



UNIT A + UNIT B

FLEXIBLE OFFICE & SERVICE SPACE FOR LEASE
409 N GRAND AVE, PUEBLO CO 81003

HIGHLIGHTS

- High-visibility central Pueblo location with convenient access to I-25
- Flexible layouts suitable for office, retail, or service-based users.
- Mix of reception areas, private rooms, open work areas, break areas, and restroom access.
- B-4 zoning provides flexibility for a variety of commercial uses
- Surrounded by established commercial activity and nearby residential neighborhoods.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,538	73,460	118,973

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,743	\$69,383	\$78,993

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,432	30,960	49,316

Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
B	Unit A	1ST	2,400 SF	\$16.00 PSF (Yearly)	MFG	Turnkey retail/service suite with reception, private treatment rooms, in-room sinks, open work areas, and break room.
B	Unit B	1ST	2,400 SF	\$16.00 PSF (Yearly)		Functional office/service suite with reception, 4 private offices, conference room, open workstations, break room, and restrooms.

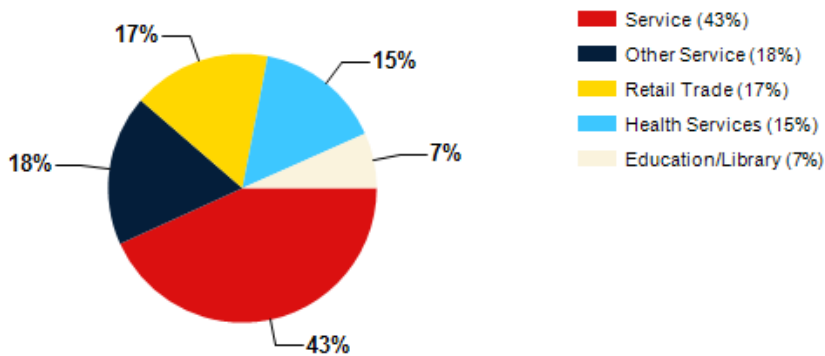
PROPERTY FEATURES	
BUILDING SF	5,350
GLA (SF)	2,400
LAND ACRES	.48
YEAR BUILT	1931
ZONING TYPE	B-4
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	12
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

TENANT INFORMATION	
LEASE TYPE	MFG



- The property is located on N Grand Ave, a prominent commercial corridor in Pueblo, CO, known for its high visibility and steady flow of traffic.
- The property is situated in a densely populated area surrounded by residential neighborhoods, providing a built-in customer base and potential foot traffic for businesses.
- N Grand Ave is a well-maintained road with easy access to major highways, making it convenient for customers and employees to reach the property.
- The area has a mix of commercial and residential properties, offering a balance of convenience and potential for local business growth.

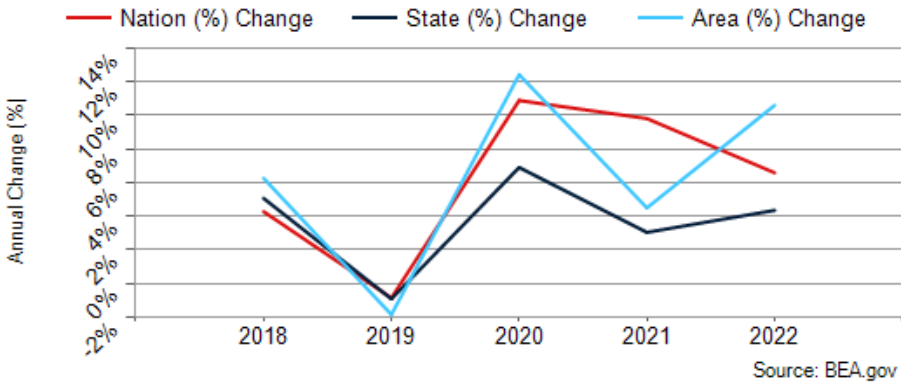
Major Industries by Employee Count

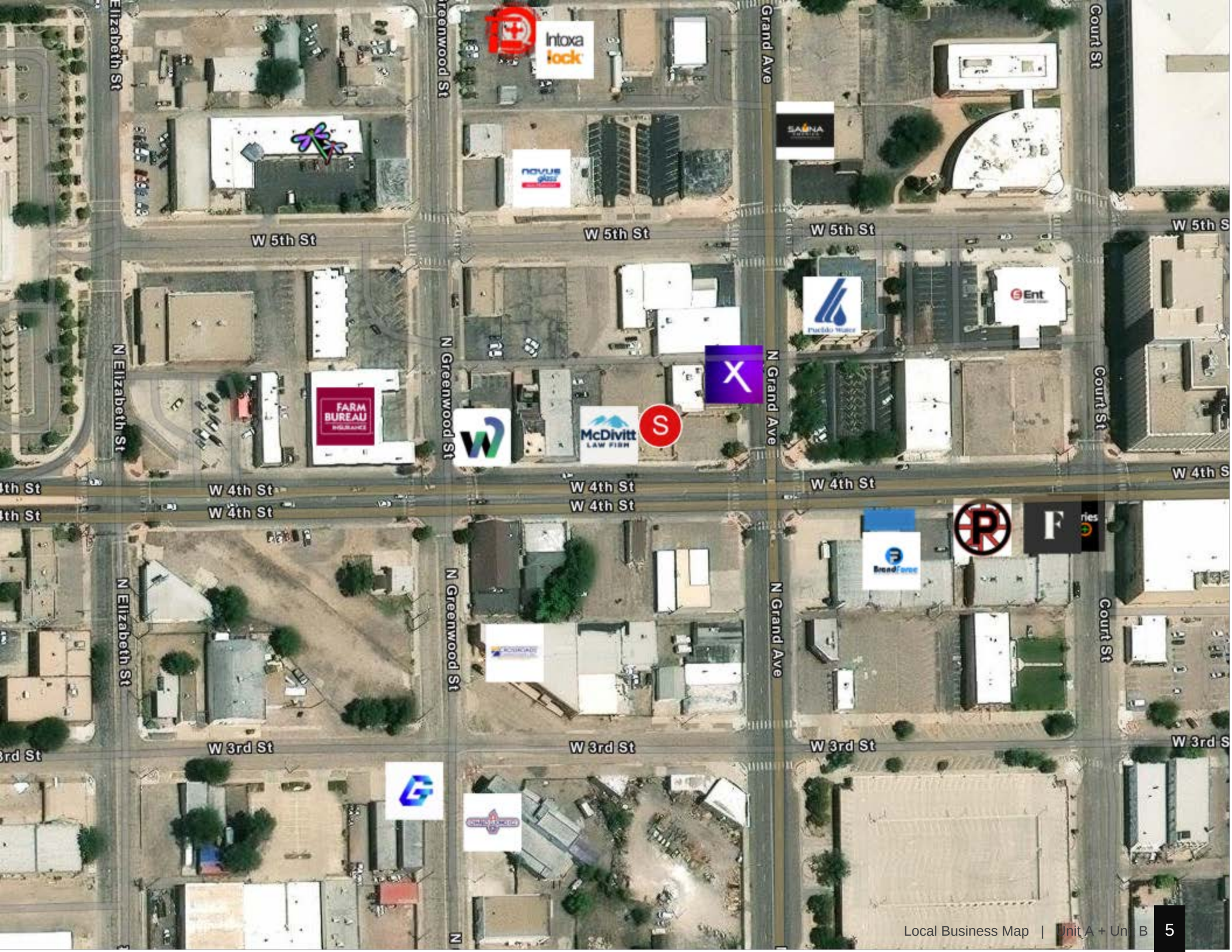


Largest Employers

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





UCHealth Parkview Medical Center

Approx. 4,293 Employees
Approx. 1 mile

Colorado Mental Health Hospital in Pueblo

Approx. 2,000 Employees
Approx. 1 mile

Pueblo School District 60

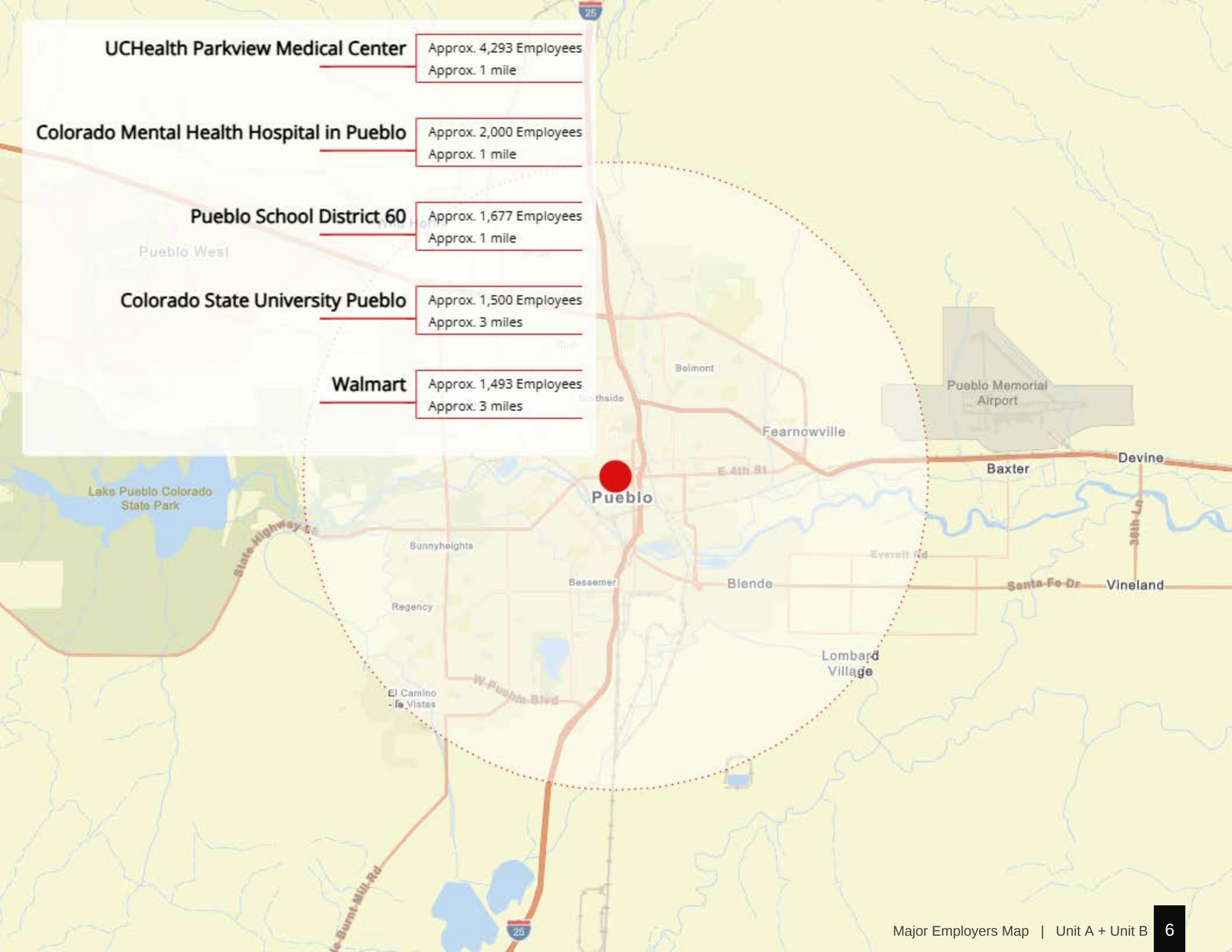
Approx. 1,677 Employees
Approx. 1 mile

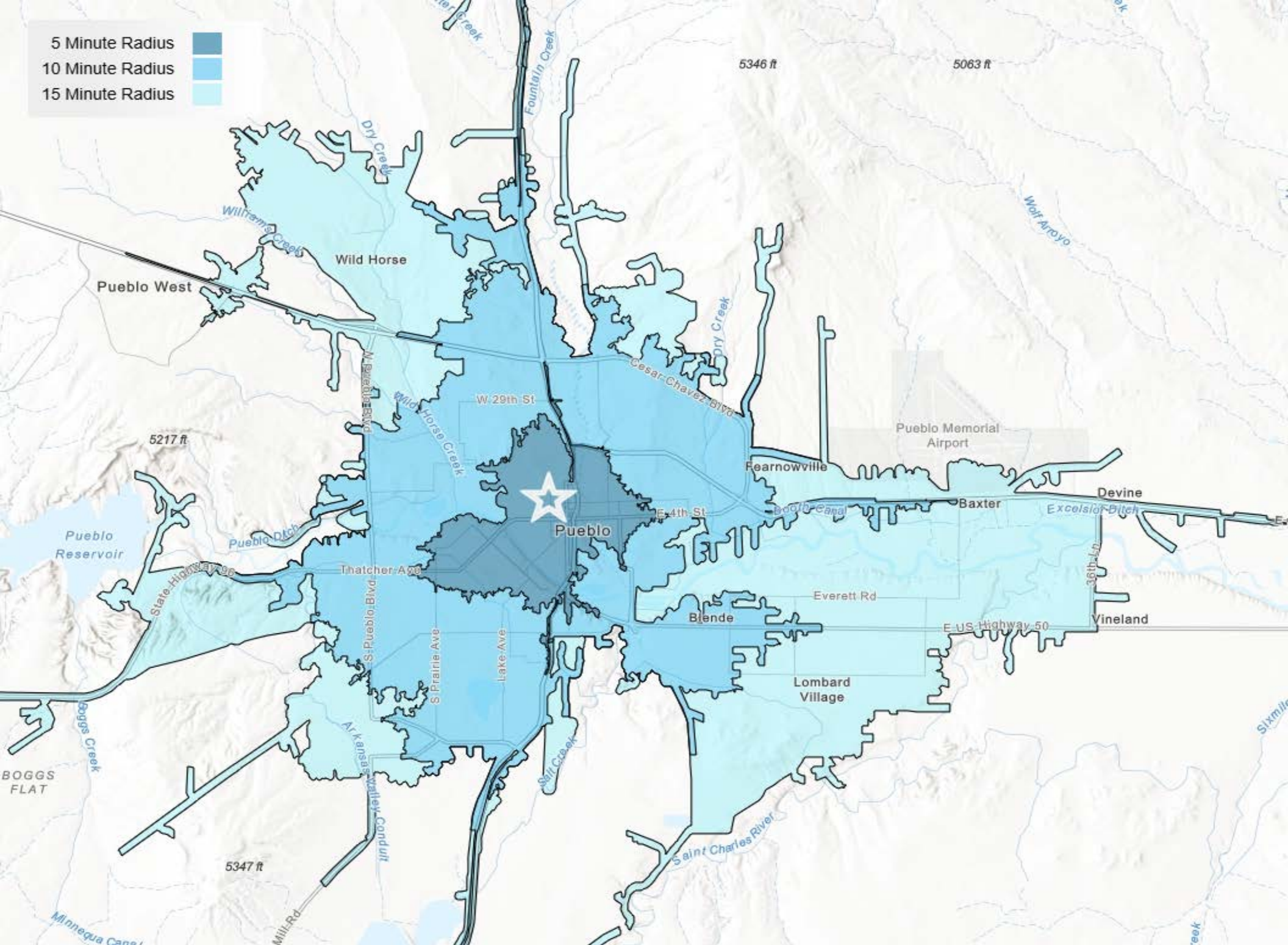
Colorado State University Pueblo

Approx. 1,500 Employees
Approx. 3 miles

Walmart

Approx. 1,493 Employees
Approx. 3 miles





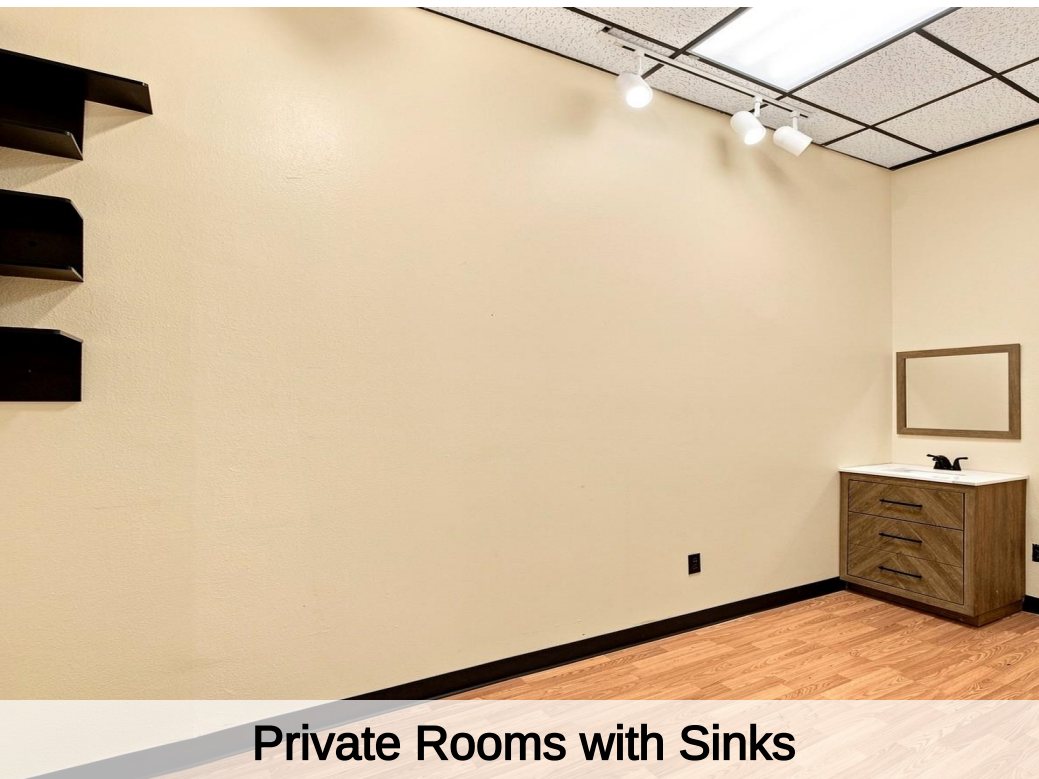
5 Minute Radius
10 Minute Radius
15 Minute Radius



Unit A



Open Work Areas



Private Rooms with Sinks



Break Room with Washer/Dryer Hook-ups



Unit B - Turnkey Professional Office



Reception/Waiting Area



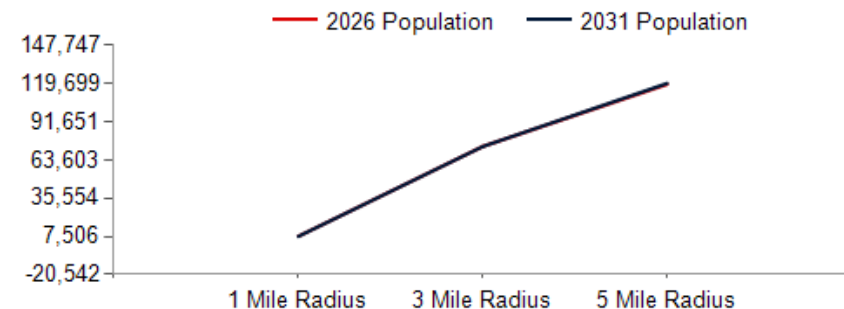
Private Offices + Open work Spaces



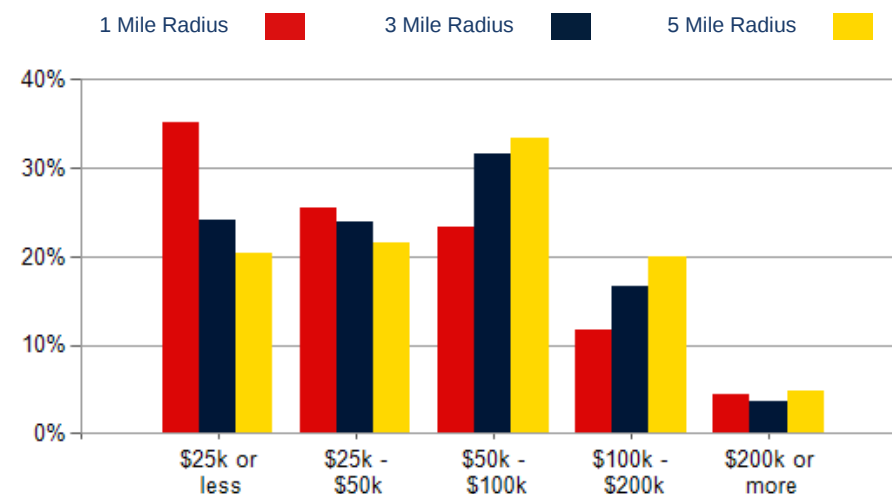
Conference Room + Break Room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,893	73,523	108,376
2010 Population	7,486	71,904	112,478
2026 Population	7,538	73,460	118,973
2031 Population	7,506	73,423	119,699
2026 African American	296	2,271	3,481
2026 American Indian	287	2,302	3,203
2026 Asian	50	573	1,270
2026 Hispanic	3,947	38,640	59,489
2026 Other Race	1,317	12,193	18,027
2026 White	4,108	41,163	69,118
2026 Multiracial	1,465	14,857	23,696
2026-2031: Population: Growth Rate	-0.45%	-0.05%	0.60%

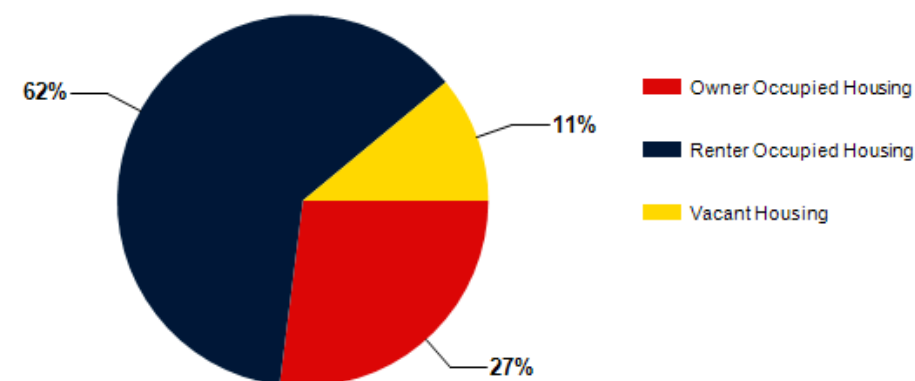
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	761	4,489	5,909
\$15,000-\$24,999	448	2,985	4,168
\$25,000-\$34,999	448	3,014	4,122
\$35,000-\$49,999	425	4,400	6,536
\$50,000-\$74,999	468	5,433	8,900
\$75,000-\$99,999	333	4,373	7,512
\$100,000-\$149,999	239	3,259	6,159
\$150,000-\$199,999	163	1,880	3,645
\$200,000 or greater	149	1,127	2,365
Median HH Income	\$36,969	\$52,262	\$60,521
Average HH Income	\$60,743	\$69,383	\$78,993



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

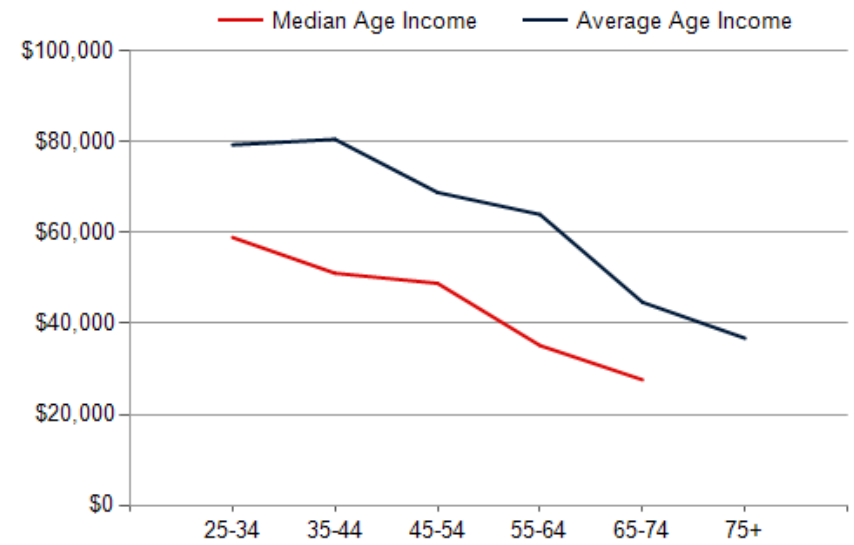
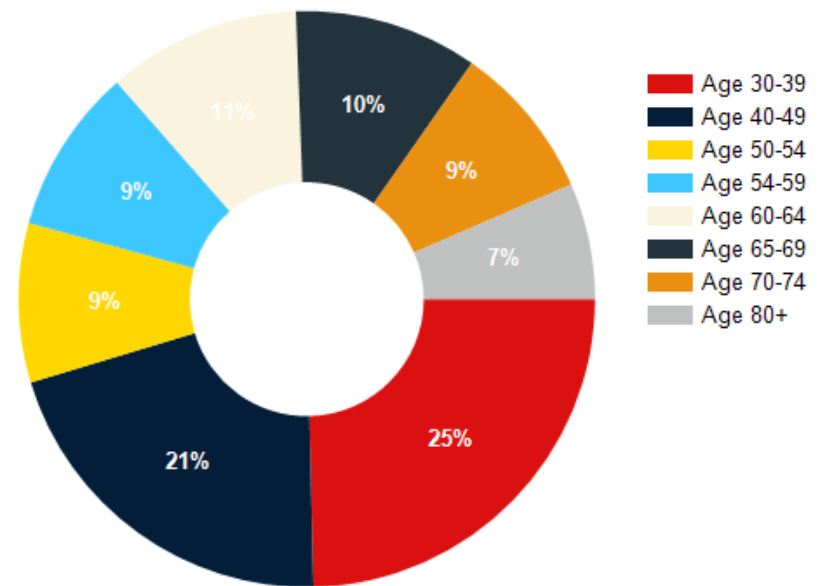


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	598	5,177	7,998
2026 Population Age 35-39	562	4,996	7,736
2026 Population Age 40-44	480	4,788	7,686
2026 Population Age 45-49	494	4,350	6,863
2026 Population Age 50-54	421	4,028	6,609
2026 Population Age 55-59	438	3,922	6,405
2026 Population Age 60-64	510	4,522	7,359
2026 Population Age 65-69	485	4,676	7,670
2026 Population Age 70-74	413	3,868	6,657
2026 Population Age 75-79	307	2,823	5,055
2026 Population Age 80-84	157	1,722	3,046
2026 Population Age 85+	133	1,707	3,165
2026 Population Age 18+	6,140	58,060	94,458
2026 Median Age	41	40	41
2031 Median Age	42	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,954	\$62,717	\$68,716
Average Household Income 25-34	\$79,364	\$76,568	\$84,235
Median Household Income 35-44	\$51,079	\$62,312	\$75,129
Average Household Income 35-44	\$80,569	\$82,196	\$95,023
Median Household Income 45-54	\$48,855	\$61,746	\$74,094
Average Household Income 45-54	\$68,868	\$78,834	\$91,880
Median Household Income 55-64	\$35,160	\$51,988	\$60,926
Average Household Income 55-64	\$64,025	\$72,306	\$84,035
Median Household Income 65-74	\$27,614	\$41,919	\$48,683
Average Household Income 65-74	\$44,683	\$58,546	\$67,507
Average Household Income 75+	\$36,771	\$54,484	\$59,836

Population By Age





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

Unit A + Unit B



Exclusively Marketed by:

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