



OFFERING MEMORANDUM

CLUB ICE

RESTAURANT/BAR FOR SALE IN SOUTH PUEBLO!!
2430 LAKE AVE, PUEBLO CO 81004

Club Ice

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Exclusively Marketed by:

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01

Location

Location Summary

Major Employers Map

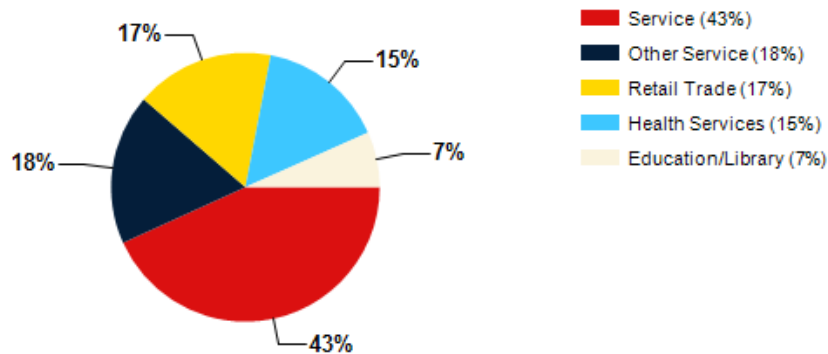
Aerial View Map

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Southside Pueblo

- The property is located in the heart of the commercial district of Pueblo, CO, with easy access to major highways and public transportation. Nearby businesses include a popular coffee shop, a fitness center, and several small retail stores.
- The neighborhood surrounding the property is known for its vibrant community events, such as an annual street fair and a farmers' market that attract both locals and visitors.
- The area boasts a diverse mix of restaurants, ranging from casual eateries to fine dining establishments, offering a wide variety of cuisine options to residents and shoppers.
- The property is in close proximity to a residential area, providing a built-in customer base for potential businesses looking to cater to local residents.
- Within close proximity to Minnequa Lake which is surround by trails and offers fishing and other recreational opportunities.

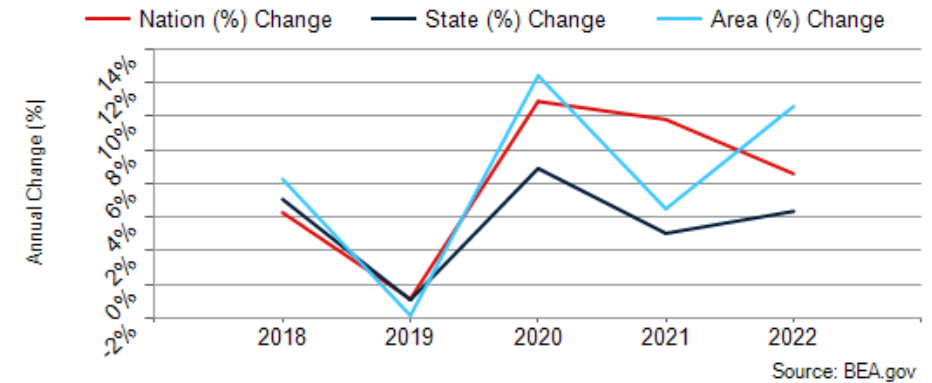
Major Industries by Employee Count



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



UCHealth Parkview Medical Center

Approx. 4,293 Employees
Approx. 1 mile

Colorado Mental Health Hospital in Pueblo

Approx. 2,000 Employees
Approx. 2 miles

Pueblo School District 60

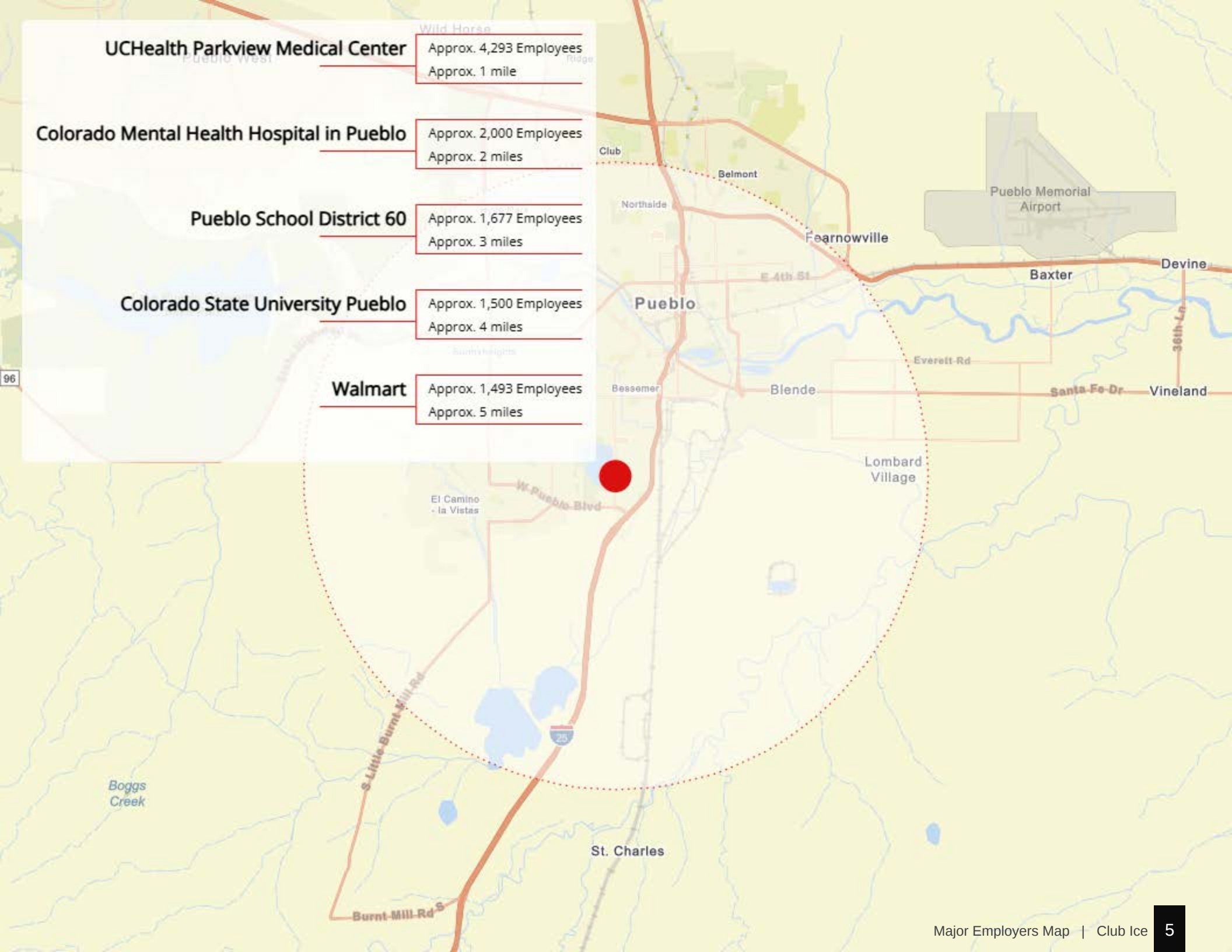
Approx. 1,677 Employees
Approx. 3 miles

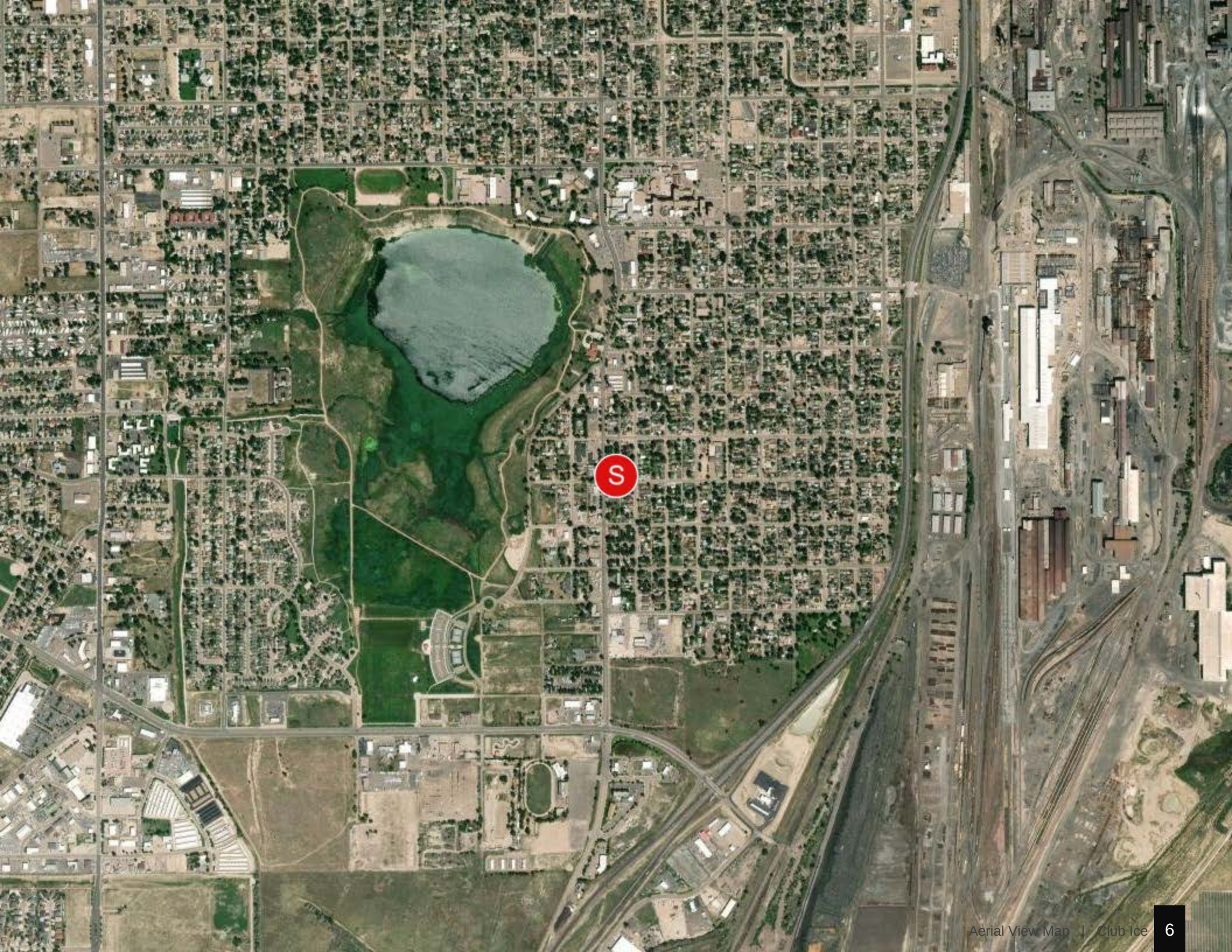
Colorado State University Pueblo

Approx. 1,500 Employees
Approx. 4 miles

Walmart

Approx. 1,493 Employees
Approx. 5 miles







02

Property Description

Property Features

Property Images



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PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND SF	6,098
GLA (SF)	3,544
LAND ACRES	0.14
YEAR BUILT	1951
# OF PARCELS	1
ZONING TYPE	R-6
BUILDING CLASS	B
TOPOGRAPHY	Generally Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
STREET FRONTAGE	Lake Ave
CORNER LOCATION	Yes

MECHANICAL

HVAC	Forced Air
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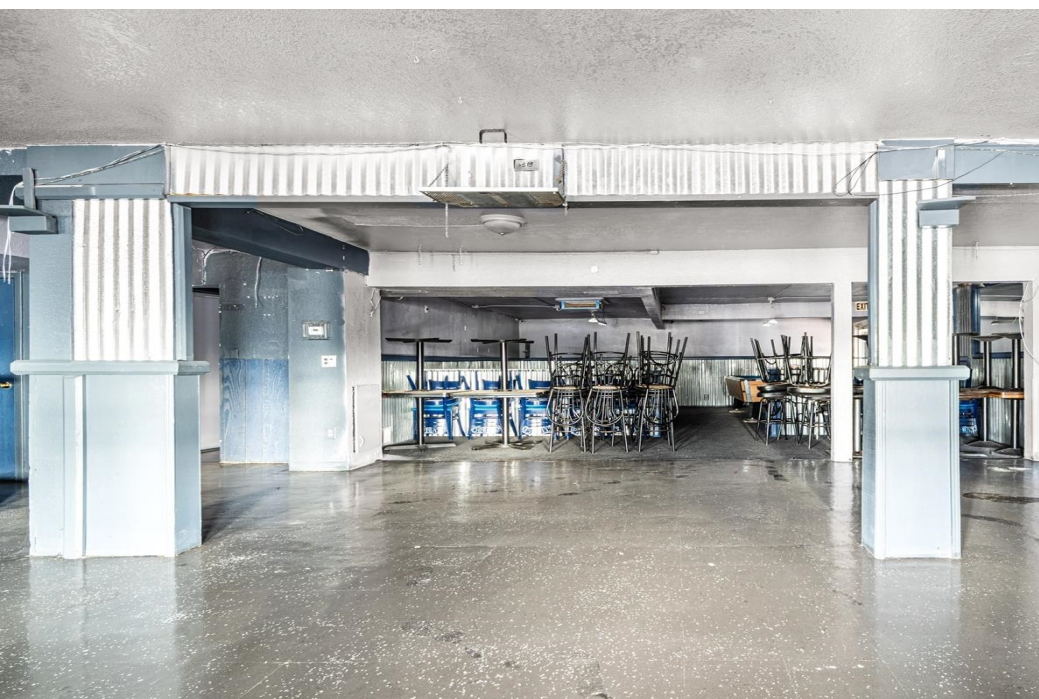




Beautiful Bar



Pool Tables



Open Areas



Hood Vent in Place

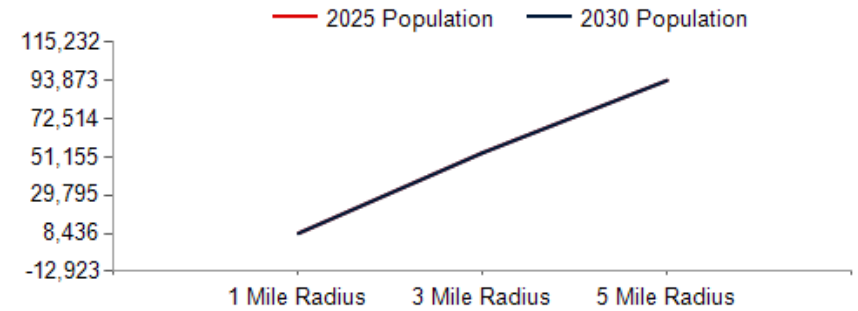
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03 Demographics

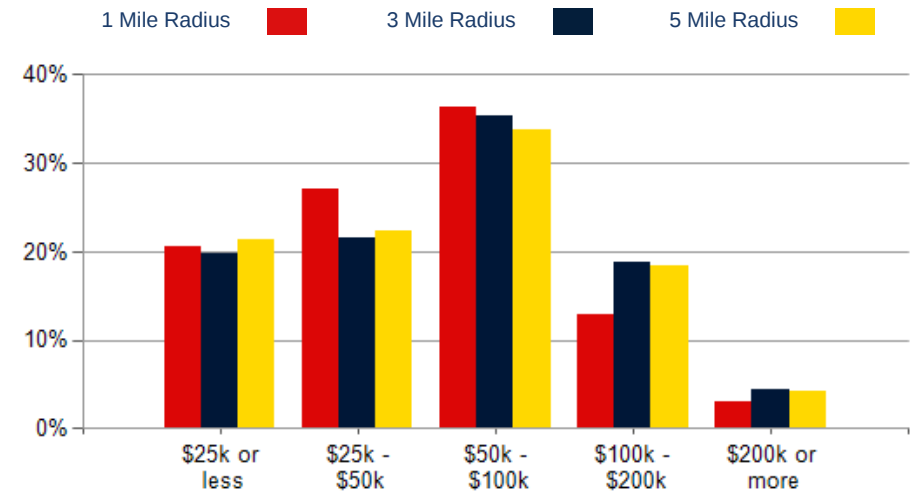
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,988	51,660	89,828
2010 Population	8,044	51,284	90,578
2025 Population	8,453	53,514	93,873
2030 Population	8,436	53,437	93,845
2025 African American	269	1,446	2,663
2025 American Indian	288	1,391	2,646
2025 Asian	63	366	644
2025 Hispanic	4,912	27,362	48,695
2025 Other Race	1,492	7,785	14,891
2025 White	4,473	31,473	53,939
2025 Multiracial	1,863	10,991	18,970
2025-2030: Population: Growth Rate	-0.20%	-0.15%	-0.05%

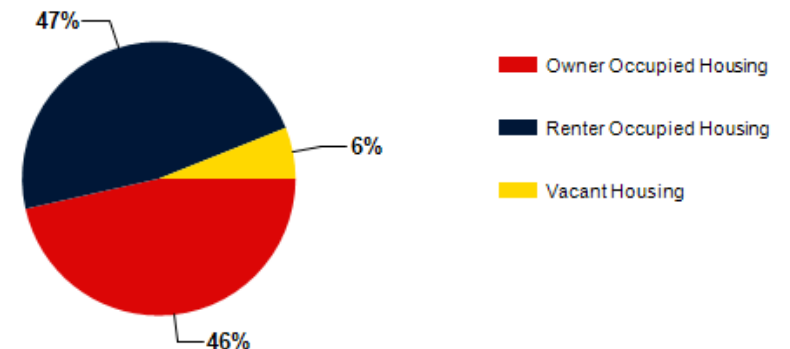
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	584	2,613	4,896
\$15,000-\$24,999	183	1,877	3,408
\$25,000-\$34,999	388	1,754	3,250
\$35,000-\$49,999	617	3,159	5,458
\$50,000-\$74,999	665	4,404	7,132
\$75,000-\$99,999	687	3,633	5,989
\$100,000-\$149,999	246	2,643	4,526
\$150,000-\$199,999	230	1,641	2,630
\$200,000 or greater	116	994	1,681
Median HH Income	\$52,702	\$60,762	\$58,232
Average HH Income	\$69,147	\$78,203	\$75,695



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

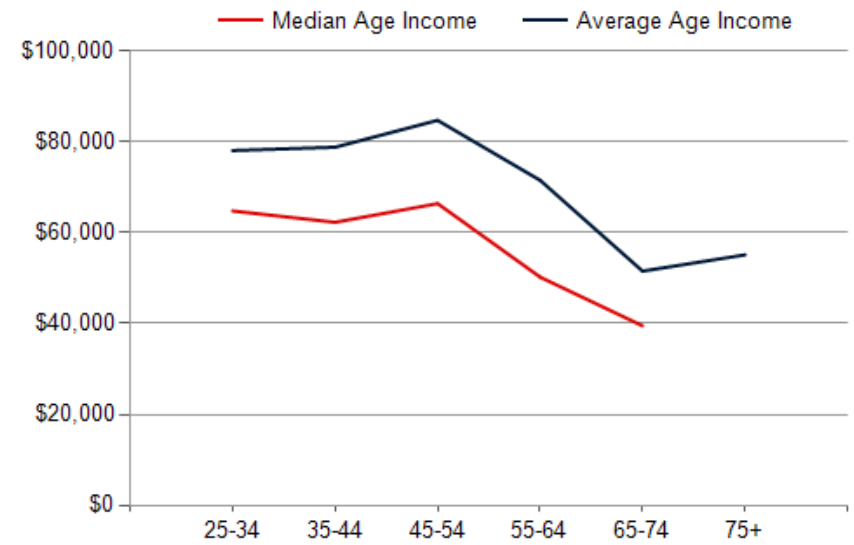
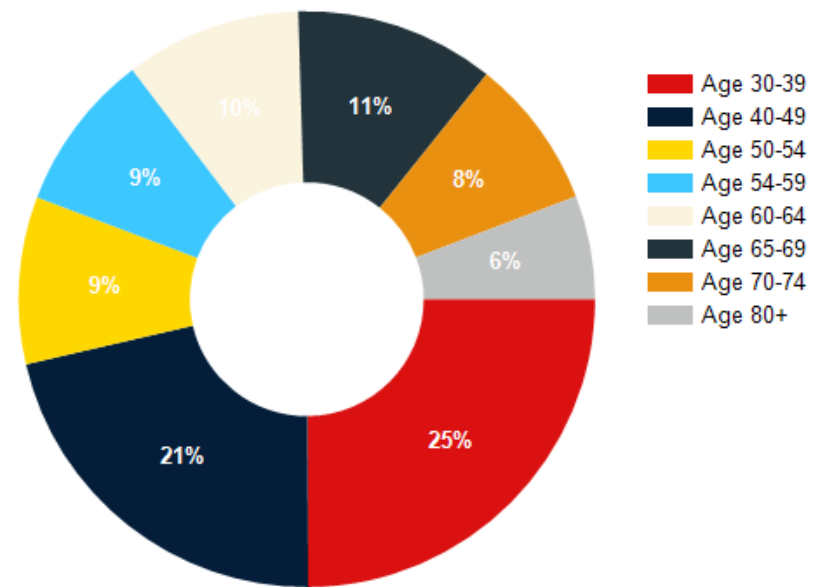


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	632	3,450	6,246
2025 Population Age 35-39	581	3,407	6,091
2025 Population Age 40-44	547	3,368	6,101
2025 Population Age 45-49	497	3,098	5,531
2025 Population Age 50-54	457	2,979	5,220
2025 Population Age 55-59	434	2,934	5,121
2025 Population Age 60-64	480	3,432	5,891
2025 Population Age 65-69	545	3,634	6,188
2025 Population Age 70-74	412	3,182	5,354
2025 Population Age 75-79	283	2,395	3,921
2025 Population Age 80-84	149	1,469	2,351
2025 Population Age 85+	112	1,441	2,289
2025 Population Age 18+	6,465	42,521	74,395
2025 Median Age	37	42	41
2030 Median Age	39	43	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,809	\$67,111	\$67,277
Average Household Income 25-34	\$78,110	\$83,105	\$82,129
Median Household Income 35-44	\$62,305	\$76,618	\$72,854
Average Household Income 35-44	\$78,848	\$96,411	\$91,751
Median Household Income 45-54	\$66,429	\$73,958	\$69,255
Average Household Income 45-54	\$84,766	\$91,206	\$86,881
Median Household Income 55-64	\$50,241	\$61,065	\$58,307
Average Household Income 55-64	\$71,575	\$82,232	\$80,384
Median Household Income 65-74	\$39,498	\$49,889	\$46,640
Average Household Income 65-74	\$51,547	\$67,263	\$64,710
Average Household Income 75+	\$55,139	\$58,246	\$56,774

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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