



OFFERING MEMORANDUM

1805 FORTINO BLVD

1805 FORTINO BLVD, PUEBLO CO 81008

1805 Fortino Blvd

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Exclusively Marketed by:

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01

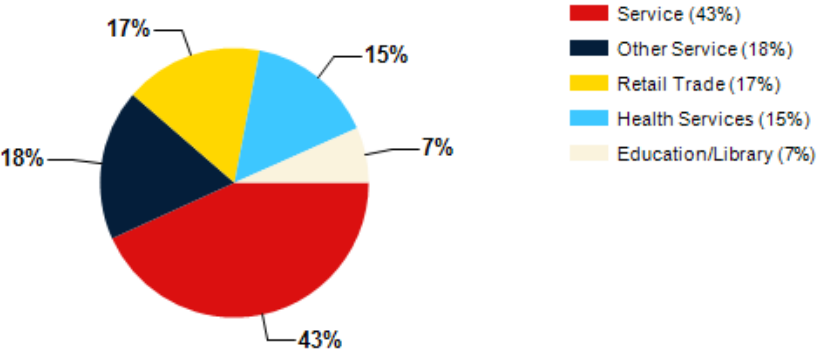
Location

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

1805 FORTINO BLVD

- The area is close to major highways, such as Interstate 25 and Highway 50, providing easy access for transportation and logistics.
- The neighborhood features a mix of businesses, from small local shops to larger corporations, creating a diverse economic environment.
- Pueblo is experiencing growth in various industries, including healthcare, manufacturing, and technology, making it an attractive location for businesses seeking expansion opportunities.

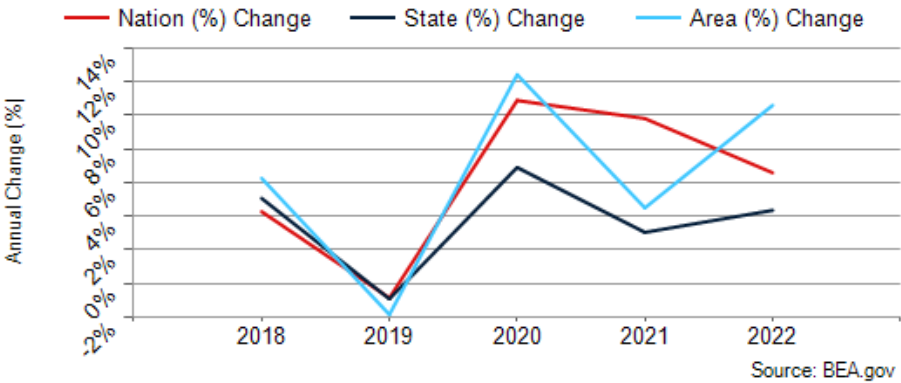
Major Industries by Employee Count

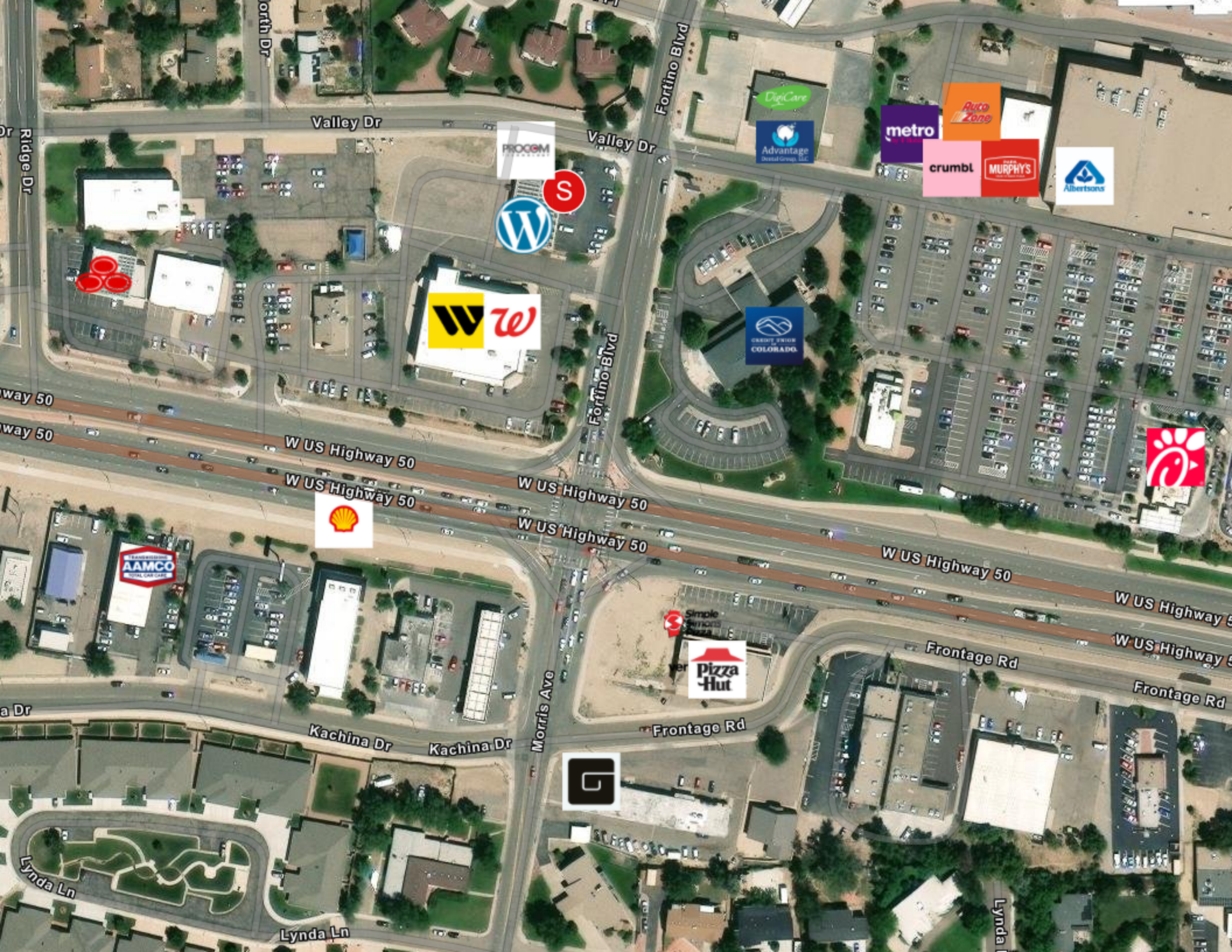


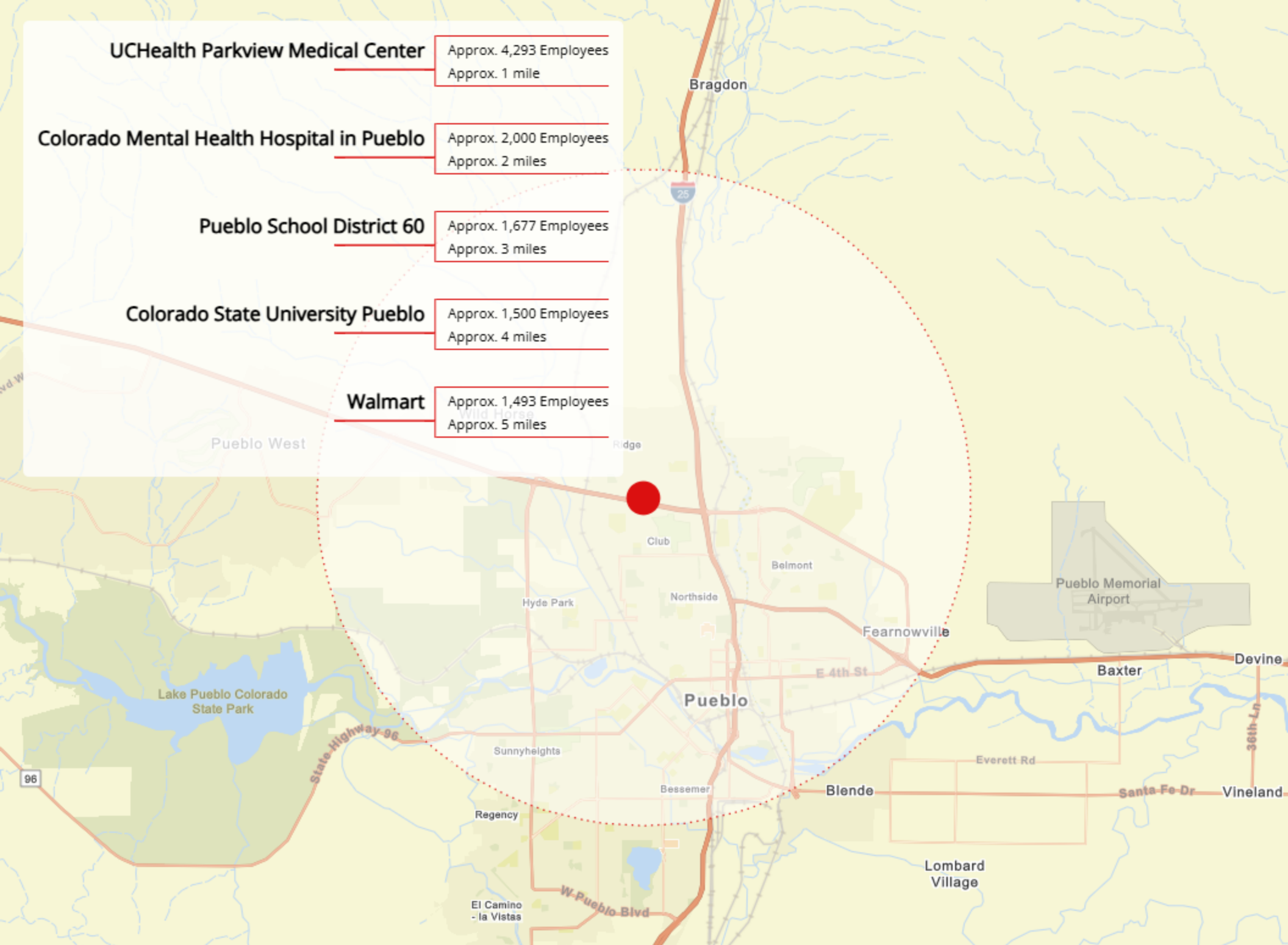
Largest Employers

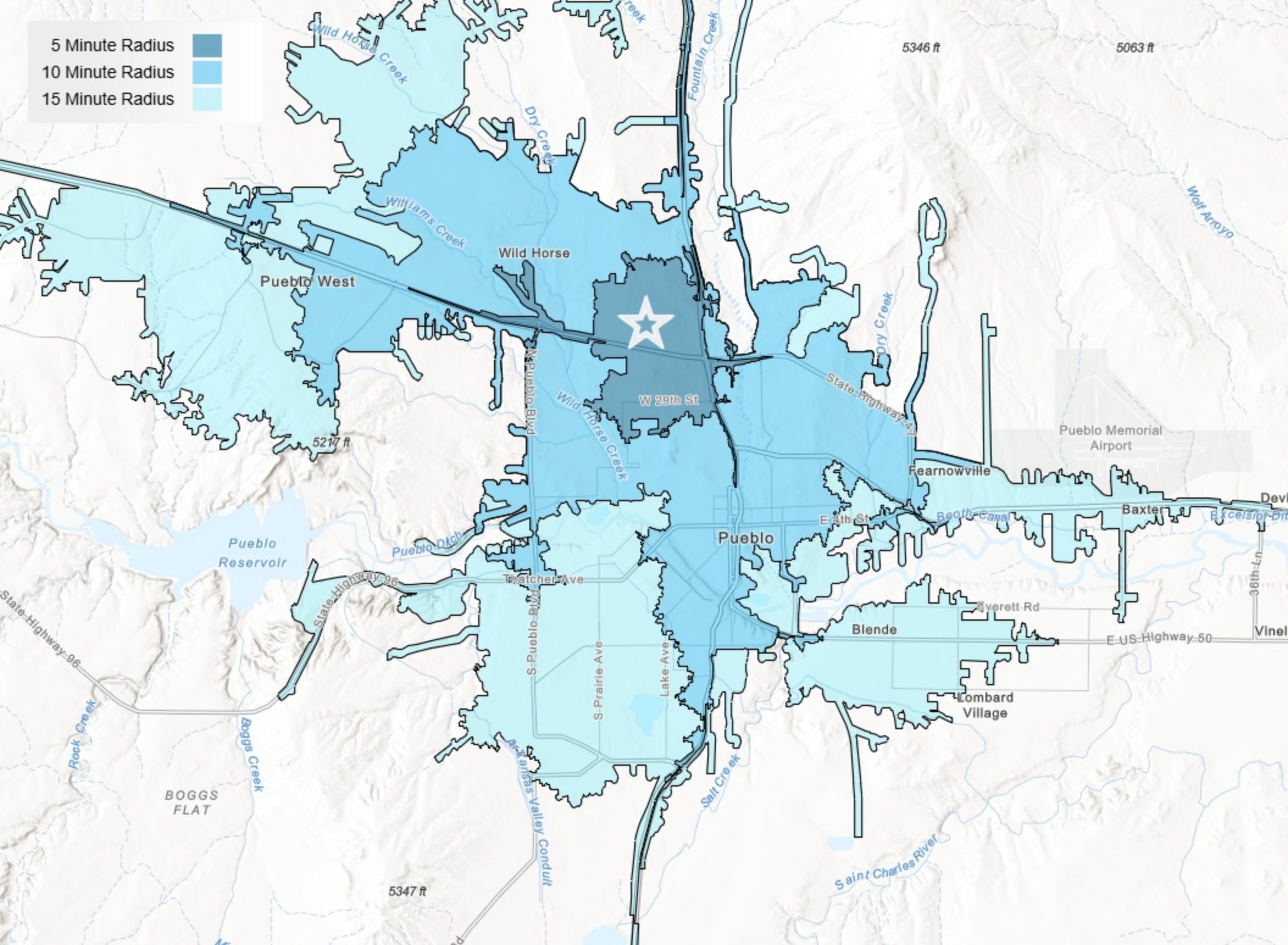
UCHealth Parkview Medical Center	4,293
Colorado Mental Health Hospital in Pueblo	2,000
Pueblo School District 60	1,677
Colorado State University Pueblo	1,500
Walmart	1,493
Pueblo County	1,242
Pueblo County School District 70	1,195
Evraz Rocky Mountain Steel	931

Pueblo County GDP Trend











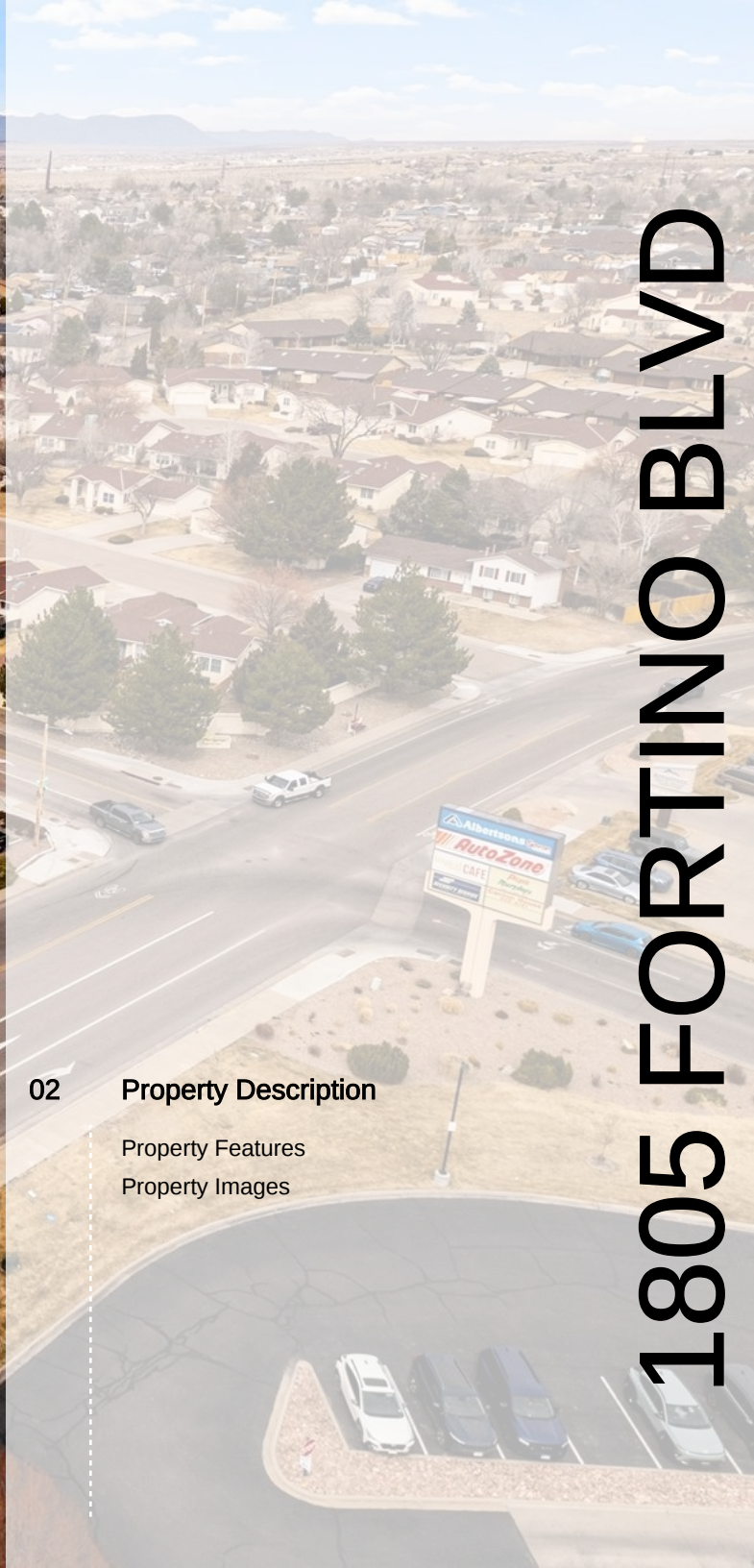
02

Property Description

Property Features

Property Images

1805 FORTINO BLVD



PROPERTY FEATURES

NUMBER OF TENANTS	3
NET RENTABLE AREA (SF)	5,260
LAND SF	14,374
LAND ACRES	.33
YEAR BUILT	1985
# OF PARCELS	1
ZONING TYPE	B-2
BUILDING CLASS	B
LOCATION CLASS	B
TOPOGRAPHY	Generally Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
PARKING RATIO	4.18
TRAFFIC COUNTS	12638
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ELEVATOR	no





Unit #1



Unit #2



Unit #3



03

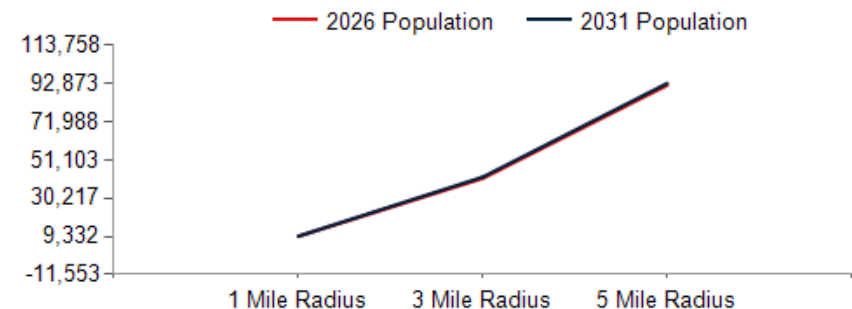
Demographics

General Demographics

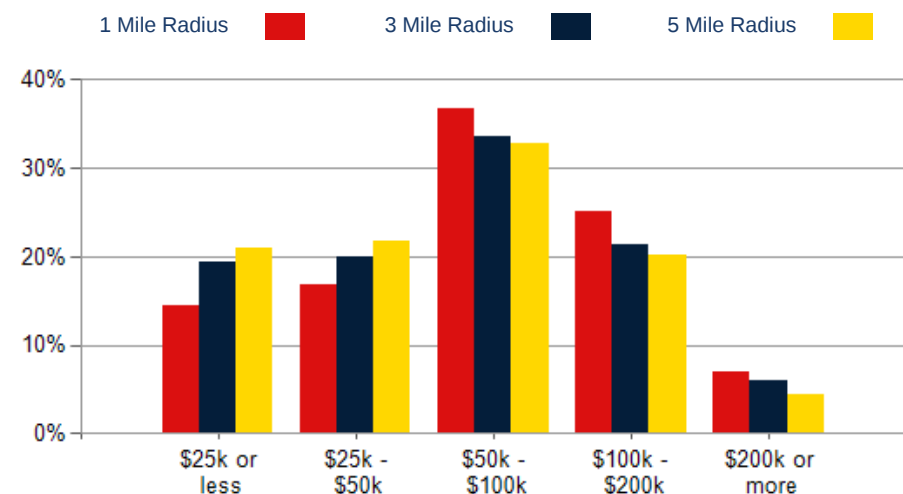
1805 FORTINO BLVD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,206	33,328	80,066
2010 Population	8,003	37,434	85,560
2026 Population	9,332	41,013	91,851
2031 Population	9,455	41,753	92,873
2026 African American	307	1,507	2,891
2026 American Indian	172	988	2,526
2026 Asian	242	763	1,132
2026 Hispanic	4,028	18,447	44,448
2026 Other Race	1,123	5,684	13,623
2026 White	5,524	24,256	53,592
2026 Multiracial	1,938	7,732	17,938
2026-2031: Population: Growth Rate	1.30%	1.80%	1.10%

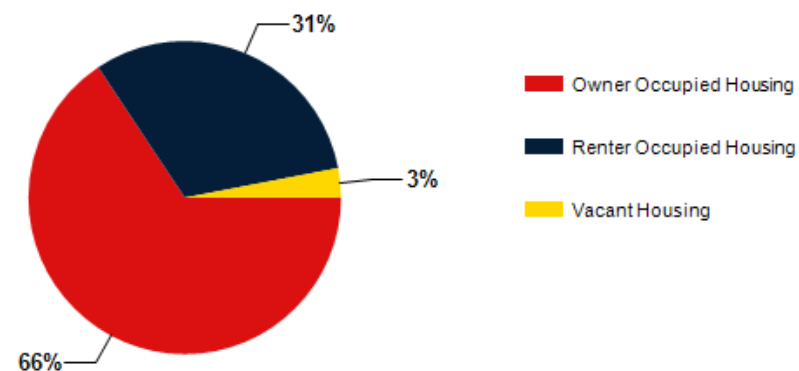
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	323	1,979	4,743
\$15,000-\$24,999	273	1,275	3,212
\$25,000-\$34,999	292	1,420	3,366
\$35,000-\$49,999	407	1,946	4,904
\$50,000-\$74,999	807	2,895	6,909
\$75,000-\$99,999	710	2,747	5,546
\$100,000-\$149,999	741	2,382	4,828
\$150,000-\$199,999	294	1,206	2,842
\$200,000 or greater	290	1,004	1,705
Median HH Income	\$73,751	\$64,852	\$60,351
Average HH Income	\$92,030	\$84,034	\$77,406



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

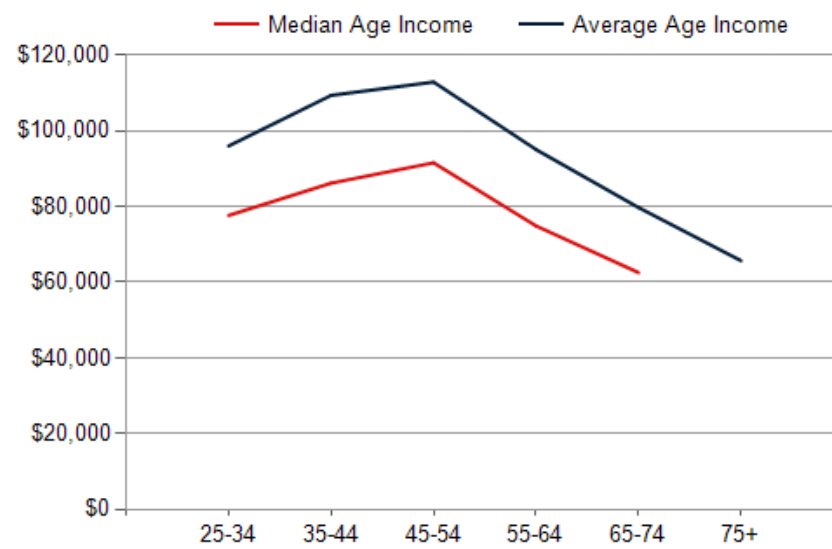
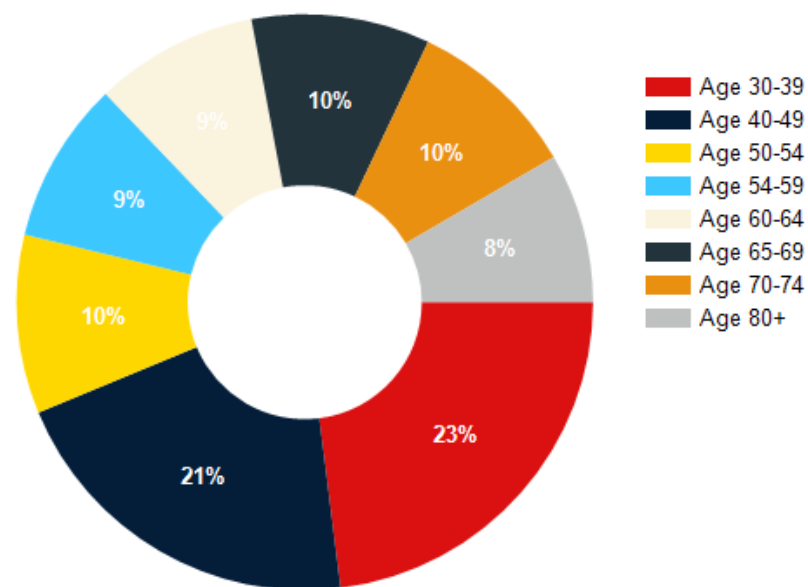


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	681	3,013	6,340
2026 Population Age 35-39	617	2,830	6,152
2026 Population Age 40-44	635	2,708	5,955
2026 Population Age 45-49	534	2,383	5,354
2026 Population Age 50-54	566	2,236	5,095
2026 Population Age 55-59	513	2,165	4,945
2026 Population Age 60-64	517	2,305	5,660
2026 Population Age 65-69	564	2,435	5,778
2026 Population Age 70-74	539	2,128	4,944
2026 Population Age 75-79	474	1,716	3,775
2026 Population Age 80-84	245	1,027	2,252
2026 Population Age 85+	254	1,192	2,320
2026 Population Age 18+	7,500	32,901	72,868
2026 Median Age	41	40	40
2031 Median Age	43	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,637	\$74,077	\$67,797
Average Household Income 25-34	\$95,997	\$88,470	\$82,662
Median Household Income 35-44	\$86,170	\$78,914	\$71,934
Average Household Income 35-44	\$109,374	\$100,914	\$92,618
Median Household Income 45-54	\$91,556	\$80,100	\$71,682
Average Household Income 45-54	\$112,898	\$99,457	\$89,395
Median Household Income 55-64	\$74,860	\$64,920	\$58,483
Average Household Income 55-64	\$95,050	\$89,635	\$80,647
Median Household Income 65-74	\$62,521	\$51,144	\$48,339
Average Household Income 65-74	\$79,731	\$71,045	\$66,100
Average Household Income 75+	\$65,681	\$63,734	\$60,422

Population By Age



1805 FORTINO BLVD

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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