

802-826 Main St



OFFERING MEMORANDUM | MULTI-PROPERTY COMMERCIAL OPPORTUNITY

802-826 Main St
Walsenburg, CO 81089



802-826 Main St

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Exclusively Marketed by:

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Keller Williams Performance

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100036809



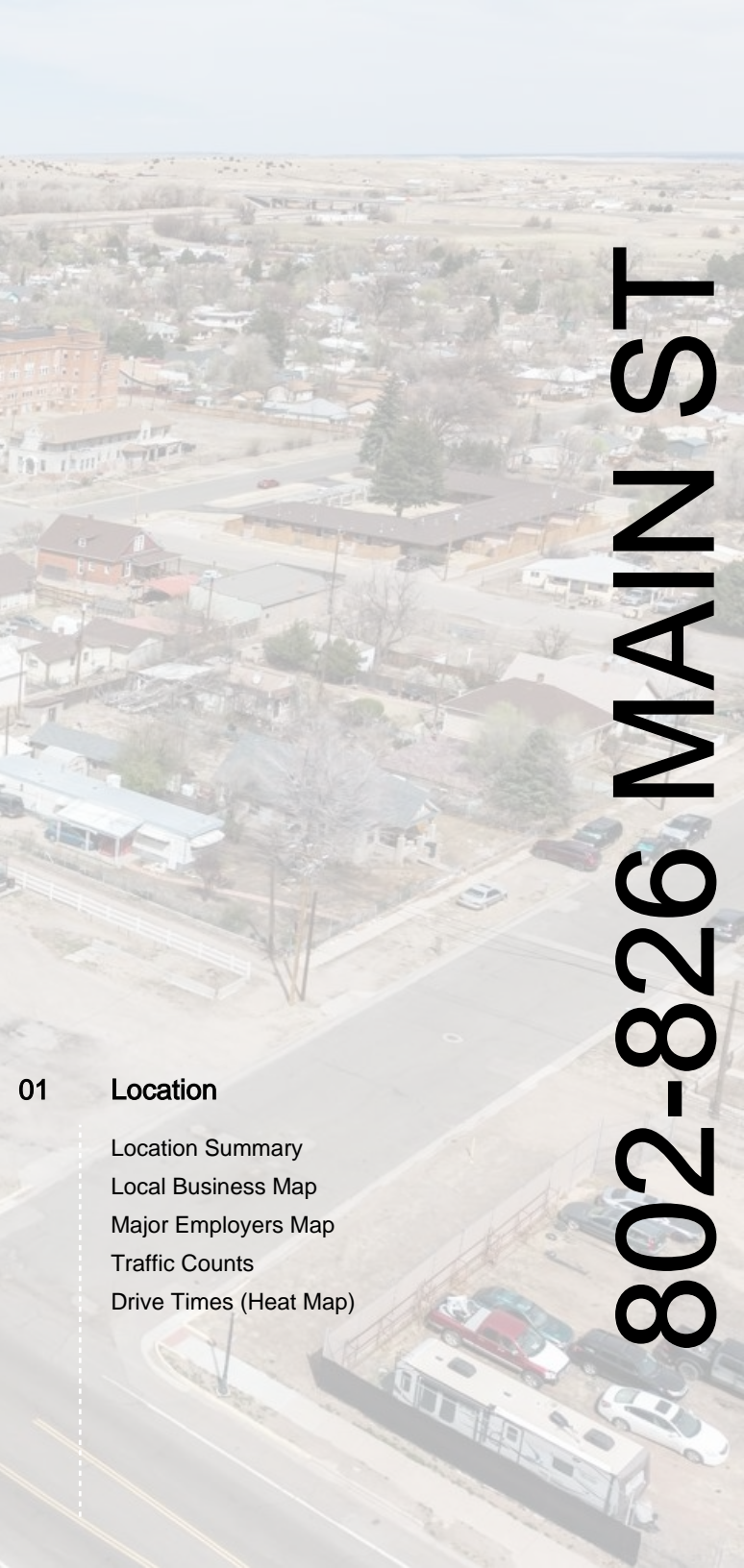


01

Location

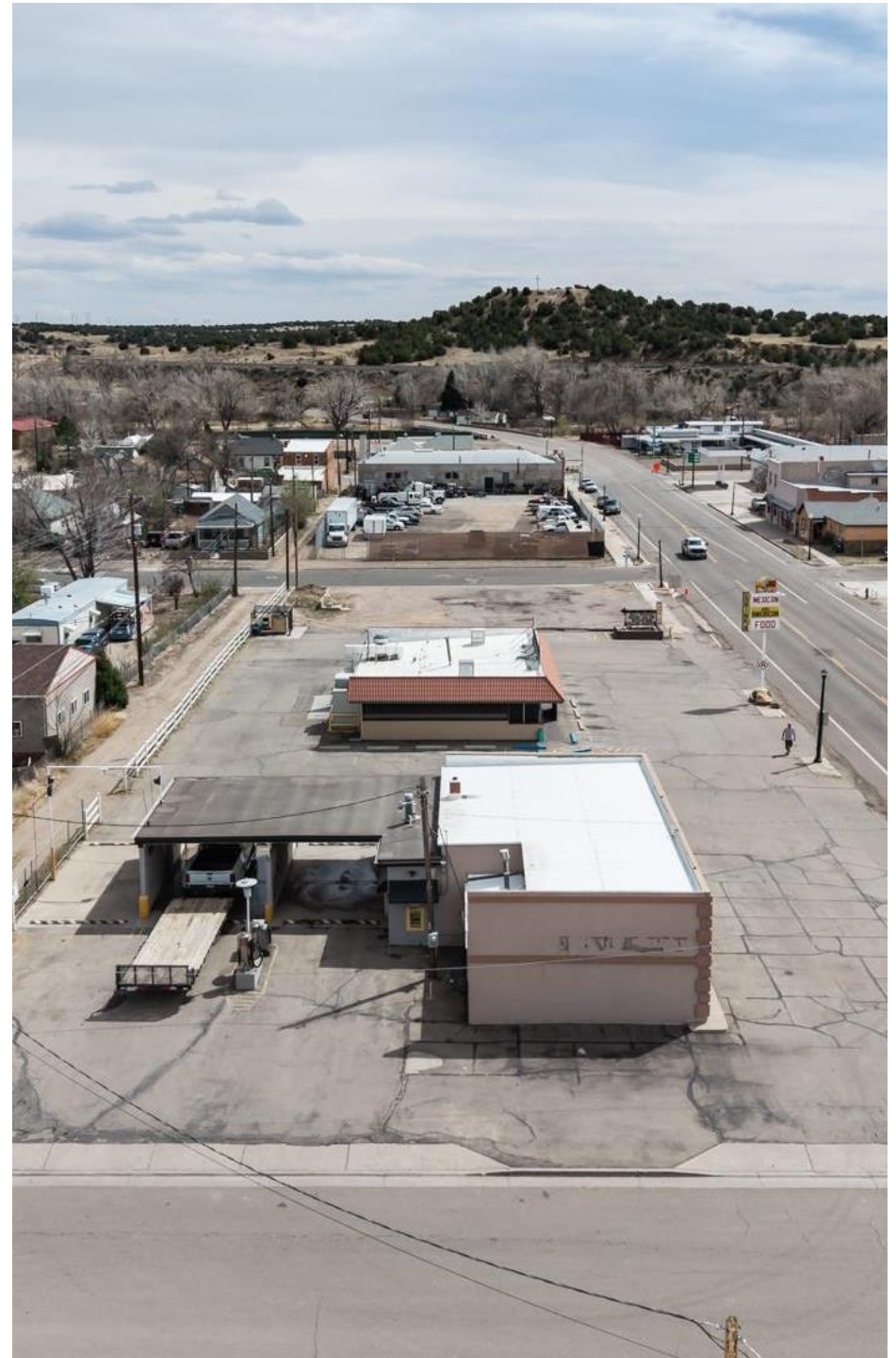
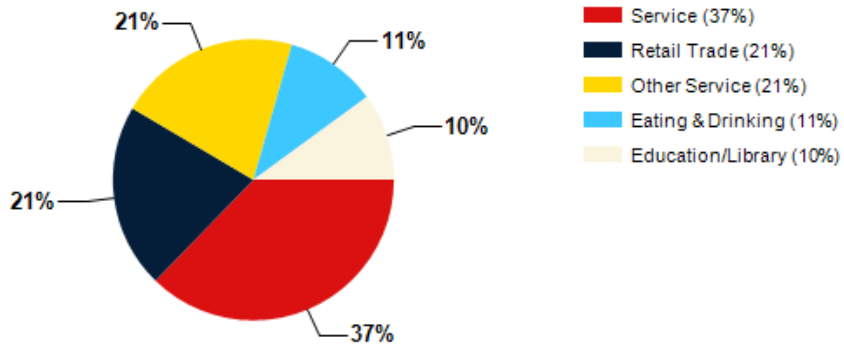
- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times (Heat Map)

802-826 MAIN ST



- The property is located on Main Street in Walsenburg, CO, a historic town nestled at the base of the Spanish Peaks.
- Walsenburg is known for its rich history, including being a stop on the Santa Fe Trail and having historic architecture like the Fox Theatre.
- The town offers a small-town charm with local shops, restaurants, and community events, creating a welcoming atmosphere for businesses.
- Walsenburg's location along Interstate 25 provides convenient access for travelers and commuters, potentially increasing foot traffic for businesses in the area.

Major Industries by Employee Count





W 6th St

Main St

E 7th St

Saint Mary's School

Iconic Dental



E 7th St

Saint Mary Catholic Church

Dollar General



Carls Jr.



S Albert Ave

W 7th St

Main St

Russell Ave

E 8th St

Fox Theater



E 8th St



E 8th St



W 8th St



S Albert Ave

Main St

Russell Ave

E 9th St

W 8th St



E 9th St

S Albert Ave

W 9th St



Main St

Russell Ave

JM Tire

Spanish Peaks Regional Health Center

Approx. 200 Employees
Approx. 1 mile

Walsenburg School District Re-1

Approx. 150 Employees
Approx. 2 miles

City of Walsenburg

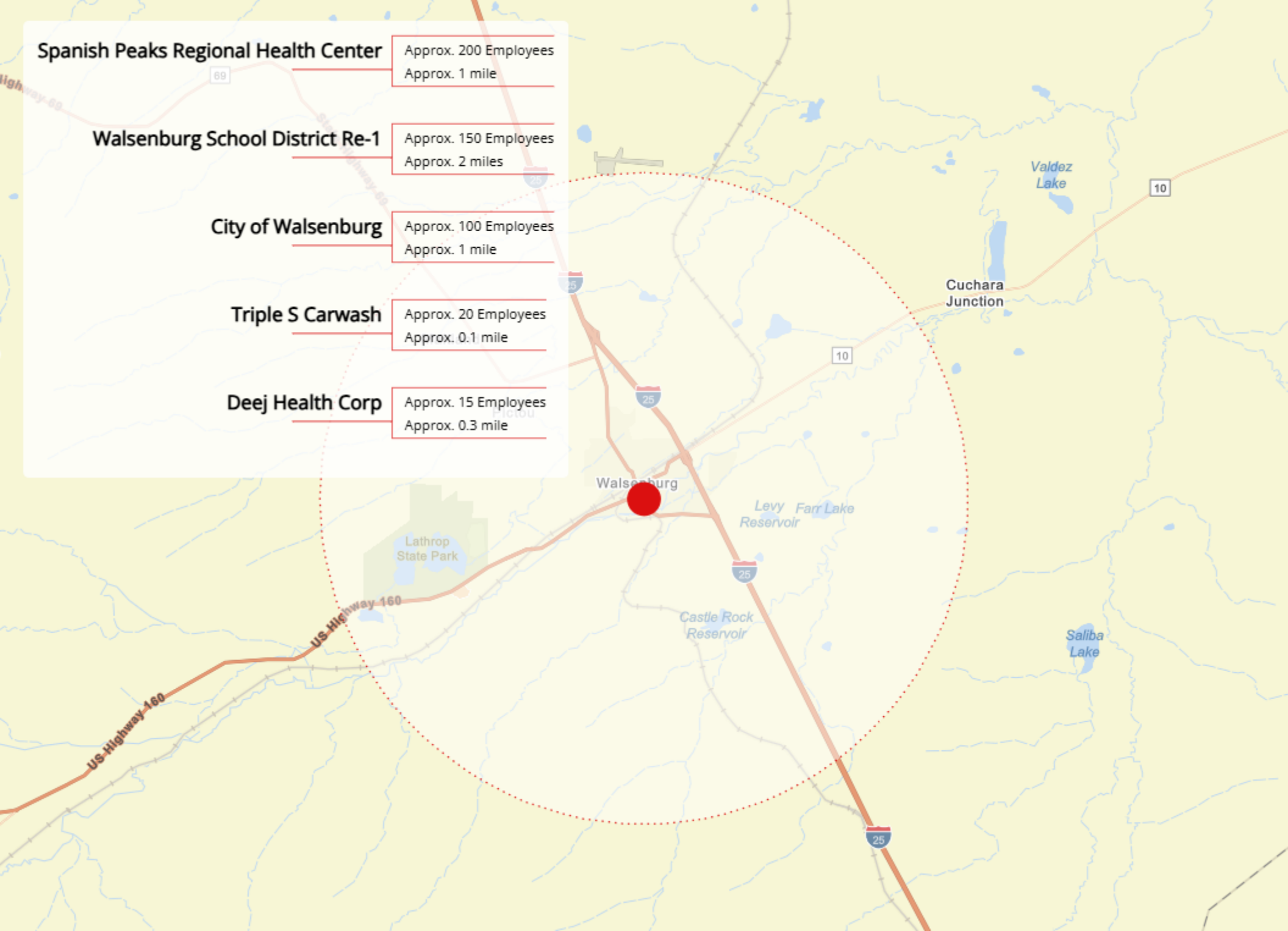
Approx. 100 Employees
Approx. 1 mile

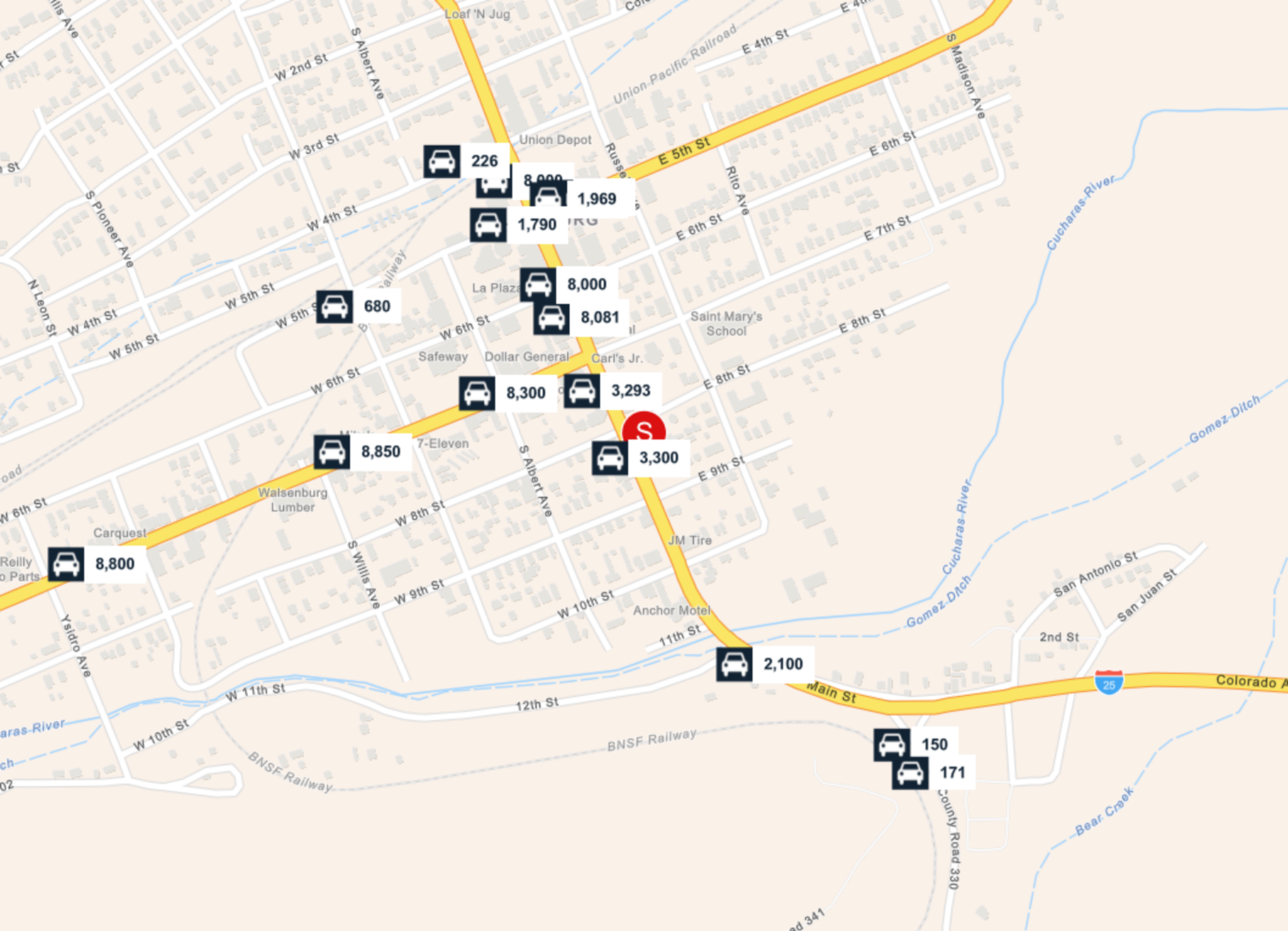
Triple S Carwash

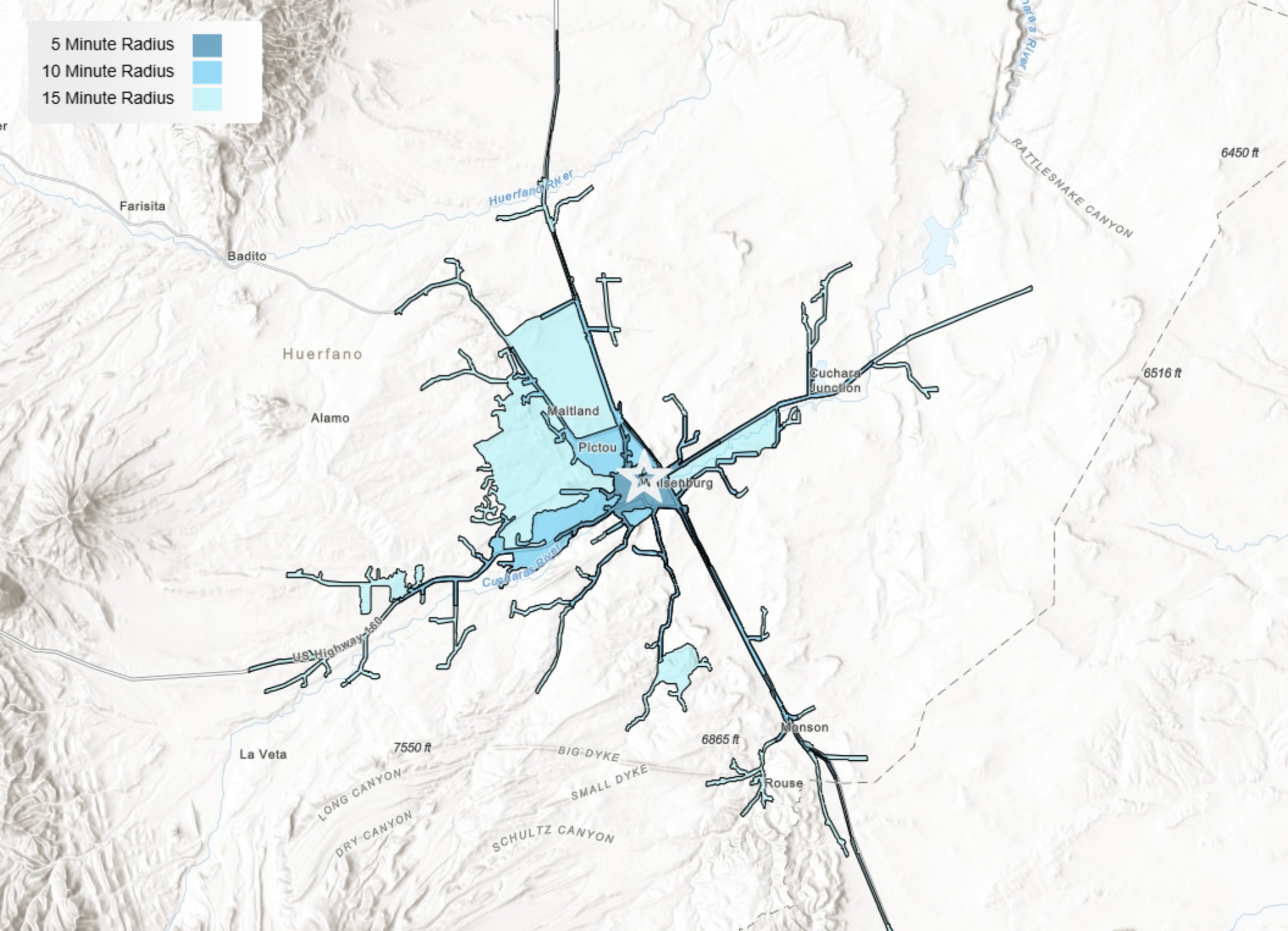
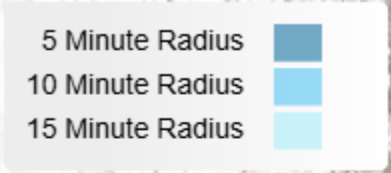
Approx. 20 Employees
Approx. 0.1 mile

Deej Health Corp

Approx. 15 Employees
Approx. 0.3 mile









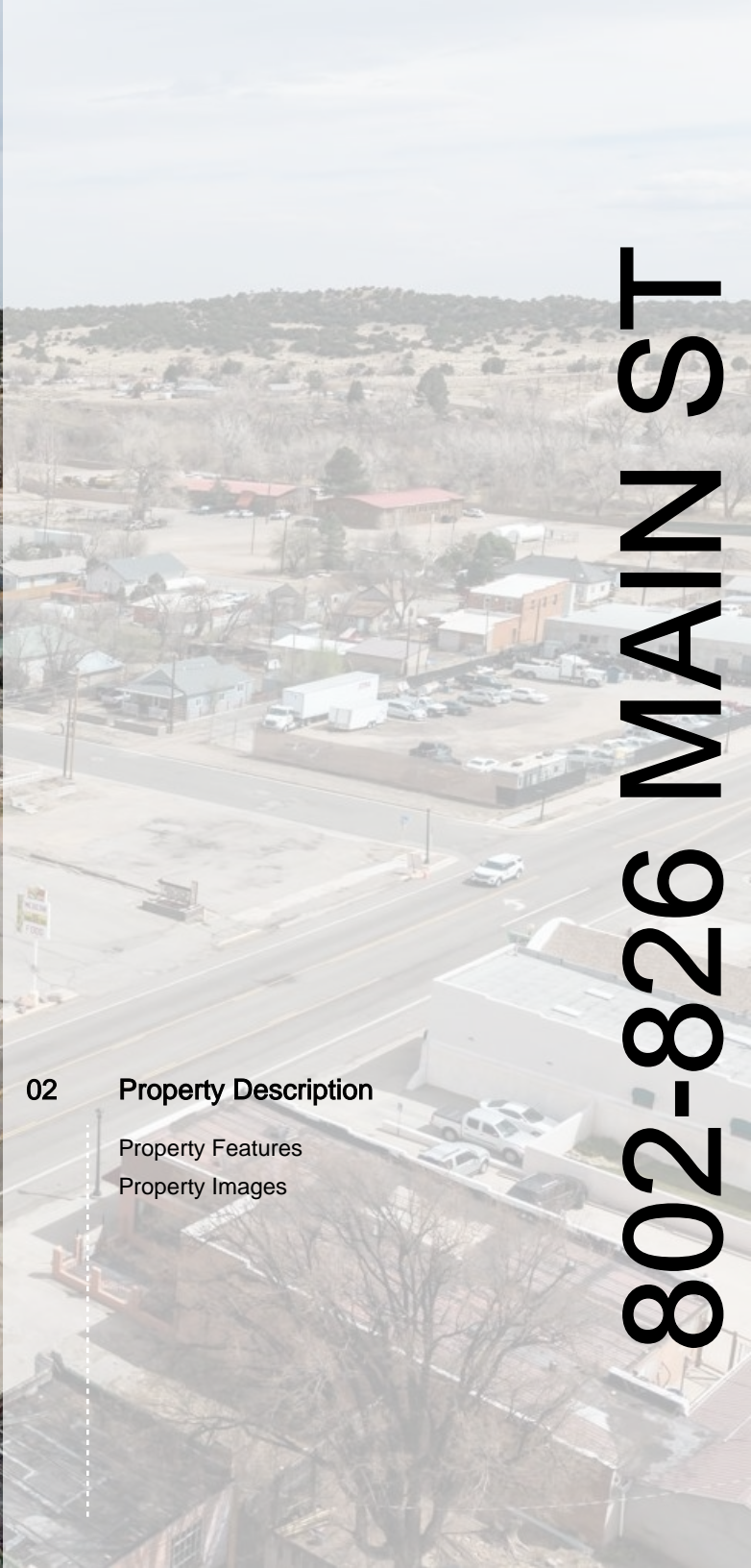
02

Property Description

Property Features

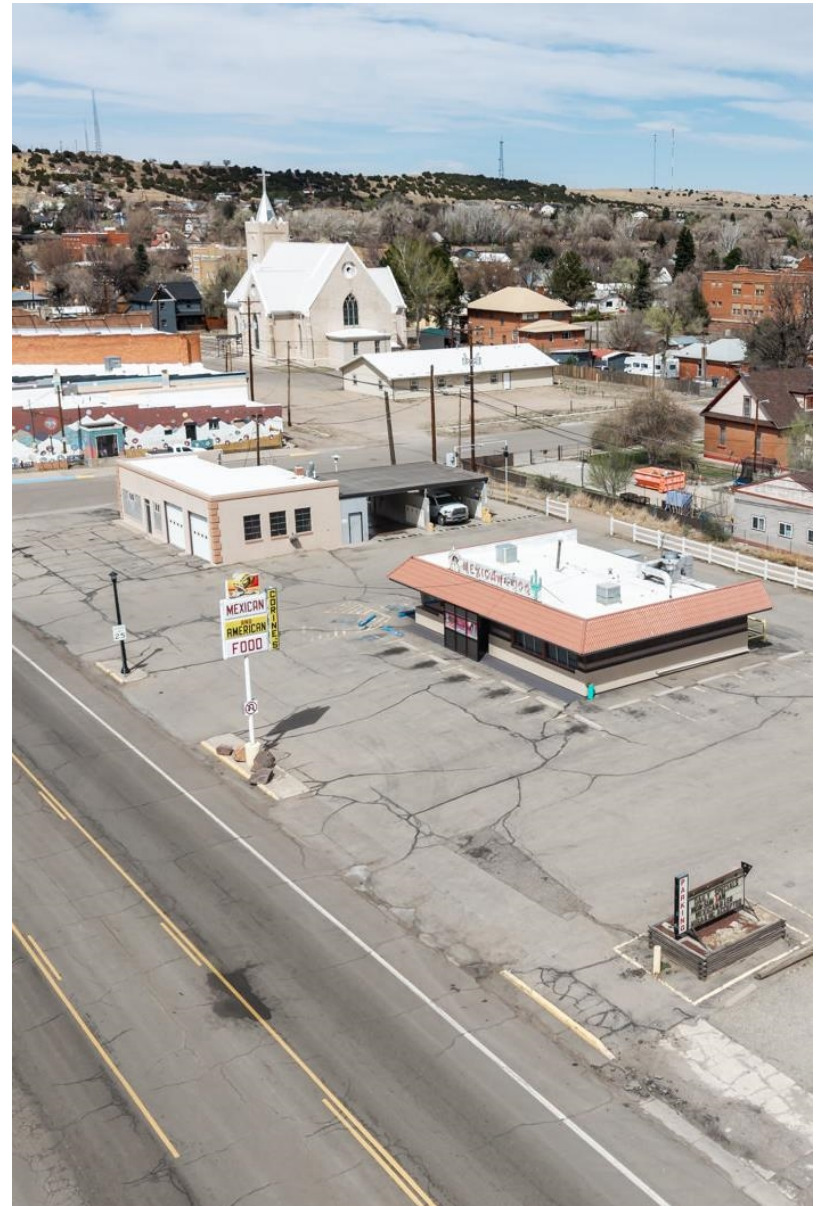
Property Images

802-826 MAIN ST



PROPERTY FEATURES

LAND SF	32,670
GLA (SF)	4,444
LAND ACRES	.75
YEAR BUILT	1947
# OF PARCELS	4
ZONING TYPE	C-1
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	108x315
NUMBER OF PARKING SPACES	37
STREET FRONTAGE	Main St
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSSES	3





822 Main St



Restaurant Space



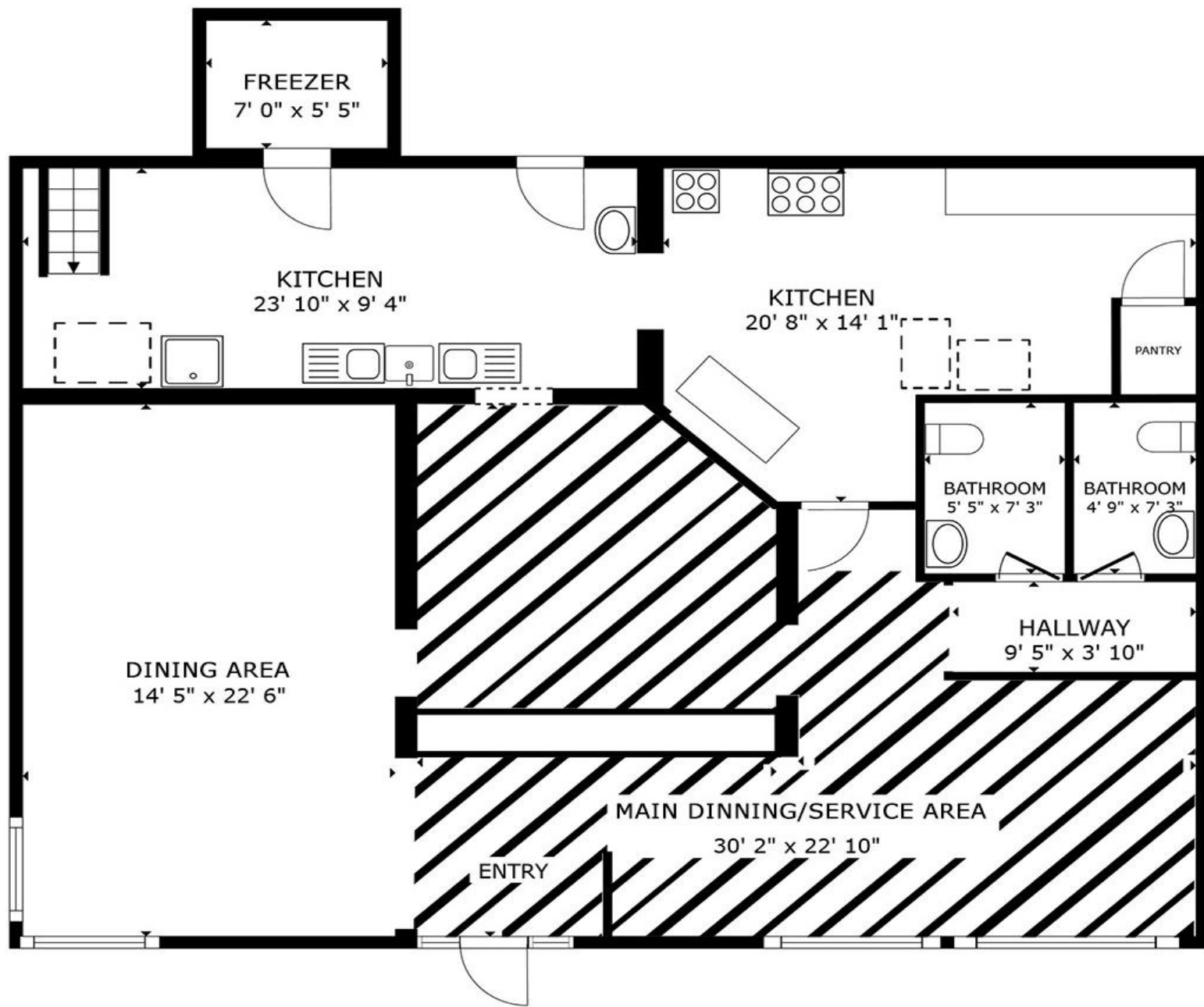
Commercial Kitchen



Spacious Dining area



FLOOR 1



FLOOR 2

822 Main St Floor Plan

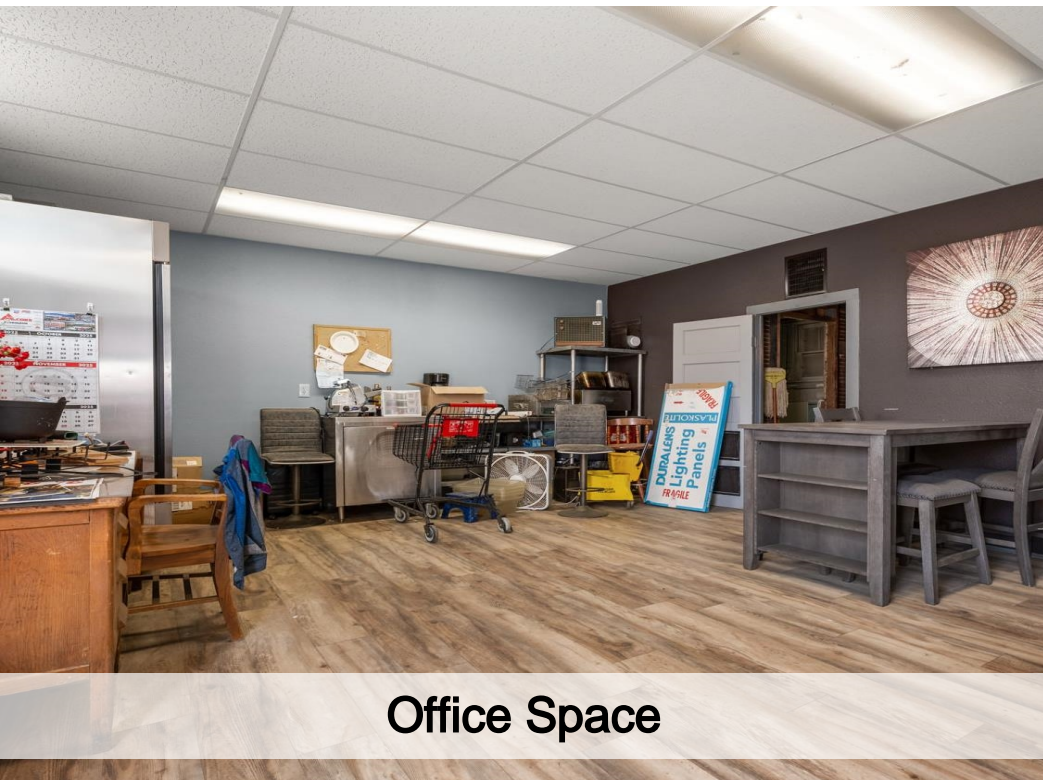
TOTAL : 1,891 sq.ft.



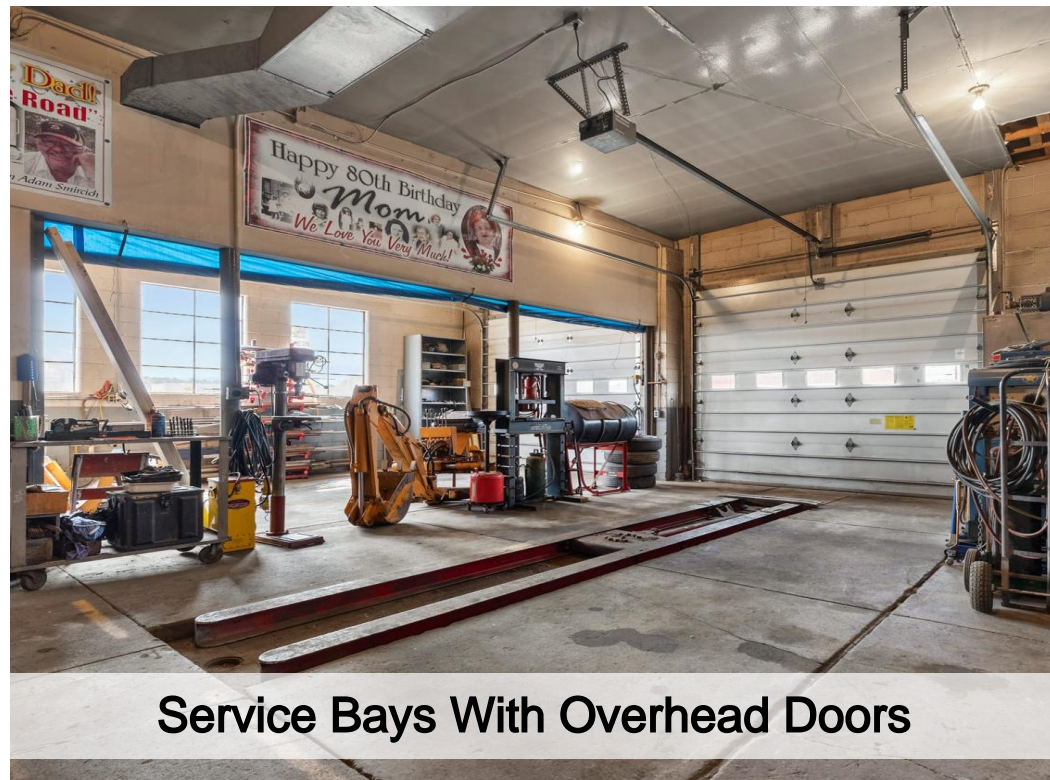
802 Main St



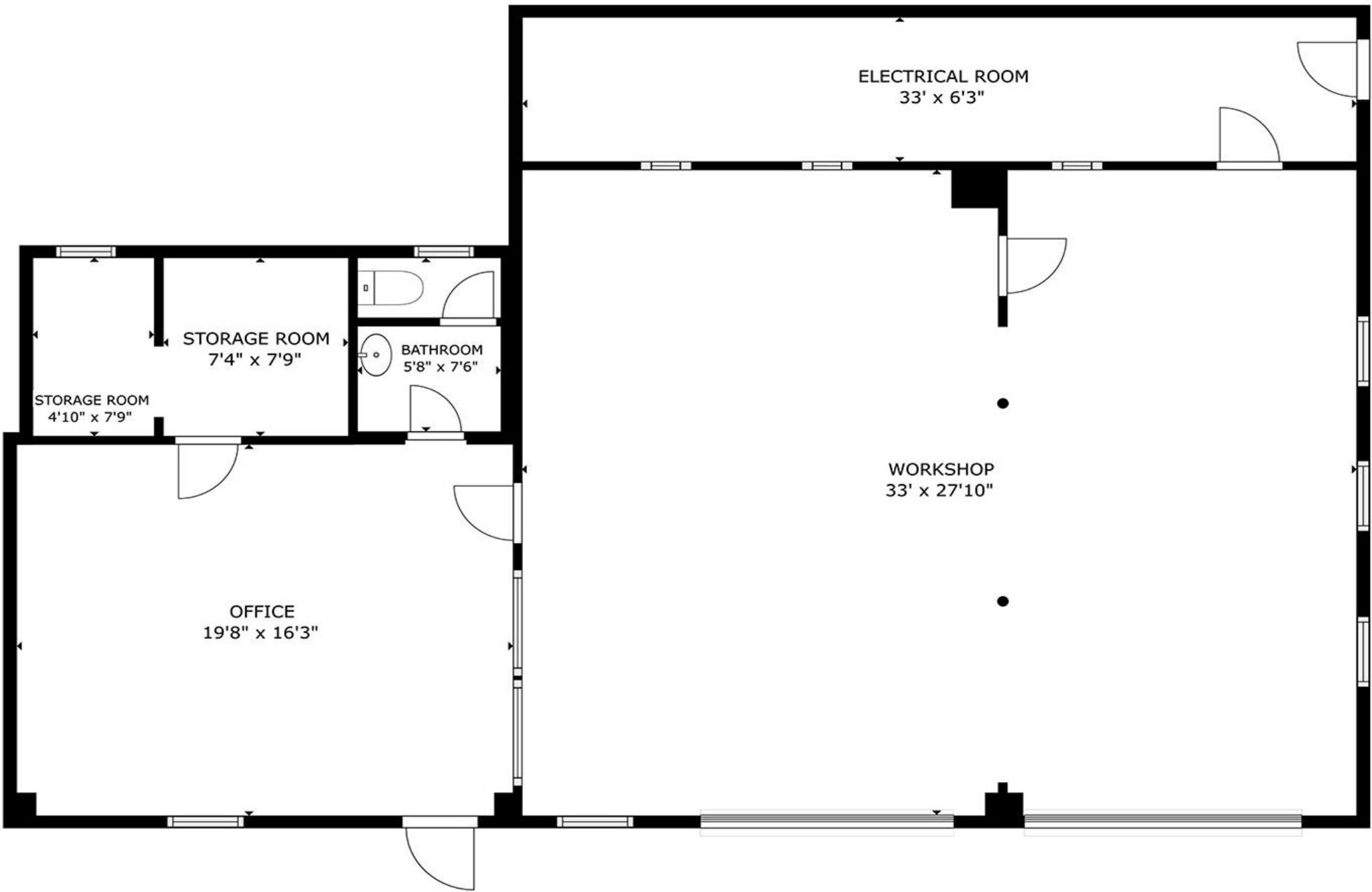
Car Wash / Automotive Shop



Office Space



Service Bays With Overhead Doors



802 Main St Floor Plan

FLOOR 1: 1609 sq ft
TOTAL: 1609 sq ft



804-826 Main St Commercial Land



03

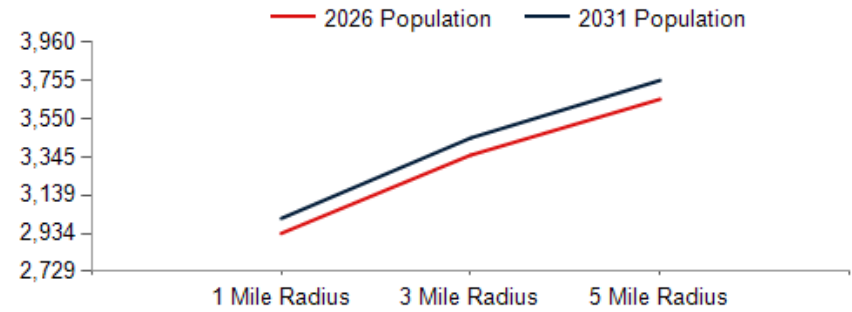
Demographics

General Demographics

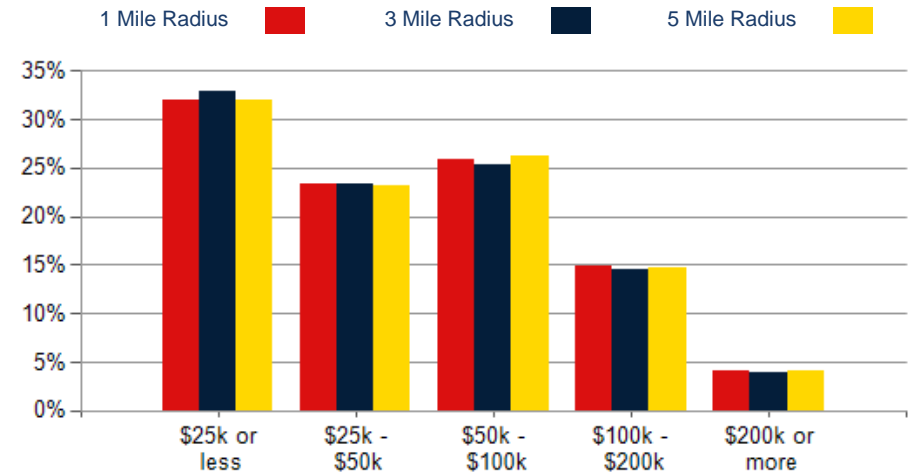
802-826 MAIN ST

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%

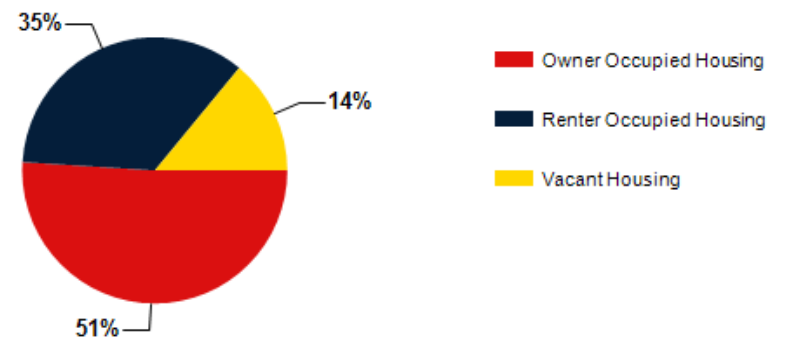
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	218	248	256
\$15,000-\$24,999	199	238	244
\$25,000-\$34,999	77	88	93
\$35,000-\$49,999	227	257	268
\$50,000-\$74,999	190	215	229
\$75,000-\$99,999	147	161	180
\$100,000-\$149,999	138	151	164
\$150,000-\$199,999	57	64	66
\$200,000 or greater	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

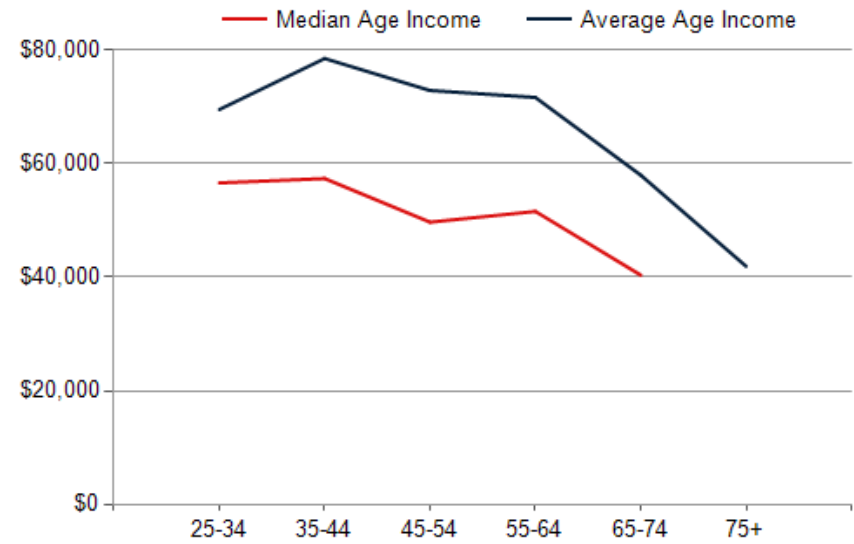
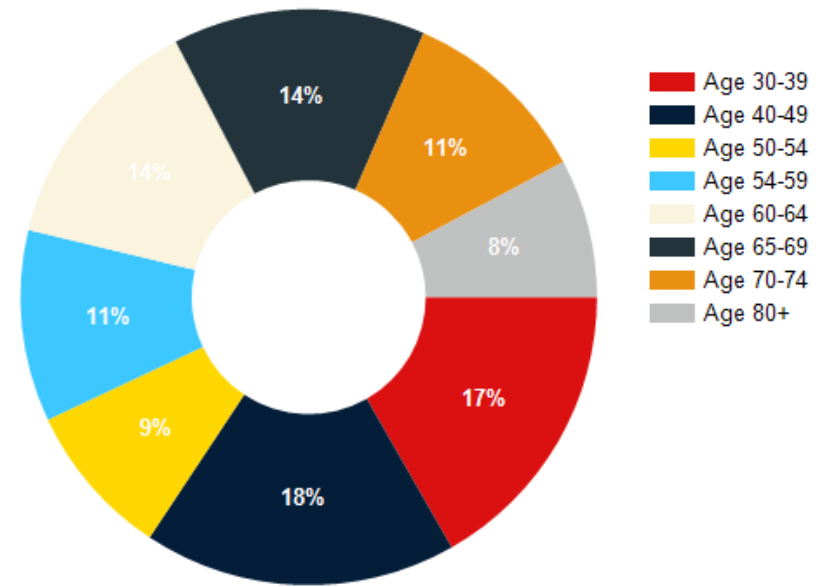


Source: esri

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



802-826 MAIN ST

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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