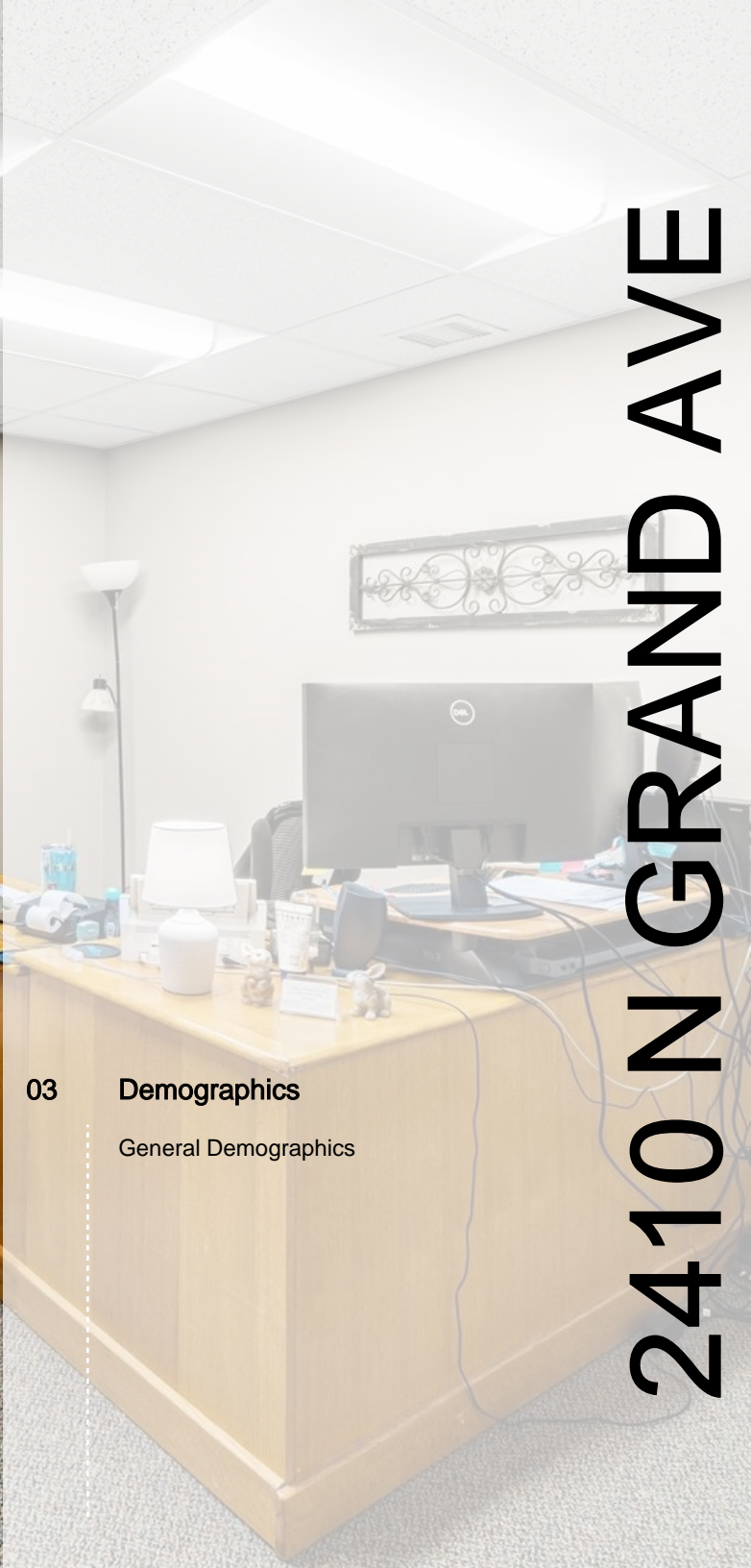
**Twelve Private Offices**



03

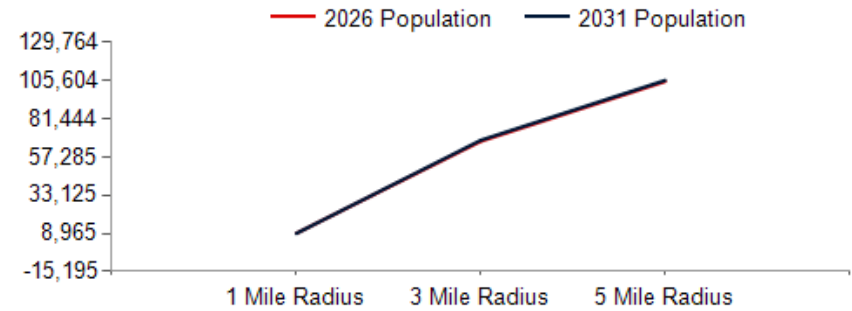
Demographics

General Demographics

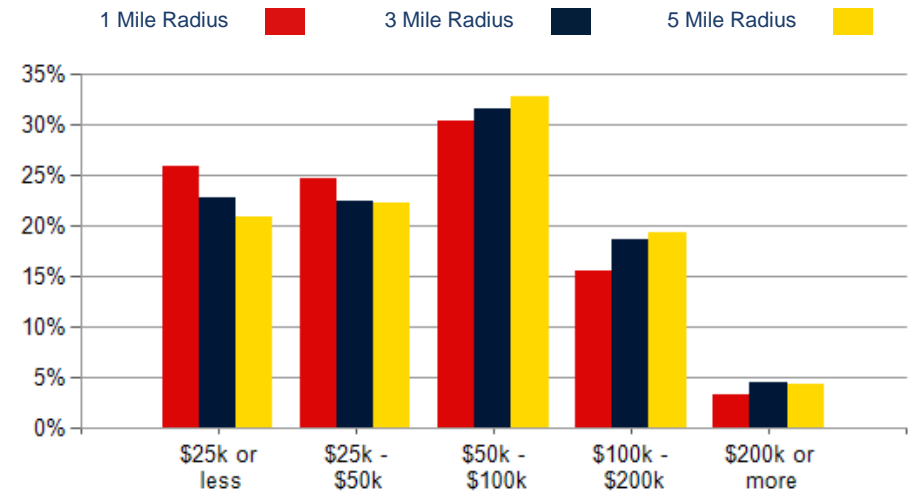


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,300	60,422	96,133
2010 Population	8,866	63,236	99,390
2026 Population	8,986	67,146	104,881
2031 Population	8,965	67,798	105,604
2026 African American	253	2,163	3,186
2026 American Indian	239	1,936	2,951
2026 Asian	80	893	1,171
2026 Hispanic	4,059	33,419	52,376
2026 Other Race	1,266	10,520	15,923
2026 White	5,442	38,158	60,458
2026 Multiracial	1,684	13,355	21,034
2026-2031: Population: Growth Rate	-0.25%	0.95%	0.70%

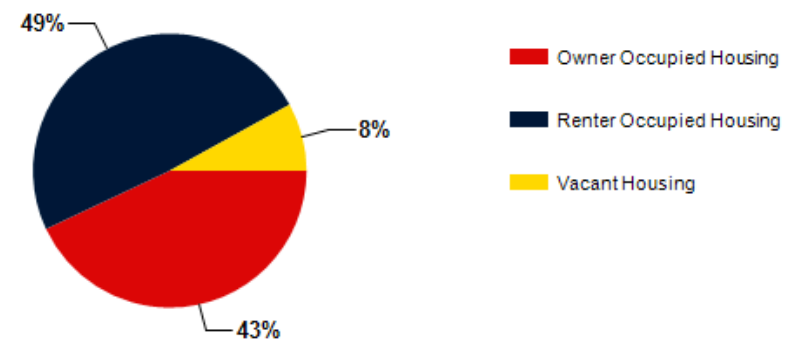
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	749	3,752	5,462
\$15,000-\$24,999	369	2,584	3,711
\$25,000-\$34,999	441	2,609	3,862
\$35,000-\$49,999	625	3,660	5,945
\$50,000-\$74,999	675	4,793	8,032
\$75,000-\$99,999	640	4,024	6,390
\$100,000-\$149,999	482	3,391	5,384
\$150,000-\$199,999	192	1,795	3,139
\$200,000 or greater	144	1,263	1,926
Median HH Income	\$49,214	\$56,311	\$58,812
Average HH Income	\$65,709	\$74,712	\$76,650



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

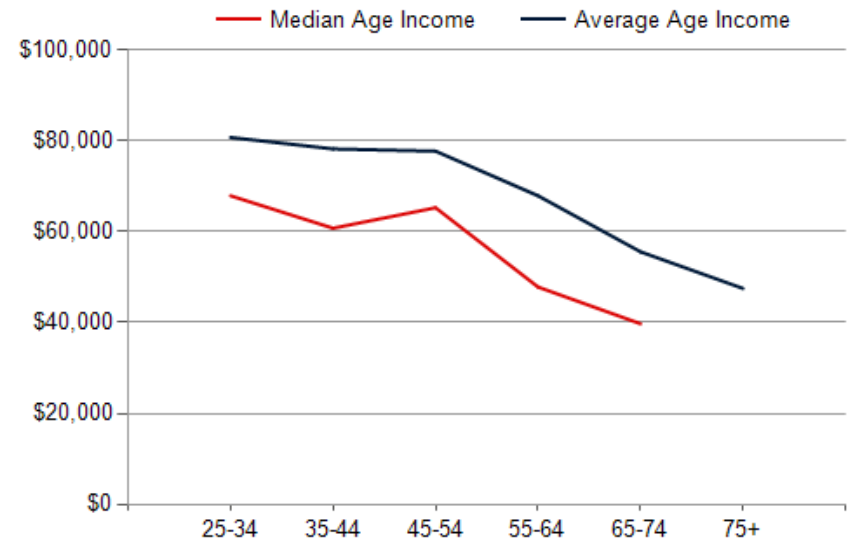
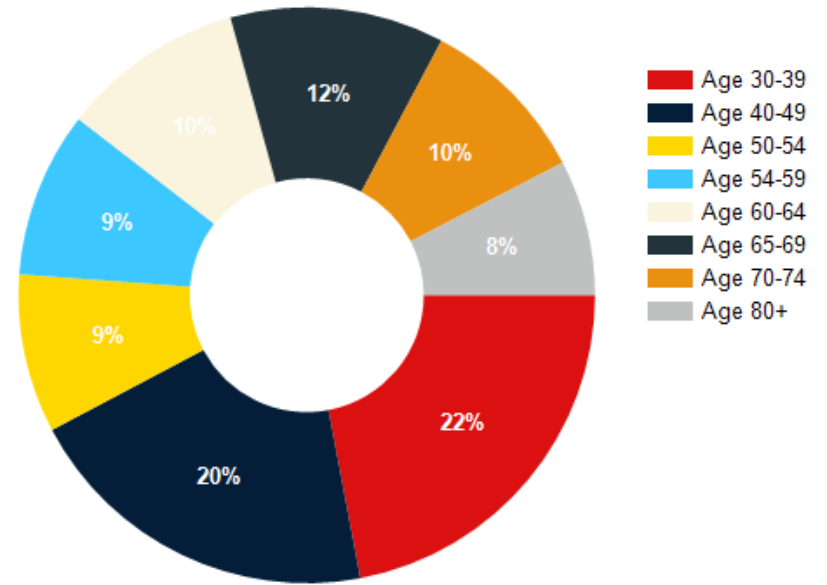


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	612	4,792	7,175
2026 Population Age 35-39	575	4,565	6,958
2026 Population Age 40-44	569	4,465	6,753
2026 Population Age 45-49	521	3,899	6,015
2026 Population Age 50-54	480	3,659	5,777
2026 Population Age 55-59	502	3,575	5,645
2026 Population Age 60-64	553	3,973	6,509
2026 Population Age 65-69	647	4,087	6,695
2026 Population Age 70-74	520	3,491	5,765
2026 Population Age 75-79	410	2,642	4,342
2026 Population Age 80-84	274	1,534	2,594
2026 Population Age 85+	296	1,676	2,688
2026 Population Age 18+	7,205	53,313	83,149
2026 Median Age	43	39	40
2031 Median Age	44	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,930	\$66,640	\$66,891
Average Household Income 25-34	\$80,779	\$80,997	\$82,111
Median Household Income 35-44	\$60,777	\$68,011	\$70,833
Average Household Income 35-44	\$78,243	\$88,789	\$91,688
Median Household Income 45-54	\$65,298	\$67,228	\$70,483
Average Household Income 45-54	\$77,755	\$85,571	\$88,773
Median Household Income 55-64	\$47,827	\$55,180	\$58,392
Average Household Income 55-64	\$67,921	\$78,427	\$80,874
Median Household Income 65-74	\$39,729	\$44,121	\$46,849
Average Household Income 65-74	\$55,577	\$63,230	\$64,664
Average Household Income 75+	\$47,515	\$58,154	\$59,663

Population By Age



# 2410 N GRAND AVE

04 **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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