



UNIT A

PROFESSIONAL OFFICE SPACE FOR LEASE
1207 PUEBLO BLVD WAY, PUEBLO CO 81005

THE SPACE

Location	1207 Pueblo Blvd Way Pueblo, CO 81005
County	Pueblo
APN	15-044-25-001
Cross Street	Sovereign Circle

HIGHLIGHTS

- 5,000 SF professional office space
- Convenient South Pueblo location just off Pueblo Boulevard
- Spacious reception and waiting area
- 10 private offices, including five larger meeting-style offices
- Dedicated production or copy area
- Break room and private restrooms
- Ample on-site parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,052	58,821	88,078

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,420	\$78,196	\$74,897

NUMBER OF HOUSEHOLDS

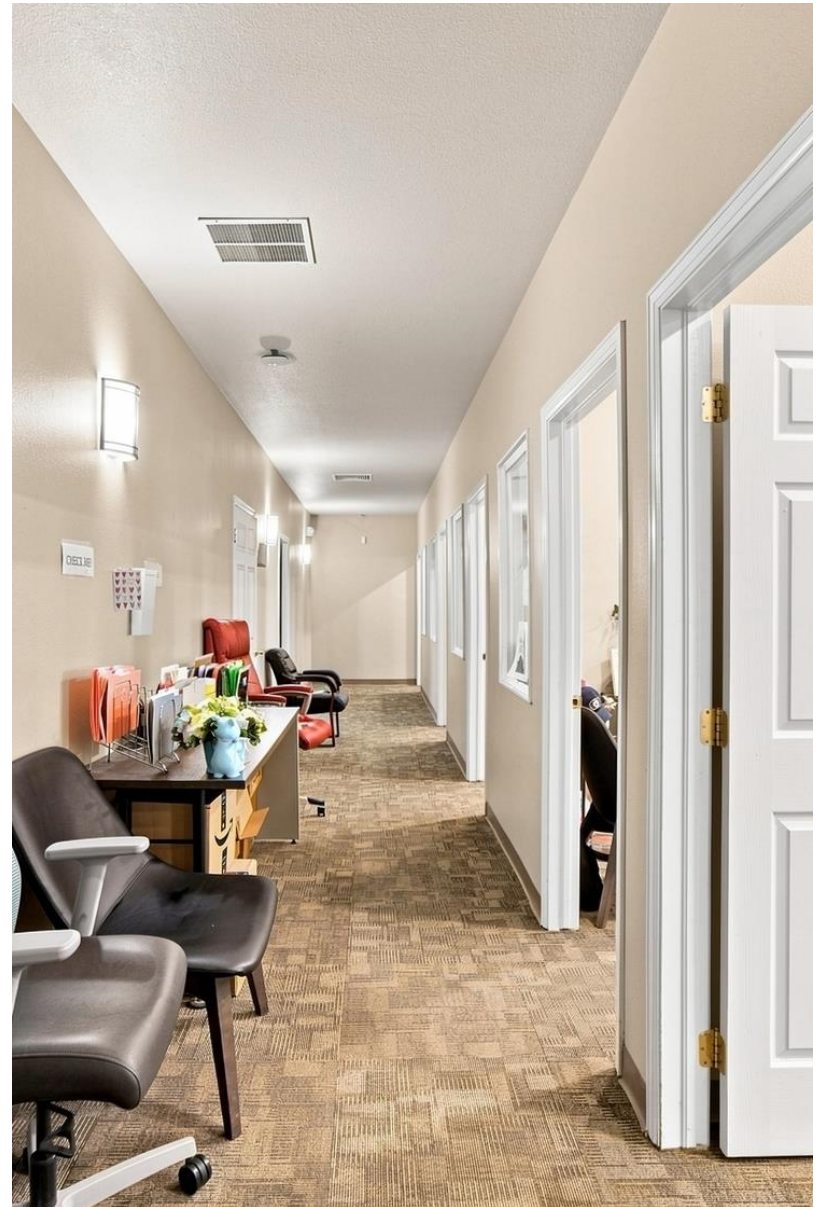
1.00 MILE	3.00 MILE	5.00 MILE
5,210	24,711	36,856

PROPERTY FEATURES

TOTAL TENANTS	2
BUILDING SF	7,000
GLA (SF)	7,000
LAND SF	33,541
LAND ACRES	.77
YEAR BUILT	2002
ZONING TYPE	B-2
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
PARKING RATIO	5.71
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Pet Paradise
EAST	Pueblo Bank and Trust

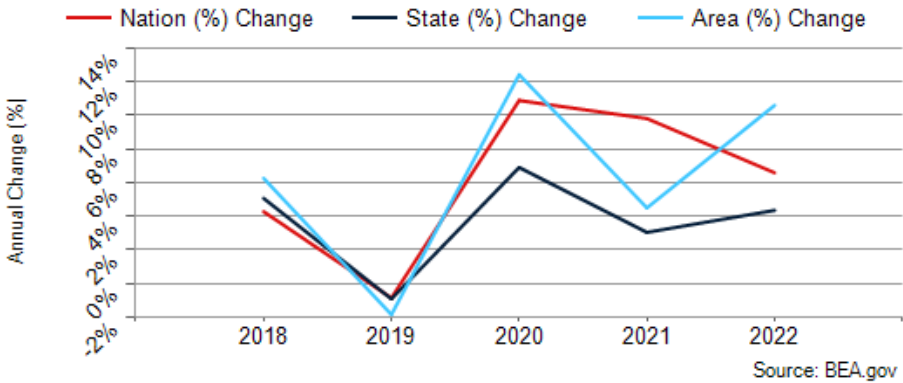


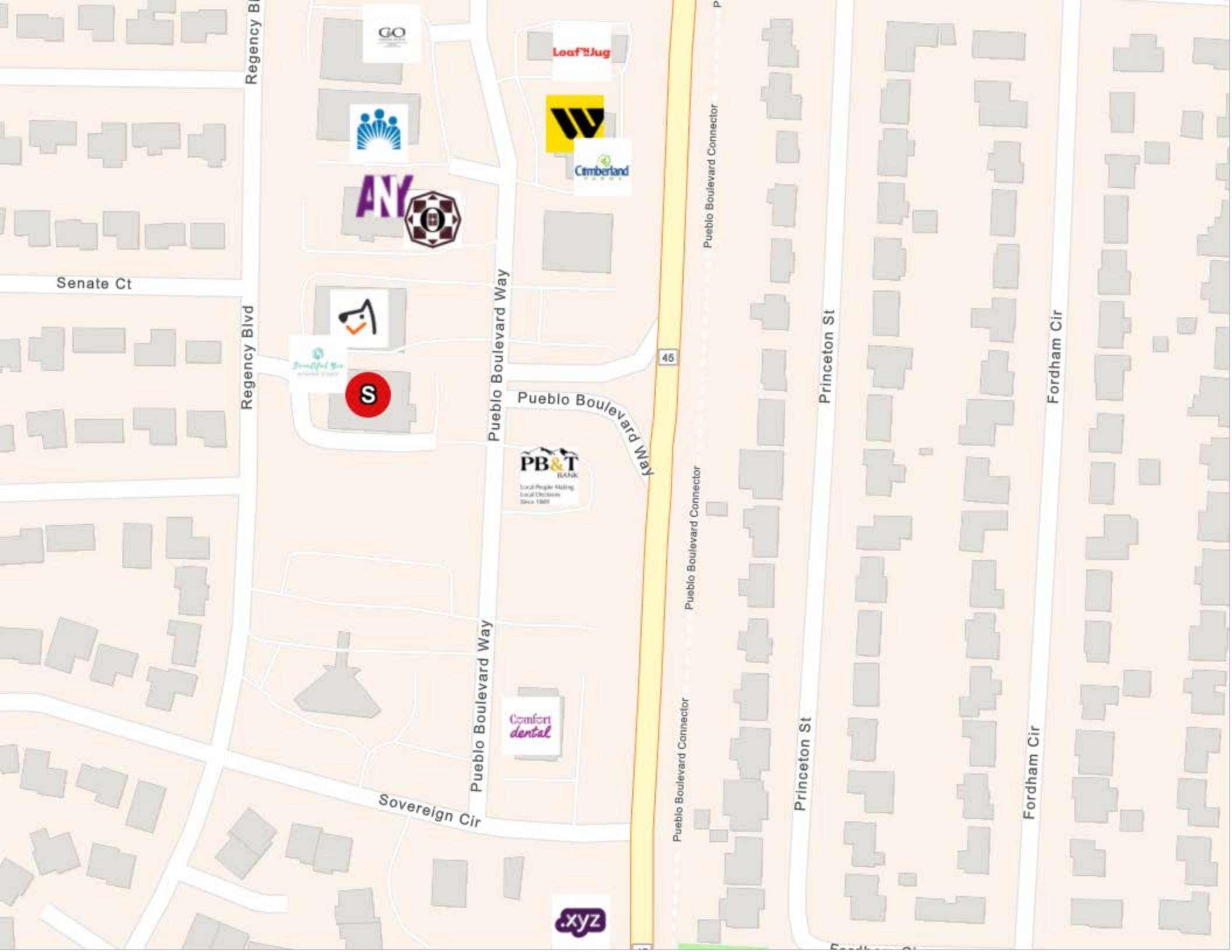
- Located just off South Pueblo Boulevard near I-25 Exit 94, the property offers convenient access for employees, clients and visitors traveling throughout Pueblo and the surrounding area. South Pueblo Boulevard is one of the city’s primary commercial corridors, providing connections to I-25, Northern Avenue, Prairie Avenue and established neighborhoods across south and southwest Pueblo.
- The surrounding area features a strong mix of retail, restaurants, fuel and convenience stores, service businesses and residential communities. Nearby amenities include quick-service dining, everyday shopping and major retailers such as Lowe’s, giving employees and customers plenty of convenient options within a short drive.
- The Pueblo Boulevard corridor continues to experience commercial activity and new development, further strengthening the location as a growing destination for professional, retail and service-based businesses. Its accessible South Pueblo setting, proximity to I-25 and ample nearby amenities make it a practical location for businesses serving customers and employees from across the Pueblo market.

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
Evrax Rocky Mountain Steel	931

Pueblo County GDP Trend





Regency Blvd

Senate Ct

Regency Blvd

Pueblo Boulevard Way

Pueblo Boulevard Way

Sovereign Cir

Pueblo Boulevard Way

45

Pueblo Boulevard Connector

Pueblo Boulevard Connector

Pueblo Boulevard Connector

Princeton St

Princeton St

Fordham Cir

Fordham Cir

GO



ANY



Beautiful You



Leaf & Jug



Cumberland

PB&T BANK
Local People Making
Local Decisions
Since 1989

Comfort
dental

.xyz

School District 60

Approx. 2,000+ Employees
Approx. 1 mile

Parkview Medical Center

Approx. 1,000-2,999 Employees
Approx. 3 miles

St. Mary Corwin Medical Center

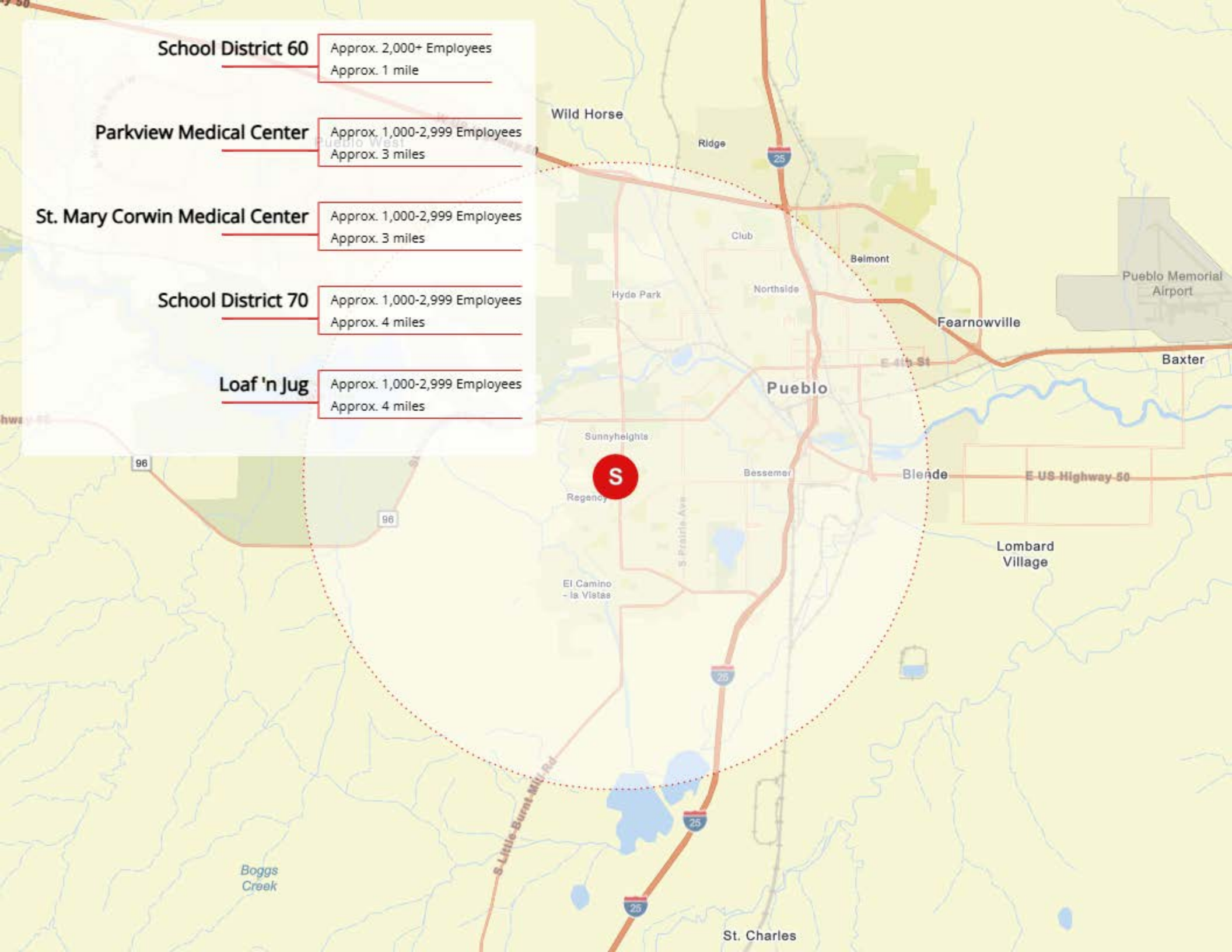
Approx. 1,000-2,999 Employees
Approx. 3 miles

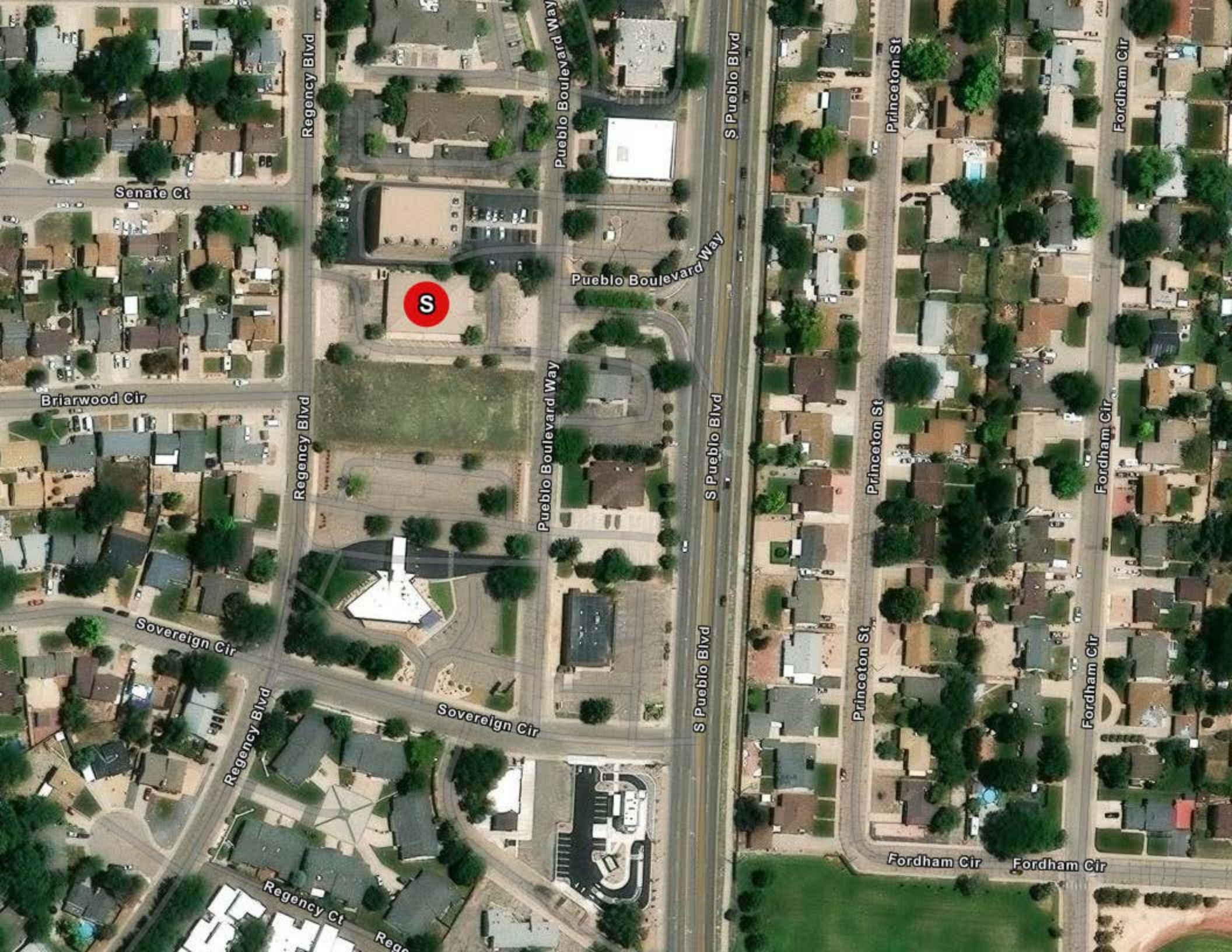
School District 70

Approx. 1,000-2,999 Employees
Approx. 4 miles

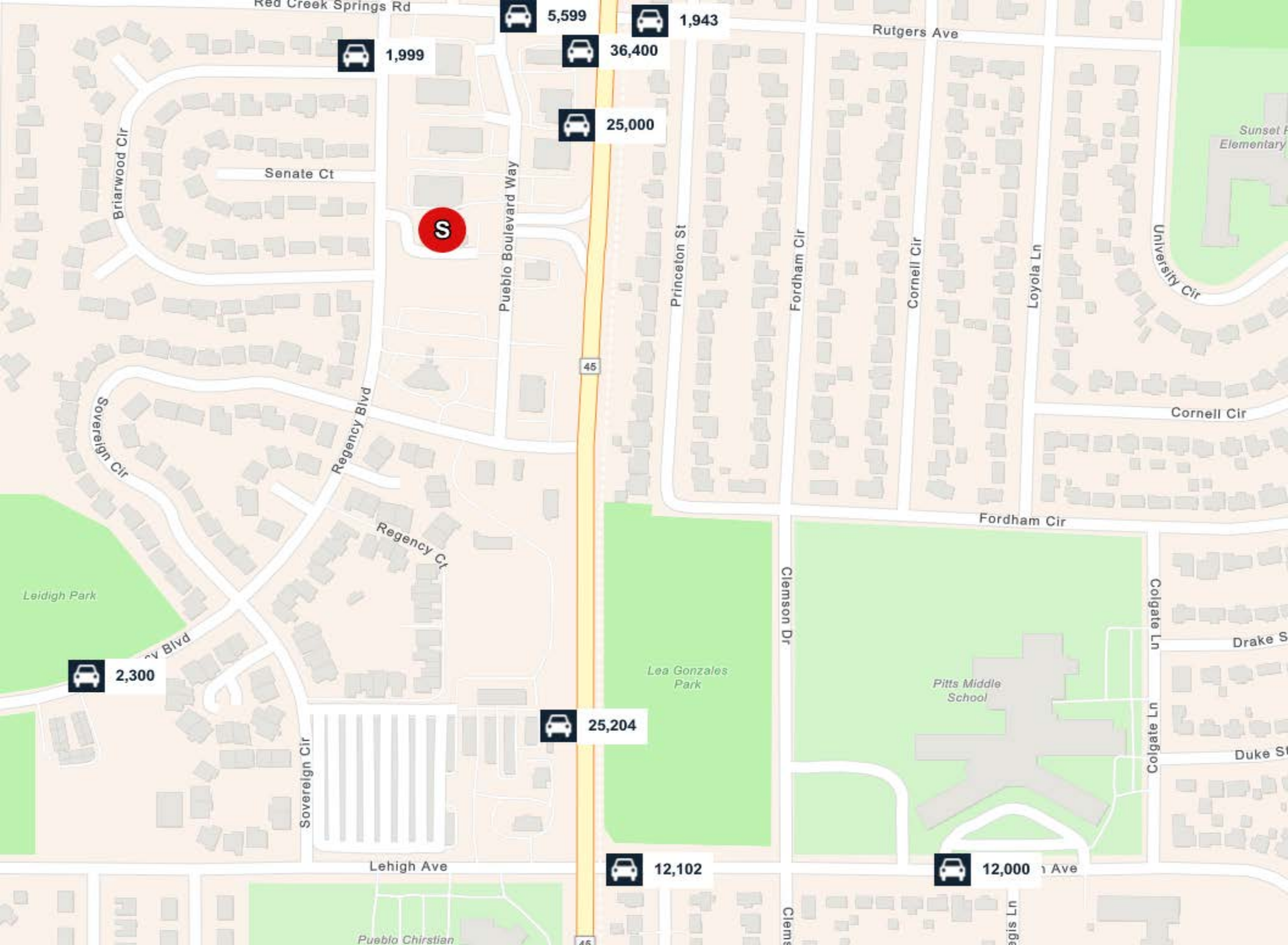
Loaf 'n Jug

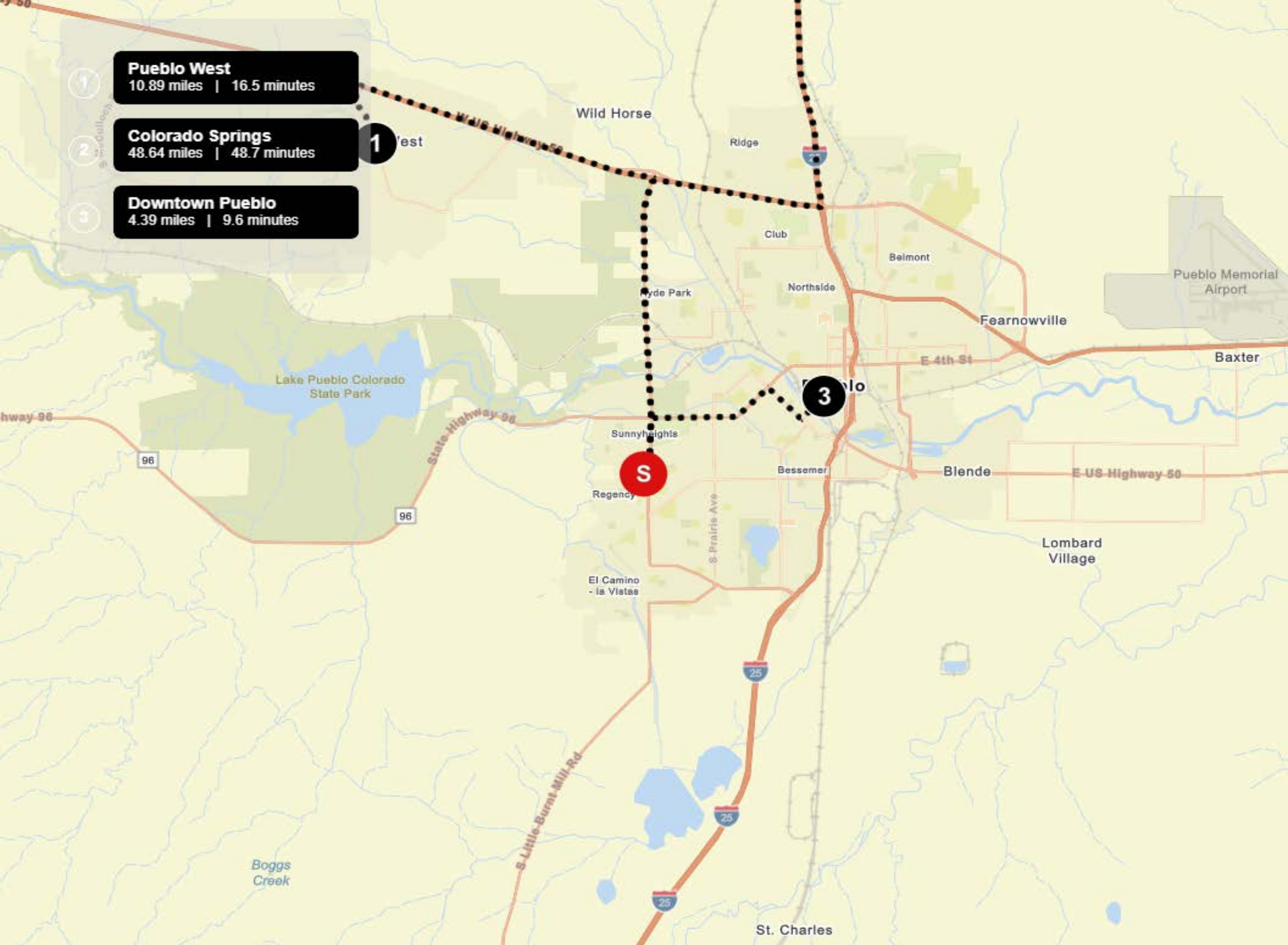
Approx. 1,000-2,999 Employees
Approx. 4 miles



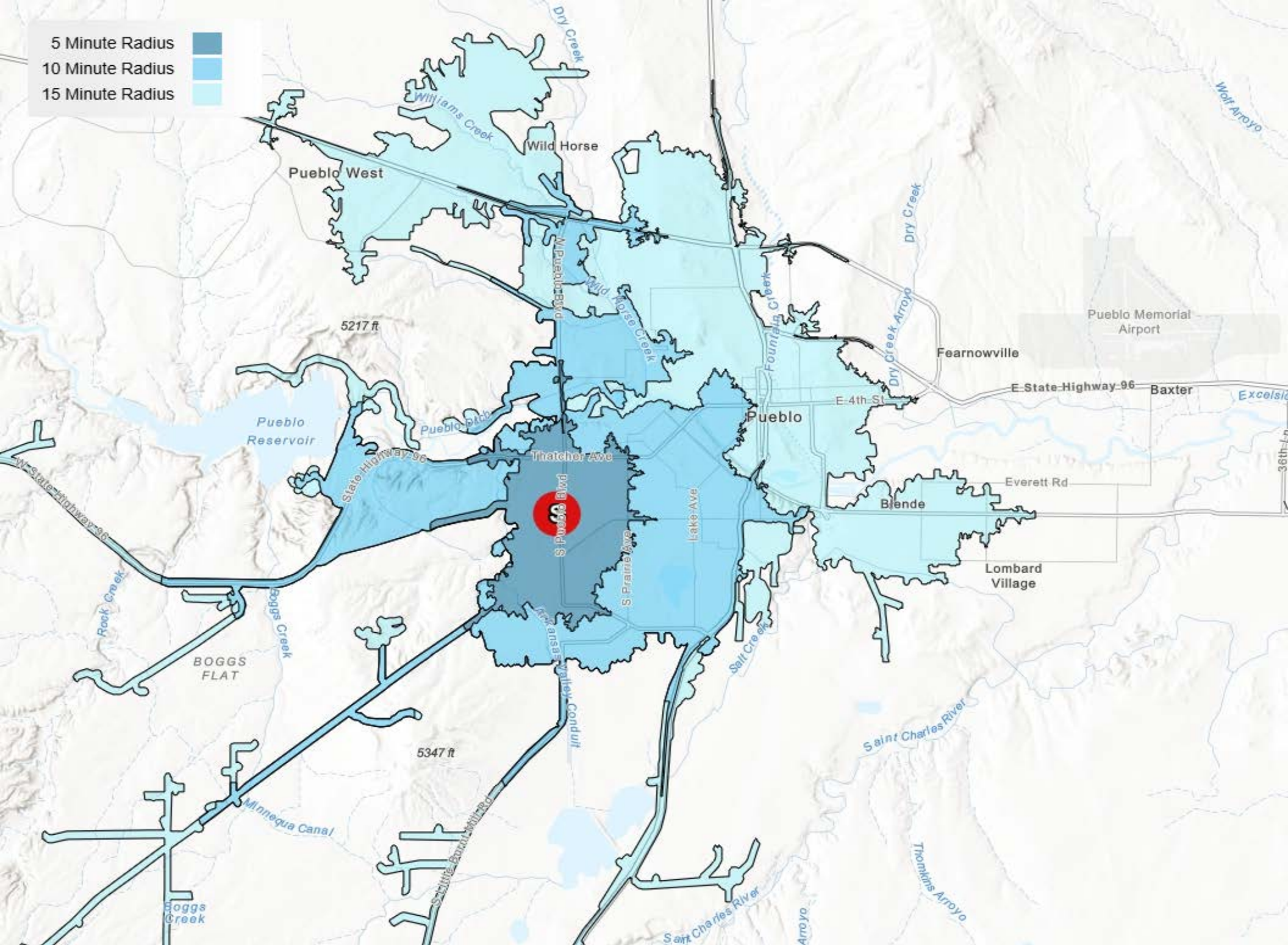


S





- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius





GROSS INTERNAL AREA
FLOOR 1: 6828 sq ft
TOTAL: 6828 sq ft



Ten private offices,



including five larger conference-style offices.



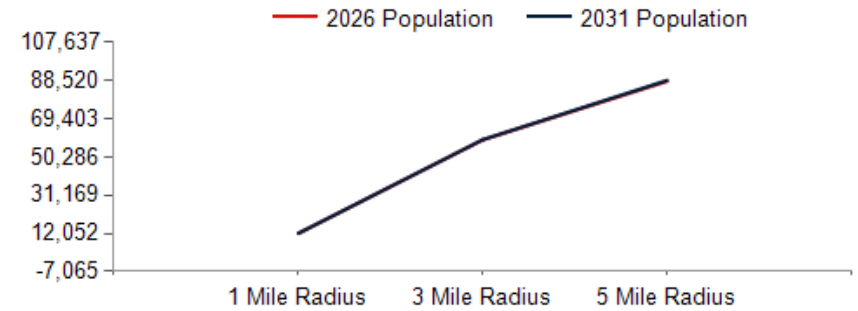
Spacious reception and waiting area.



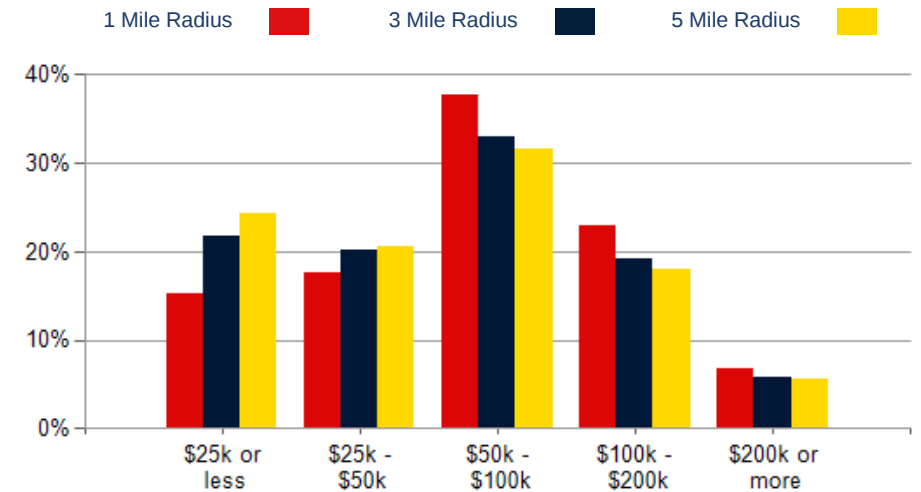
Large production area.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,620	54,665	83,012
2010 Population	11,404	56,312	84,501
2026 Population	12,052	58,821	88,078
2031 Population	12,072	58,885	88,520
2026 African American	327	1,735	2,775
2026 American Indian	234	1,375	2,265
2026 Asian	112	452	718
2026 Hispanic	5,441	29,321	44,301
2026 Other Race	1,371	8,428	13,479
2026 White	7,644	34,995	51,204
2026 Multiracial	2,348	11,774	17,526
2026-2031: Population: Growth Rate	0.15%	0.10%	0.50%

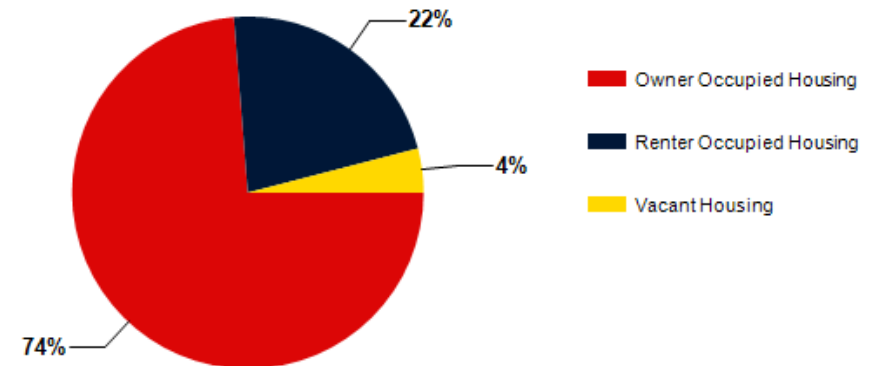
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	403	3,063	5,069
\$15,000-\$24,999	391	2,330	3,858
\$25,000-\$34,999	215	1,493	2,485
\$35,000-\$49,999	698	3,498	5,088
\$50,000-\$74,999	1,194	4,786	6,876
\$75,000-\$99,999	767	3,361	4,745
\$100,000-\$149,999	787	3,034	4,457
\$150,000-\$199,999	406	1,691	2,191
\$200,000 or greater	349	1,455	2,087
Median HH Income	\$67,364	\$59,319	\$55,735
Average HH Income	\$87,420	\$78,196	\$74,897



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

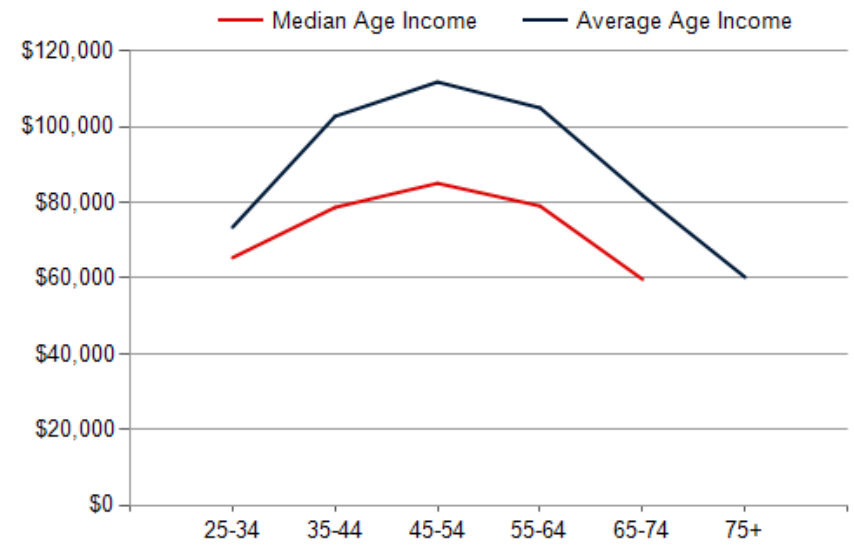
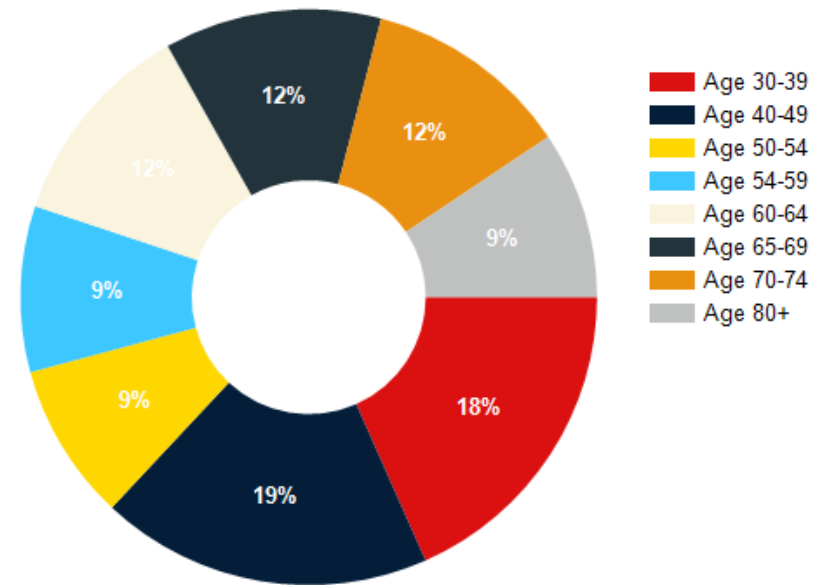


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	676	3,765	5,969
2026 Population Age 35-39	668	3,726	5,707
2026 Population Age 40-44	712	3,721	5,734
2026 Population Age 45-49	650	3,469	5,253
2026 Population Age 50-54	647	3,242	4,954
2026 Population Age 55-59	682	3,127	4,679
2026 Population Age 60-64	860	3,606	5,397
2026 Population Age 65-69	892	3,939	5,761
2026 Population Age 70-74	846	3,612	5,157
2026 Population Age 75-79	688	2,752	3,913
2026 Population Age 80-84	463	1,646	2,361
2026 Population Age 85+	453	1,636	2,385
2026 Population Age 18+	9,777	46,730	70,343
2026 Median Age	46	42	41
2031 Median Age	48	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,416	\$54,733	\$51,602
Average Household Income 25-34	\$73,465	\$69,647	\$66,292
Median Household Income 35-44	\$78,692	\$76,554	\$71,036
Average Household Income 35-44	\$102,775	\$94,857	\$90,228
Median Household Income 45-54	\$85,061	\$78,296	\$75,968
Average Household Income 45-54	\$111,836	\$98,289	\$95,222
Median Household Income 55-64	\$79,067	\$62,024	\$57,907
Average Household Income 55-64	\$105,017	\$86,467	\$83,334
Median Household Income 65-74	\$59,701	\$52,511	\$49,083
Average Household Income 65-74	\$81,883	\$71,132	\$67,075
Average Household Income 75+	\$60,267	\$55,105	\$52,917

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



Exclusively Marketed by:

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