

# 802 Main St

EXISTING CAR WASH/ AUTOMOTIVE SHOP



OFFERING MEMORANDUM

802 MAIN ST, WALSENBURG, CO 81089



# 802 Main St

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- Traffic Counts
- Drive Times (Heat Map)

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*Exclusively Marketed by:*

#### **Steve Henson Jr**

Keller Williams Performance

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m

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01

Location

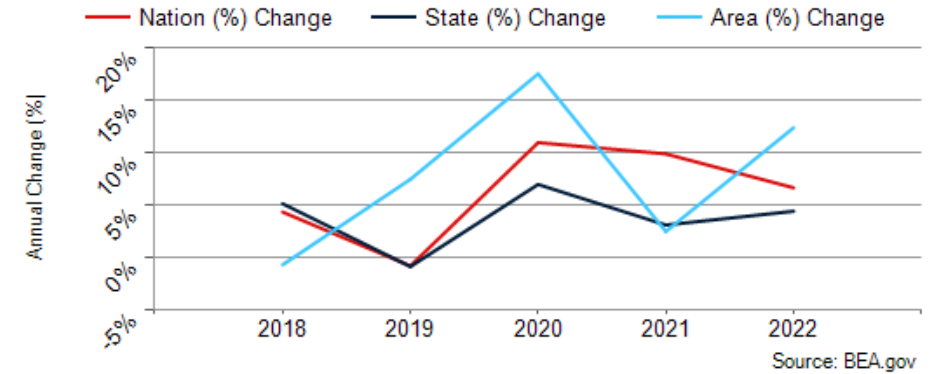
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# 802 MAIN ST

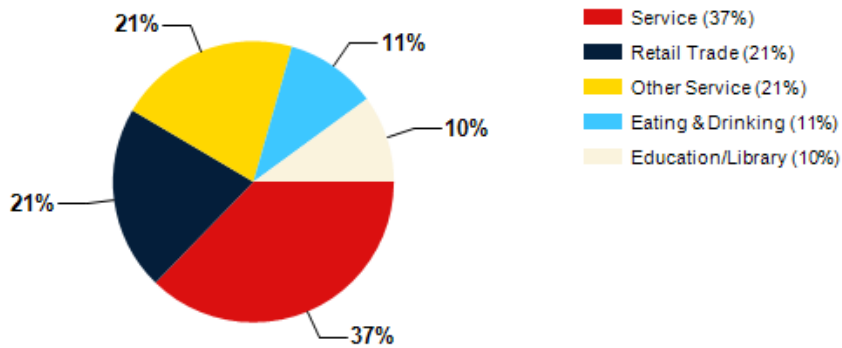


- The property is located in downtown Walsenburg, CO, a historic area known for its charming small-town atmosphere and quaint shops.
- Main Street, where the property is situated, is a bustling thoroughfare lined with local businesses, restaurants, and specialty stores.
- Walsenburg benefits from its proximity to I-25, providing convenient access to major cities like Pueblo and Colorado Springs.
- The area is experiencing a revitalization effort, with new businesses and developments contributing to the growth and vibrancy of the downtown district.

### Huerfano County GDP Trend



### Major Industries by Employee Count



### Largest Employers

Spanish Peaks Regional Health Center	200
Walsenburg School District RE-1	150
City of Walsenburg	100
Huerfano County	90
Walsenburg Walmart Supercenter	80
Walsenburg Safeway	70
Walsenburg Public Library	20
Walsenburg Post Office	15





Iconic Dental

Saint Mary's School



Dollar General



E 7th St

Saint Mary Catholic Church

Carls Jr.

E 8th St

W 7th St

Main St

Russell Ave

Fox Theater

E 8th St



E 8th St



W 8th St

Main St

Russell Ave

E 9th St

W 8th St

S Albert Ave



E 9th St



Main St

Russell Ave

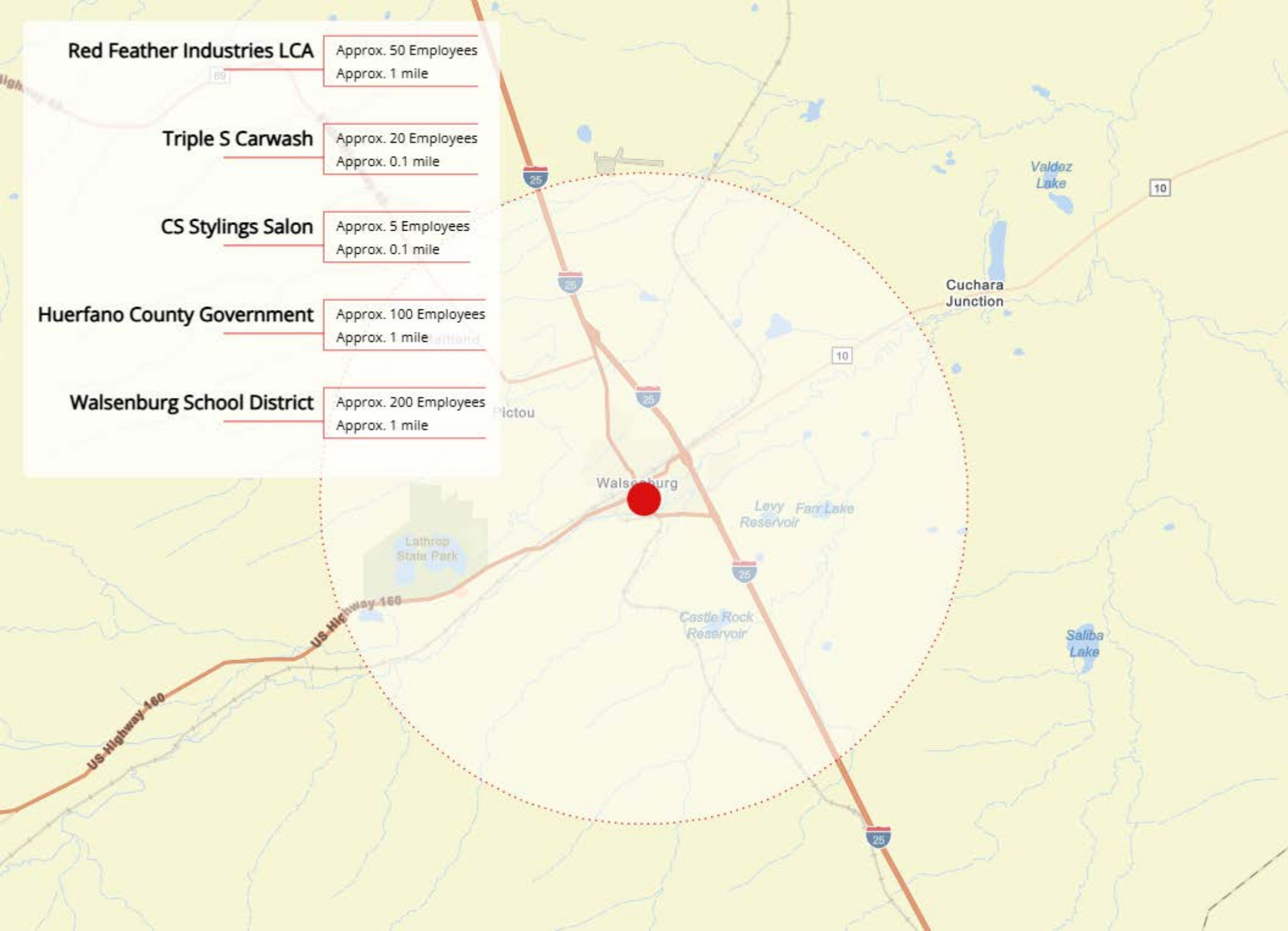
W 9th St

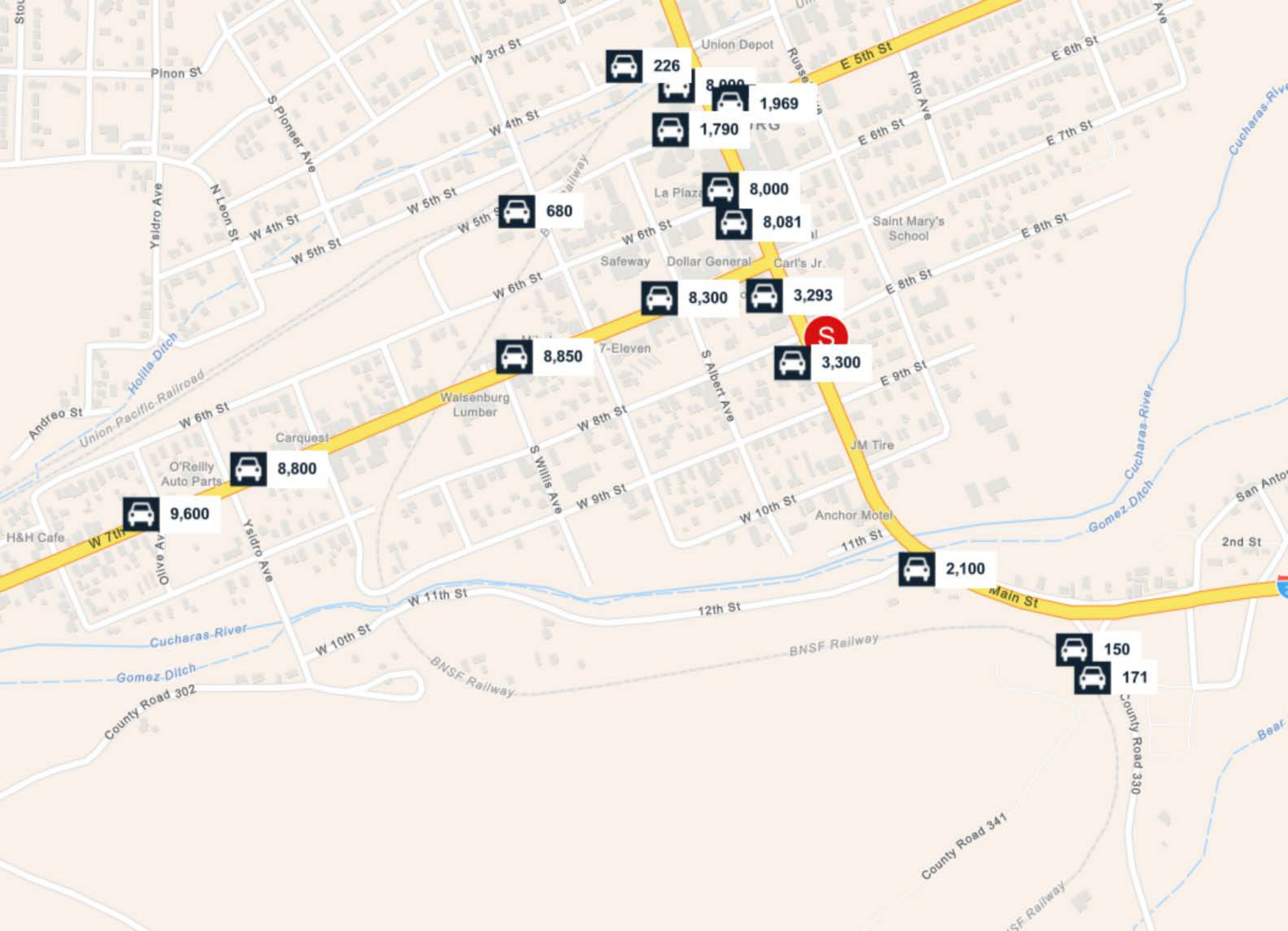
JM Tire

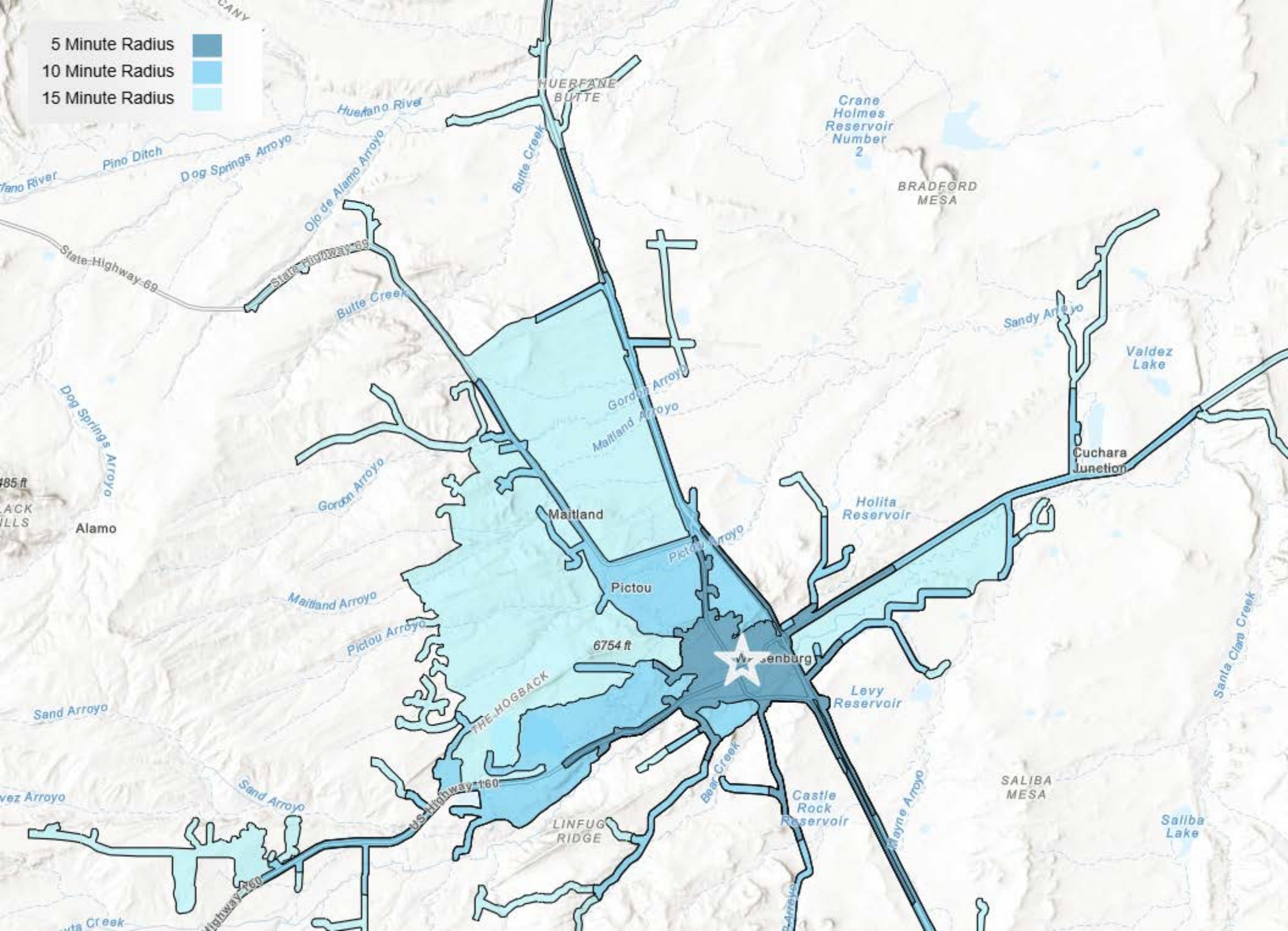
E 10th St

W 9th St

S Albert Ave







5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius



02 **Property Description**

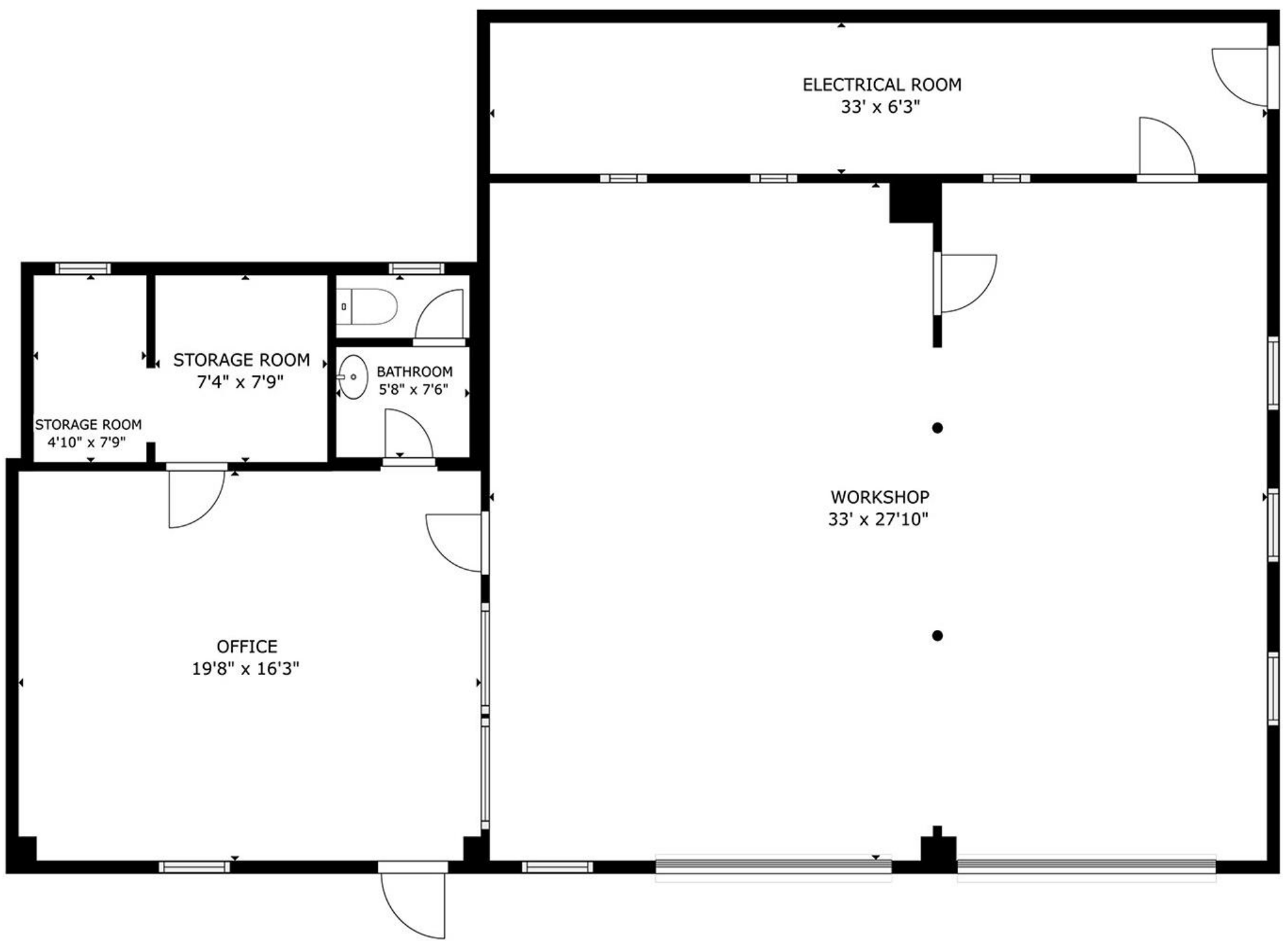
- Property Features
- Floor Plan
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# 802 MAIN ST

## PROPERTY FEATURES

LAND SF	9,570
GLA (SF)	2,540
LAND ACRES	.22
YEAR BUILT	1938
# OF PARCELS	1
ZONING TYPE	C-1
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	94x108
NUMBER OF PARKING SPACES	12
PARKING RATIO	4.72
STREET FRONTAGE	Main St
CORNER LOCATION	Yes
TRAFFIC COUNTS	3,300
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1





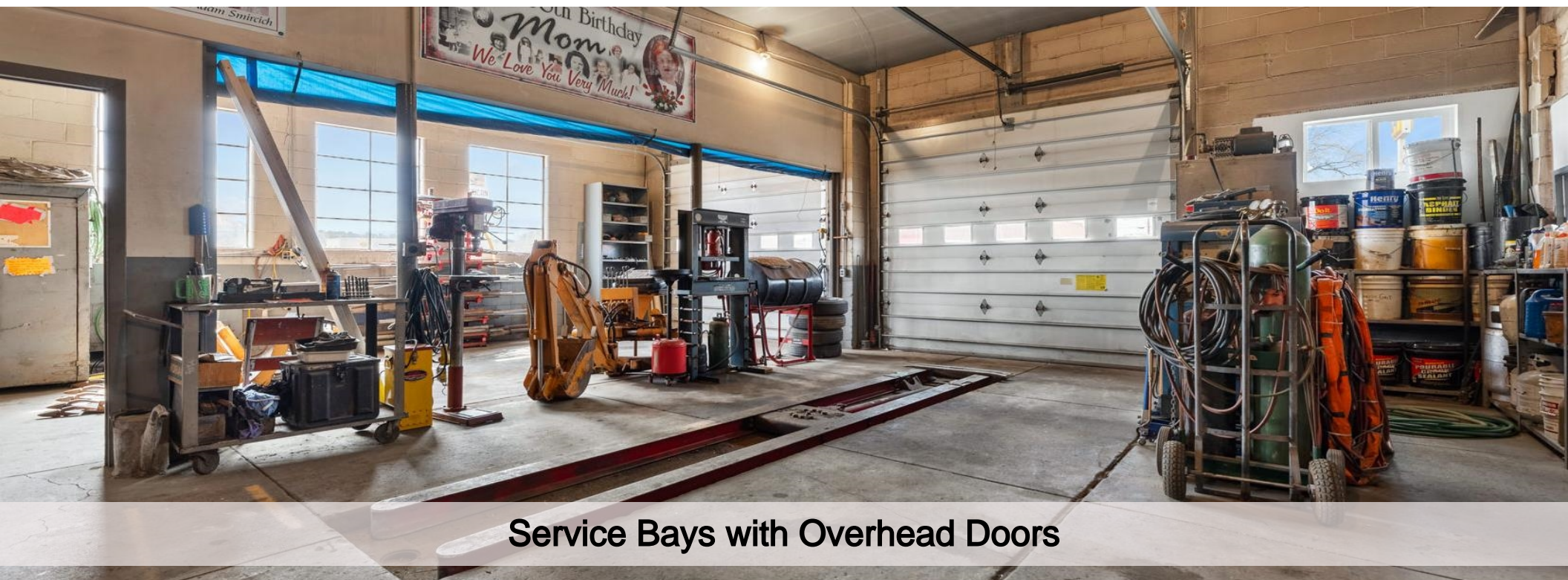
GROSS INTERNAL AREA  
FLOOR 1: 1609 sq ft  
TOTAL: 1609 sq ft



**Existing Car Wash Setup**



**Connected Office Area**



**Service Bays with Overhead Doors**



**Property may also be purchased in conjunction with neighboring properties at 822-826 Main St.**

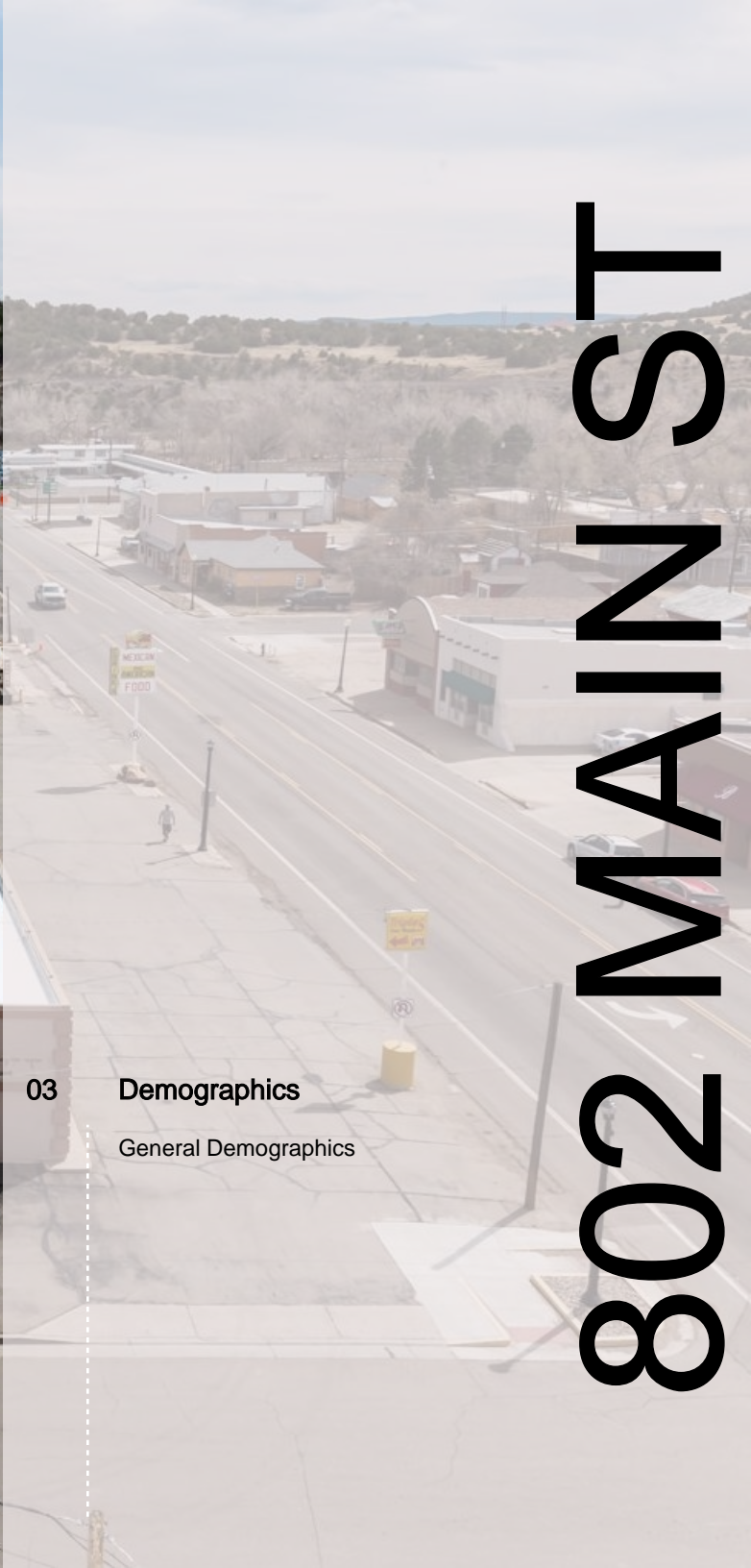


03

Demographics

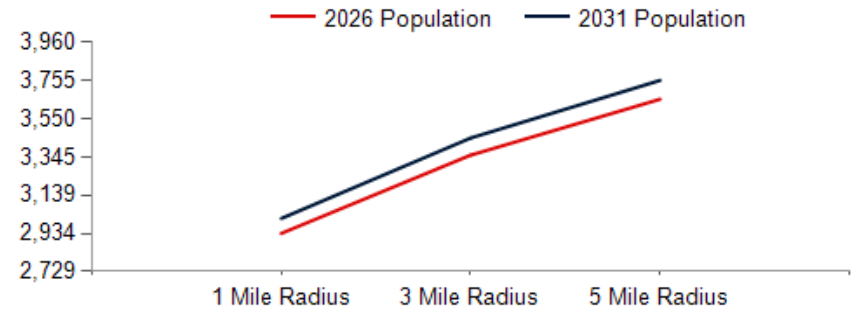
General Demographics

# 802 MAIN ST

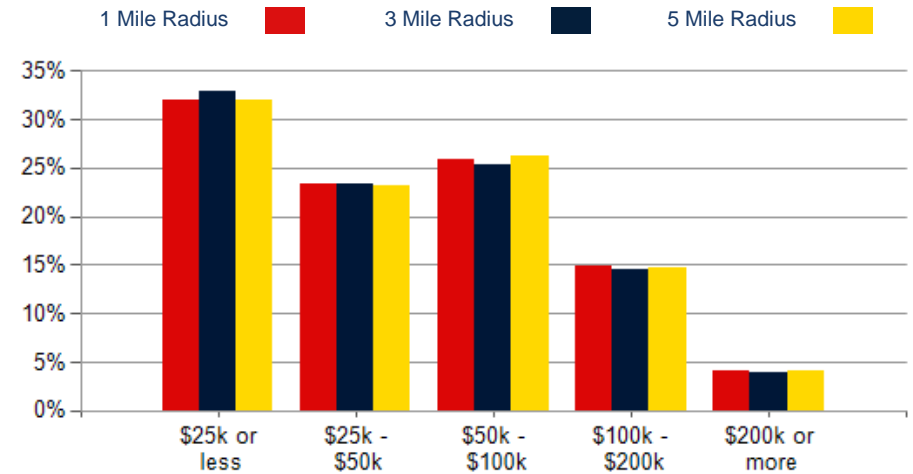


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,867	4,342	4,678
2010 Population	2,833	3,253	3,534
2026 Population	2,934	3,354	3,654
2031 Population	3,014	3,446	3,755
2026 African American	47	53	56
2026 American Indian	111	126	130
2026 Asian	14	16	17
2026 Hispanic	1,397	1,596	1,659
2026 Other Race	353	399	417
2026 White	1,800	2,059	2,297
2026 Multiracial	610	700	736
2026-2031: Population: Growth Rate	2.70%	2.70%	2.75%

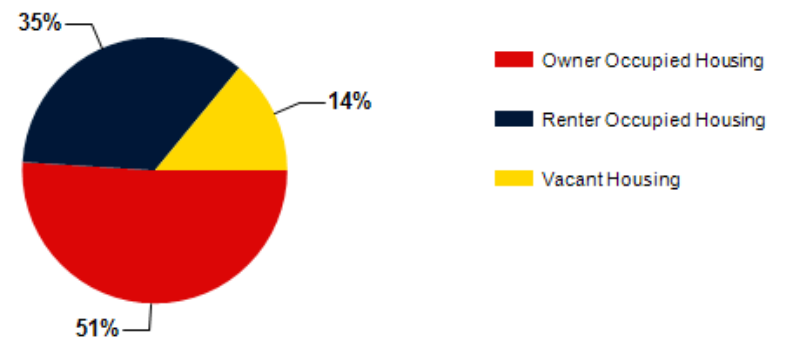
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	218	248	256
\$15,000-\$24,999	199	238	244
\$25,000-\$34,999	77	88	93
\$35,000-\$49,999	227	257	268
\$50,000-\$74,999	190	215	229
\$75,000-\$99,999	147	161	180
\$100,000-\$149,999	138	151	164
\$150,000-\$199,999	57	64	66
\$200,000 or greater	53	59	65
Median HH Income	\$43,201	\$42,443	\$43,452
Average HH Income	\$63,012	\$62,177	\$63,399



### 2026 Household Income



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

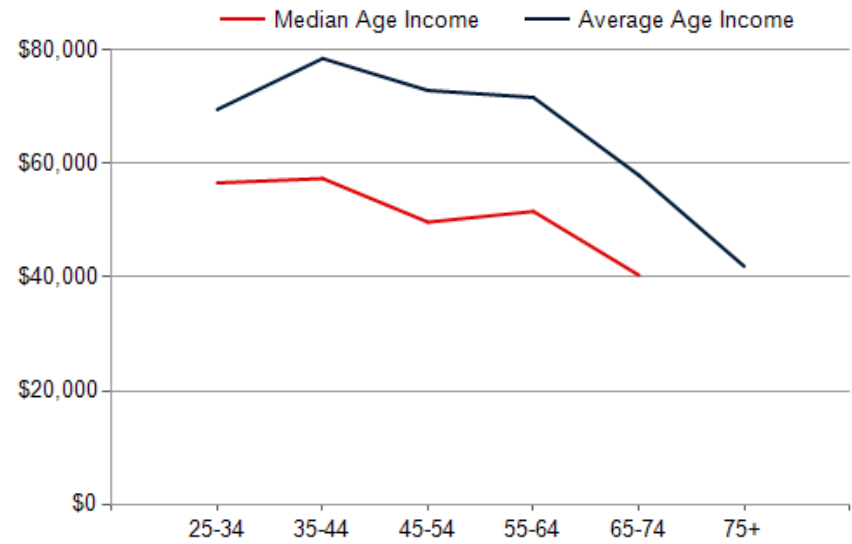
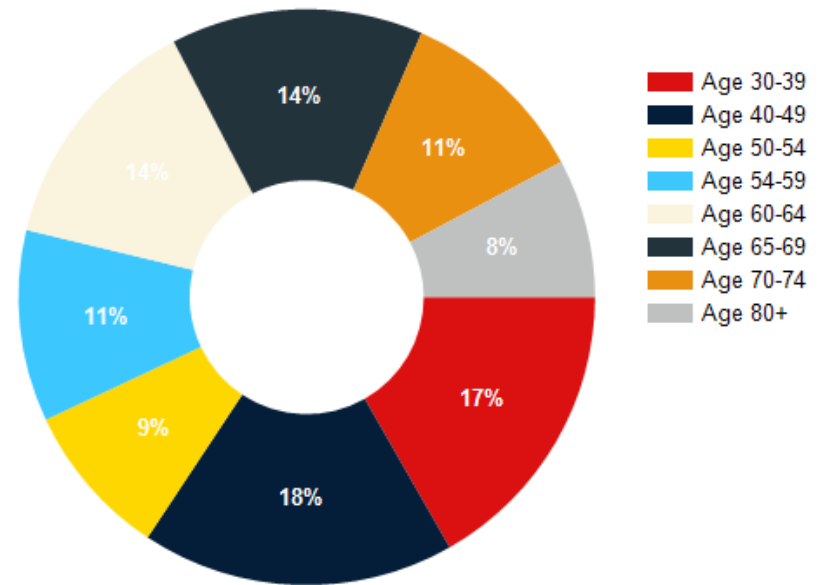


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	152	173	183
2026 Population Age 35-39	158	182	195
2026 Population Age 40-44	150	173	187
2026 Population Age 45-49	175	203	215
2026 Population Age 50-54	161	183	201
2026 Population Age 55-59	199	227	246
2026 Population Age 60-64	252	285	312
2026 Population Age 65-69	262	300	337
2026 Population Age 70-74	198	228	260
2026 Population Age 75-79	144	166	194
2026 Population Age 80-84	97	110	126
2026 Population Age 85+	82	92	104
2026 Population Age 18+	2,408	2,756	3,020
2026 Median Age	48	48	49
2031 Median Age	49	49	50

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,606	\$55,466	\$56,376
Average Household Income 25-34	\$69,534	\$67,984	\$68,779
Median Household Income 35-44	\$57,378	\$56,617	\$57,789
Average Household Income 35-44	\$78,523	\$77,926	\$78,793
Median Household Income 45-54	\$49,688	\$48,637	\$50,000
Average Household Income 45-54	\$72,892	\$71,855	\$73,164
Median Household Income 55-64	\$51,584	\$50,000	\$51,081
Average Household Income 55-64	\$71,659	\$70,398	\$71,698
Median Household Income 65-74	\$40,355	\$39,925	\$40,683
Average Household Income 65-74	\$57,974	\$57,123	\$58,779
Average Household Income 75+	\$41,914	\$41,776	\$43,670

Population By Age



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## 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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