

FOR SALE
525 West
7TH STREET

PUEBLO · CO

LIVE/WORK
AUTOMOTIVE AND
NEWLY REMODELED
RESIDENTIAL

525

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REAL ESTATE GROUP

Property Overview

Property Address	525 W 7th St, Pueblo, CO
Property Type	Industrial/Residential
Sale Price	\$435,000 (\$139.00/PSF)
In Place Income From Residential	\$1,961/month (60-day landlord termination option)
Transaction Type	Investment/Owner-User
Site Size	0.14 Acres
Building SF	3,135 SF
# Buildings	2
Clear Height	13'-16'
# Grade Level Doors	4
Zoning	B-4 (Central Business District)
APN/Parcel	05-254-51-018



PROPERTY HIGHLIGHTS

- Fully remodeled live-work opportunity in Pueblo, Colorado, offering exceptional flexibility for an owner-user, investor, or business operator.
- Versatile property configuration featuring a 2-bedroom, 2-bath residence alongside a functional 1,680 SF warehouse ideal for live-work and investment use.
- Current income in place with a 60-day landlord termination option, allowing a buyer to occupy the residence, warehouse, or entire property while maintaining supplemental income to help offset ownership costs.
- Excellent regional accessibility to I-25 and Highway 96, providing businesses with a cost-effective ownership alternative at a significantly lower basis than comparable opportunities in Colorado Springs.
- Turnkey automotive functionality with two lifts already in place, making the property well-suited for auto repair, service, detailing, or related industrial users.
- Both residential and shop both fully improved from the studs through permitted work including a new roof, HVAC, electrical, and plumbing, providing minimal deferred maintenance.



Industrial Property Photos



Residential Property Photos



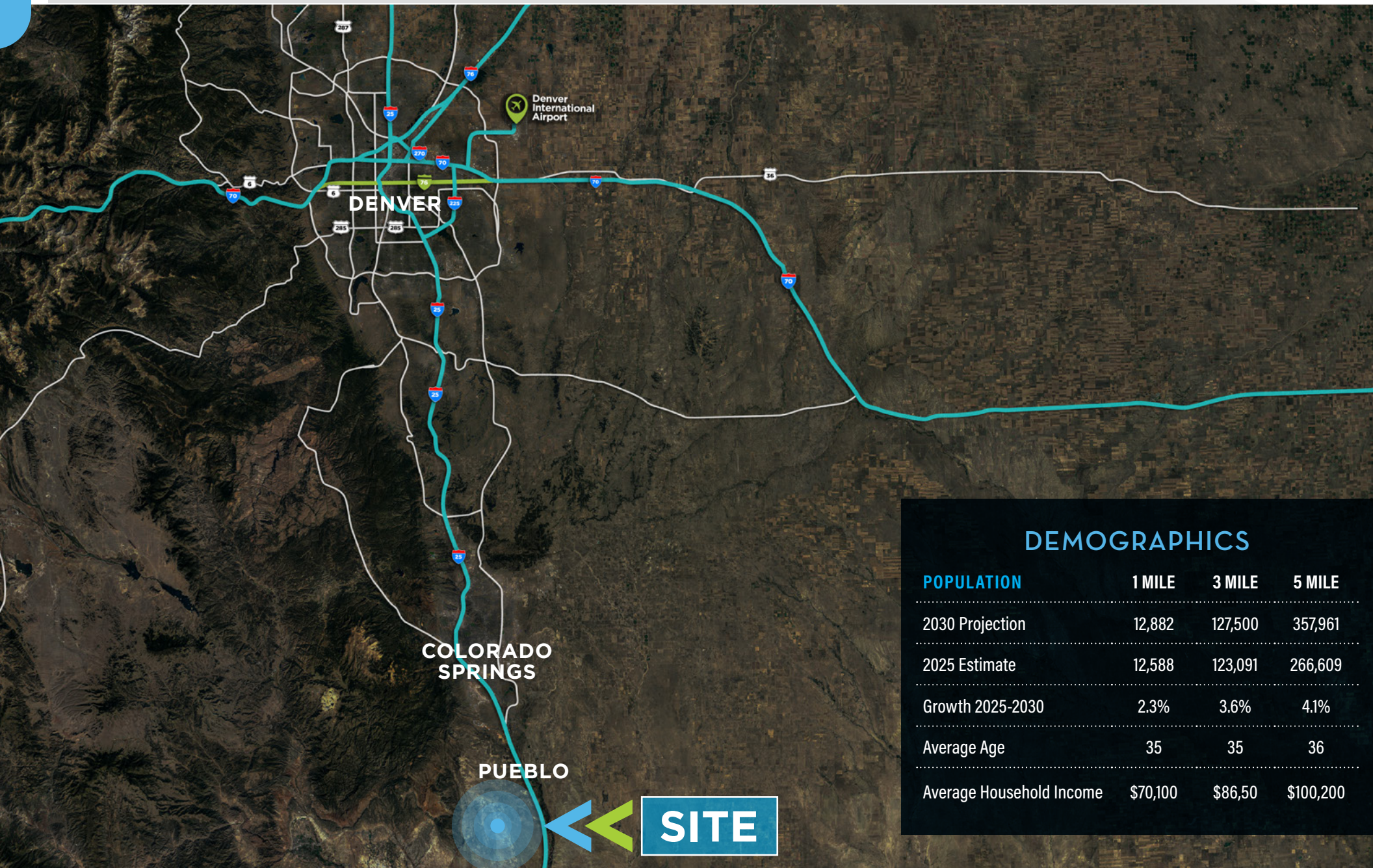
Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,742	72,646	113,917
2025 Estimate	7,724	72,798	108,263
Growth 2025-2030	0.2%	0.8%	1.8%
Average Age	42	41	41
Average Household Income	\$51,800	\$61,400	\$69,500

Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,882	127,500	357,961
2025 Estimate	12,588	123,091	266,609
Growth 2025-2030	2.3%	3.6%	4.1%
Average Age	35	35	36
Average Household Income	\$70,100	\$86,500	\$100,200

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