



Full-Service Restaurant Building

OFFERING MEMORANDUM

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Pueblo West, CO. This prime retail property, located at 877 East Enterprise Drive, offers a 4,268 SF building with 1 unit, presenting a lucrative 100% occupancy rate. Built in 1983 and zoned B-4, the property provides a strategic location for retail and street retail investors seeking a high-traffic area for maximum visibility and profitability. With a robust local economy and strong consumer base, this property offers a compelling opportunity to capitalize on the thriving retail market in the dynamic Pueblo West area.

PROPERTY HIGHLIGHTS

- 4,268 SF building
- 1 unit
- Built in 1983
- Zoned B-4
- Located in Pueblo West area

OFFERING SUMMARY

Sale Price:	\$459,900
Number of Units:	1
Lot Size:	2.24 Acres
Building Size:	4,268 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	626	17,368	61,132
Total Population	1,763	45,045	153,087
Average HH Income	\$105,825	\$100,799	\$81,523





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LOCATION DESCRIPTION

Discover the thriving community surrounding the property in Pueblo West, CO. Located in a prime commercial area, the property is surrounded by stunning scenic views of the Rocky Mountains and is in close proximity to the Lake Pueblo State Park, offering a picturesque escape for outdoor enthusiasts. Nearby, the Desert Hawk Golf Course provides an excellent networking opportunity for business meetings. With convenient access to Highway 50, the property is situated near a vibrant mix of restaurants, retail, and other businesses, making it a strategic investment for any office or office building investor looking for a dynamic and expanding location.

CONSTRUCTION DESCRIPTION

The subject is demised as a full-service restaurant with log home construction featuring a reception area, open seating, bar area and commercial grade kitchen upon the ground level. The subject also features a smaller mezzanine level with lower ceilings that is best suited for employee/storage uses and lack restrooms. Due to these conditions, the second level area is excluded from the overall GBA. The subject also features outdoor patio seating on the ground level.



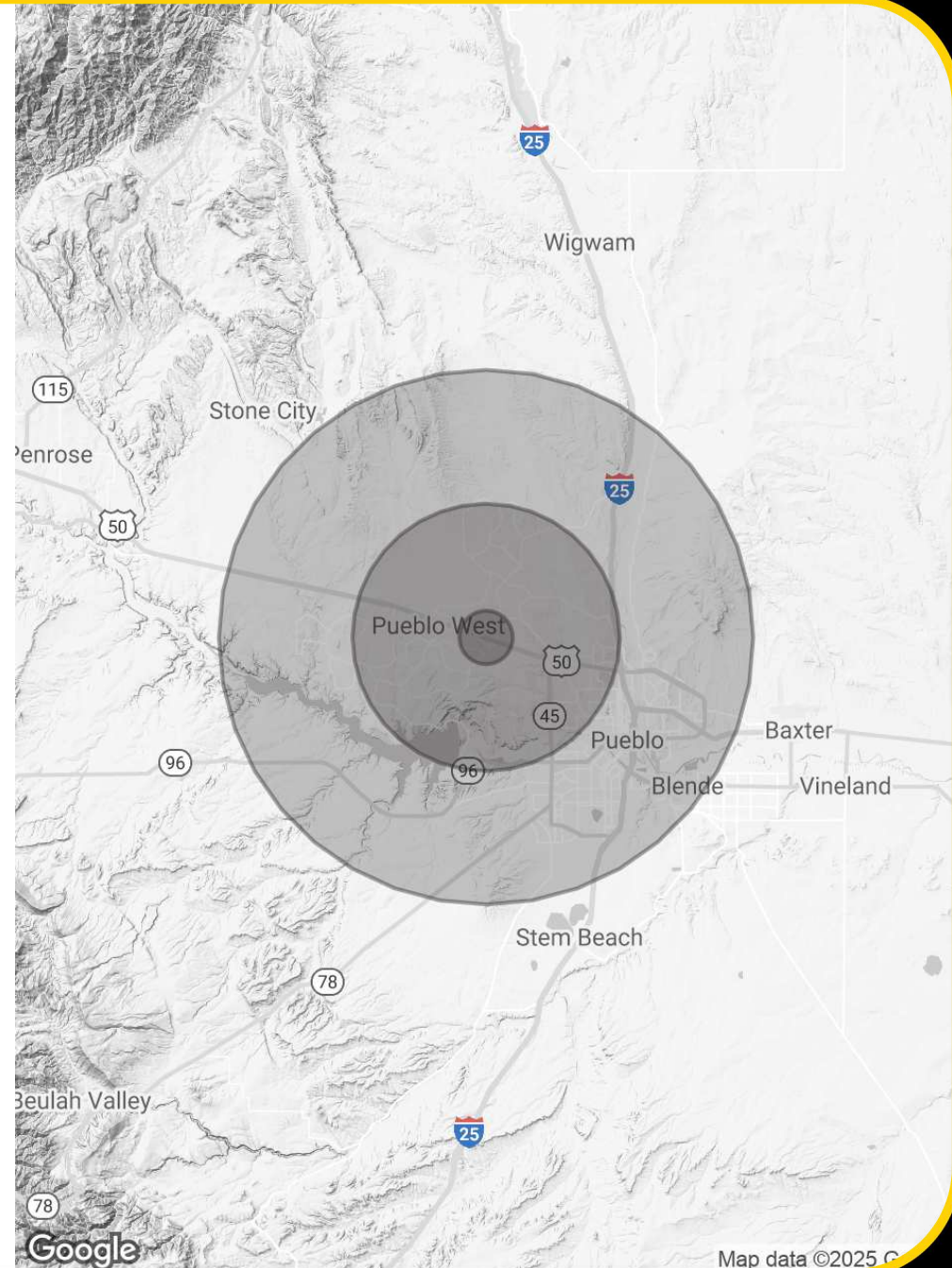




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,763	45,045	153,087
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	626	17,368	61,132
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$105,825	\$100,799	\$81,523
Average House Value	\$434,318	\$365,894	\$309,839

Demographics data derived from AlphaMap



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