

# 100 S. MAIN STREET

PUEBLO • COLORADO

Prime Owner User Opportunity | Extraordinary Value-Add Office Asset |  
Institutionally Owned and Maintained Since Development in 2006 |  
Former AT&T Call Center



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# 100 S. MAIN STREET

PUEBLO • COLORADO



## OFFERING SUMMARY

Purchase Price	\$6,000,000
Price / SF	\$91/ SF
Occupancy	Vacant
Interest Offered	Fee Simple

## BUILDING OVERVIEW

Street Address	100 S Main Street
City, State, Zip	Pueblo, CO 81003
Property Type	Office
Construction	Concrete Frame with Stacked Stone Veneer
Parcel(s)	536418020
Total Rentable SF	±66,239
Lot Size (Acres)	±4.76
Zoning	HARP-2
Year Built	2006
Stories	Single Story
Total Parking Spaces	227 (Adjacent to 297 space city parking garage)
Parking Ratio	±3.43 per 1,000 SF





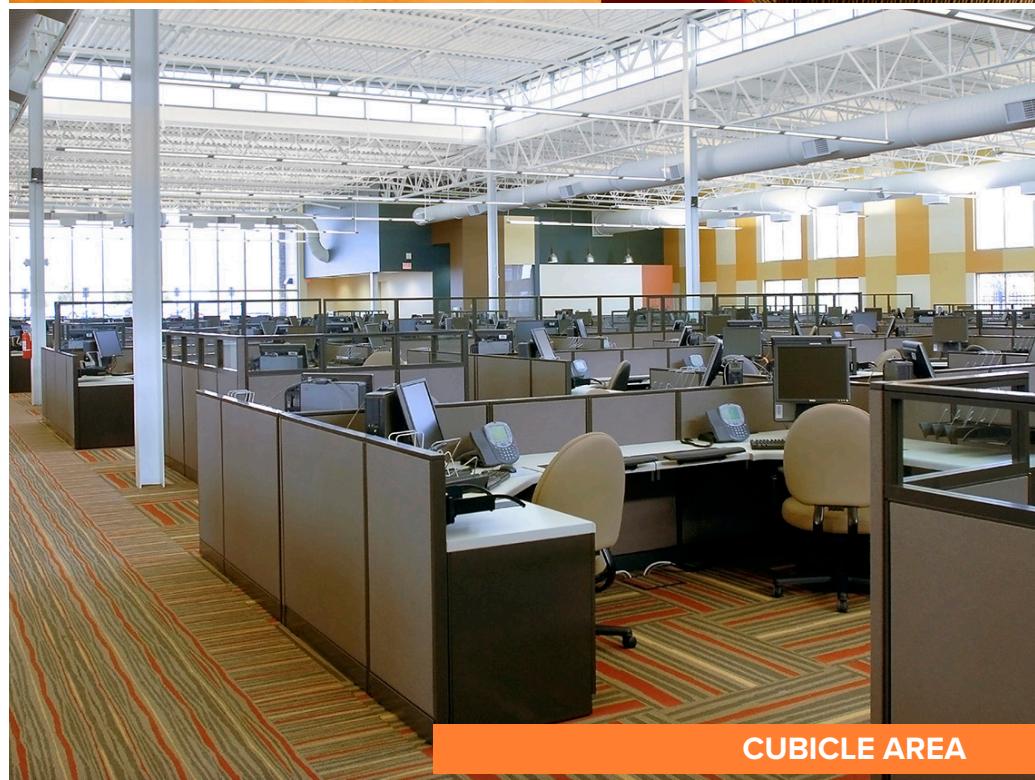
# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire an exceptional office property located at 100 S Main Street Pueblo, CO (“Property” or “Asset”). The Asset consists of a +/- 66,239 SF office situated on +/- 4.76 acres. The Asset’s quality construction and adaptability creates a great opportunity for an owner user or value-add investor.

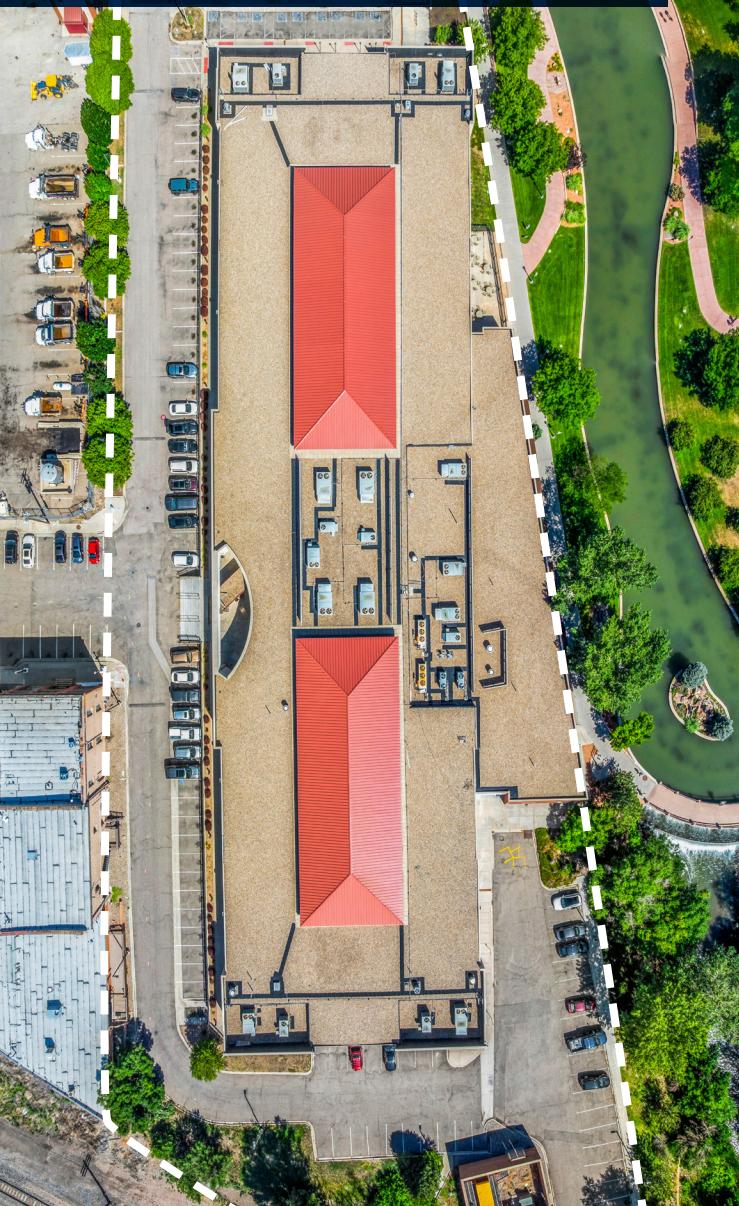
The Asset has been institutionally owned and maintained since it was originally a build-to-suit for AT&T in 2006. In addition to the possibilities provided with the existing office structure, there is future repurposing upside given the high-quality improvements, open layout, 24' building height, large ±4.76-acre parcel, and favorable HARP-2 (Historic Arkansas Riverwalk of Pueblo) zoning district. The Property was previously occupied by AT&T and utilized as a call center, with AT&T vacating in August 2025. The existing improvements include a commercial-grade cafeteria, conference rooms, exterior lined offices, two large open work areas, and web-based training rooms

The Property is currently zoned HARP-2 (Historic Arkansas Riverwalk of Pueblo Zone District – Two) with the City of Pueblo and will be sold vacant, providing for a variety of future uses on the site, including redevelopment. Future ownership will have a blank slate value-add opportunity to lease up the building with its current configuration, reposition the existing improvements or redevelop the site.

## EXTRAORDINARY VALUE-ADD OFFICE ASSET



## STRATEGICALLY POSITIONED BETWEEN DENVER & NEW MEXICO



The Asset is located in Pueblo, CO, part of the Pueblo Metropolitan Statistical Area (MSA), which serves as a key economic and cultural hub in southern Colorado. The Pueblo MSA primarily encompasses Pueblo County and is home to over 165,000 residents. Strategically positioned, Pueblo lies approximately midway between Denver to the north and the New Mexico border to the south, with convenient access to I-25—the major north-south artery through the state. Within a 300-mile radius, Pueblo is part of a broader regional market that includes Denver, Colorado Springs, Albuquerque, and Santa Fe, collectively serving millions of residents and contributing to significant economic activity. Additionally, Pueblo is just 110 miles south of Denver, offering connectivity to one of the fastest-growing urban centers in the U.S.

More specifically, the Asset is situated on  $\pm 4.76$ -acres along South Main Street, the primary thoroughfare running through the heart of downtown Pueblo. This Asset lies less than 1,500 feet west of Interstate (I-25), the main arterial interstate running north/ south through the greater Colorado region. Additionally, the Asset is only 8 miles west of the Pueblo Memorial Airport, offering daily round trips to Denver and beyond. The Asset benefits from a strong downtown presence featuring:

- **The Historic Arkansas Riverwalk of Pueblo:** 32 acre waterfront venue offering a scenic waterfront experience with walking paths, boat rides, and public art displays. Visitors can enjoy a variety of restaurants, shops, and seasonal events along the beautifully landscaped riverfront. It's a popular destination for both relaxation and community gatherings, blending culture, history, and entertainment in the heart of downtown Pueblo.
- **Dining:** Downtown Pueblo offers a vibrant and diverse dining scene, with options ranging from casual cafés to upscale restaurants. The area's walkable streets and historic charm create an inviting atmosphere for enjoying a meal, whether you're dining indoors or on a scenic patio.
- **Hotels:** Numerous hotels including the following national chains Candlewood Suites, Hampton Inn & Suites, Fairfield Inn & Suites, and Residence Inn.
- **Entertainment:** Downtown Pueblo offers a lively entertainment scene with theaters, live music venues, and local art galleries that showcase regional talent. The district hosts frequent festivals, cultural events, and community gatherings that contribute to its dynamic and engaging atmosphere.

The Asset provides an excellent opportunity for an owner-user to purchase a high-quality building well below replacement cost. Alternatively, this is a prime value-add office opportunity with immediate upside through lease up or long-term re-purposing given the basis of the acquisition.

# INVESTMENT HIGHLIGHTS

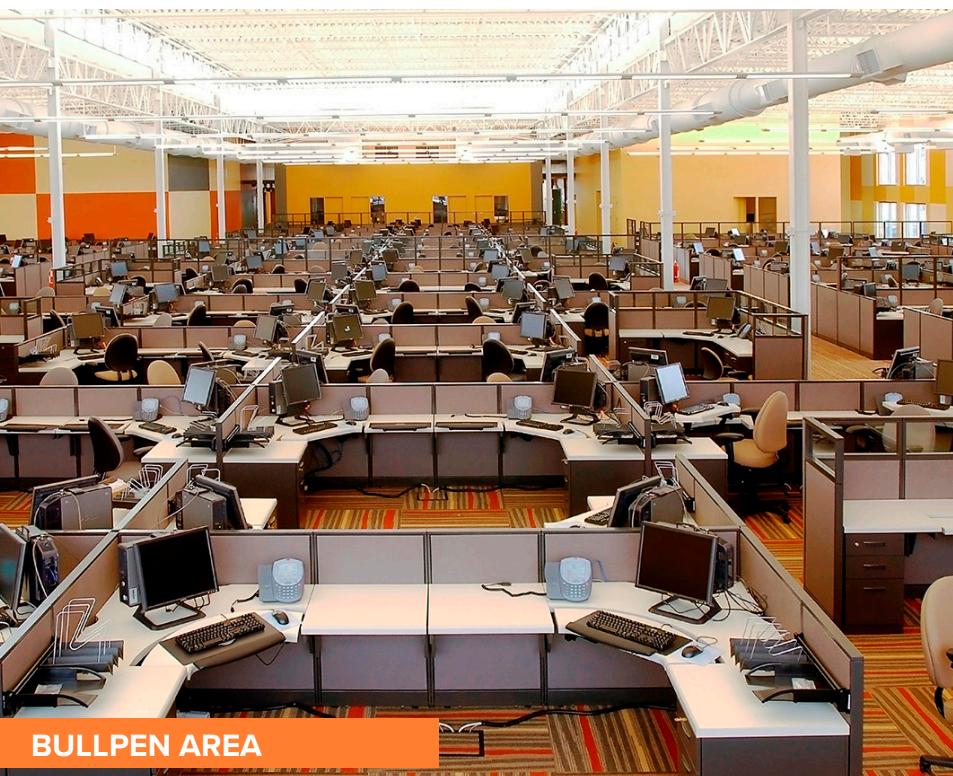
## IMMEDIATE LEASING UPSIDE

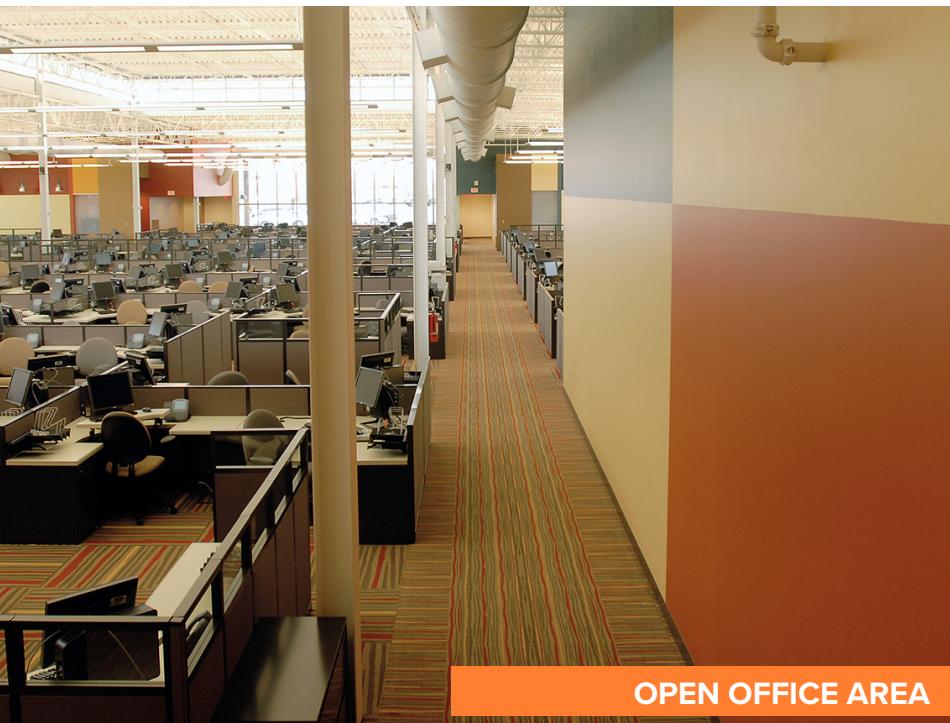
- The Asset has been occupied by AT&T since its construction in 2006
- Historically low office vacancy rate of 4.4% in the nearby southwest office submarket of Colorado Springs
- Purchase price well below replacement cost – allowing for aggressive leasing potential at rental rates below market for this quality of space
- Currently this Asset is the only office space available over 10k SF of contiguous space for lease in Pueblo
- Adapting the existing improvements for multi-tenant use



## EXPANSIVE VALUE-ADD REPOSITIONING OPPORTUNITIES UTILIZING EXISTING INFRASTRUCTURE

- Single story, concrete frame construction with stacked stone veneer office building developed in 2006
- Within a historical district showcasing attractive architectural design
- +/- 66,239 SF in a highly functional rectangular shape
- High quality versatile building including open office areas, private office suites, a full-service cafeteria, and training/conference rooms
- The large site and single-story infrastructure provide long-term flexibility for future ownership





## AMPLE REPURPOSE USES

- The Asset is currently zoned HARP-2 (Historical Arkansas Riverwalk of Pueblo Zone District) with the City of Pueblo and will be sold vacant, providing for a variety of future uses on the site, including redevelopment
- Future ownership will have a blank slate value-add opportunity to reposition the existing improvements
- In addition to office uses, flexible in-place HARP-2 zoning allowing for the following uses:
  - Art Gallery
  - General Service
  - Hotel
  - Restaurant
  - Retail sales, general



## LOW-COST BASIS COMPETITIVE ADVANTAGE

The Asset is being offered well below replacement cost and will provide future ownership a much lower basis than existing competitive buildings

- Provides the opportunity to outcompete for potential tenants with additional TI funding and reasonable rents
- Allows for budgeting of initial and potential future capital improvement costs
- Offering will be close to land costs making redevelopment potential attainable, especially when the immediate area benefits from so many strong local amenities

# INVESTMENT HIGHLIGHTS (CONT.)

## HEALTHY OFFICE MARKET WITH A LOW COST OF BUSINESS

- The Southwest office submarket of Colorado Springs has a current market vacancy rate of 4.4%, which is in line with its five-year average of 4.7%, and well below the national average vacancy rate of 14.0%
- There is currently no new product under construction in the southwest office submarket, and historically a lack of speculative office development has been key to avoiding a severe supply-demand imbalance. This lack of supply-side pressure will benefit the sector moving forward
- Positive tailwinds supporting the Pueblo office market include affordability and healthy demographics
- Healthcare and education sectors have also been sources of demand



## LOCATION, LOCATION, LOCATION

- Prime location in the heart of Downtown Pueblo, offering strong visibility and accessibility
- Situated less than 1,500 feet from I-25, Colorado's major north-south corridor connecting Pueblo to Colorado Springs, Denver to the north and Las Vegas to the south
- Surrounded by a vibrant mix of local restaurants and cafes all within walking distance, adding to the appeal and character of the downtown district
- Numerous surrounding hotels including Courtyard Pueblo, SpringHill Suites, and TownPlace Suites
- Downtown Pueblo offers a variety of attractions, from the iconic Historic Arkansas Riverwalk to unique museums and shops. Visitors can explore the riverwalk with its boat tours, gondola rides, and scenic pathways



THE ASSET IS CURRENTLY ZONED  
**HARP-2 (HISTORIC ARKANSAS RIVERWALK OF PUEBLO  
ZONE DISTRICT – TWO) WITH THE CITY OF PUEBLO WHICH  
PROVIDES FOR A VARIETY OF FUTURE USES ON THE SITE**

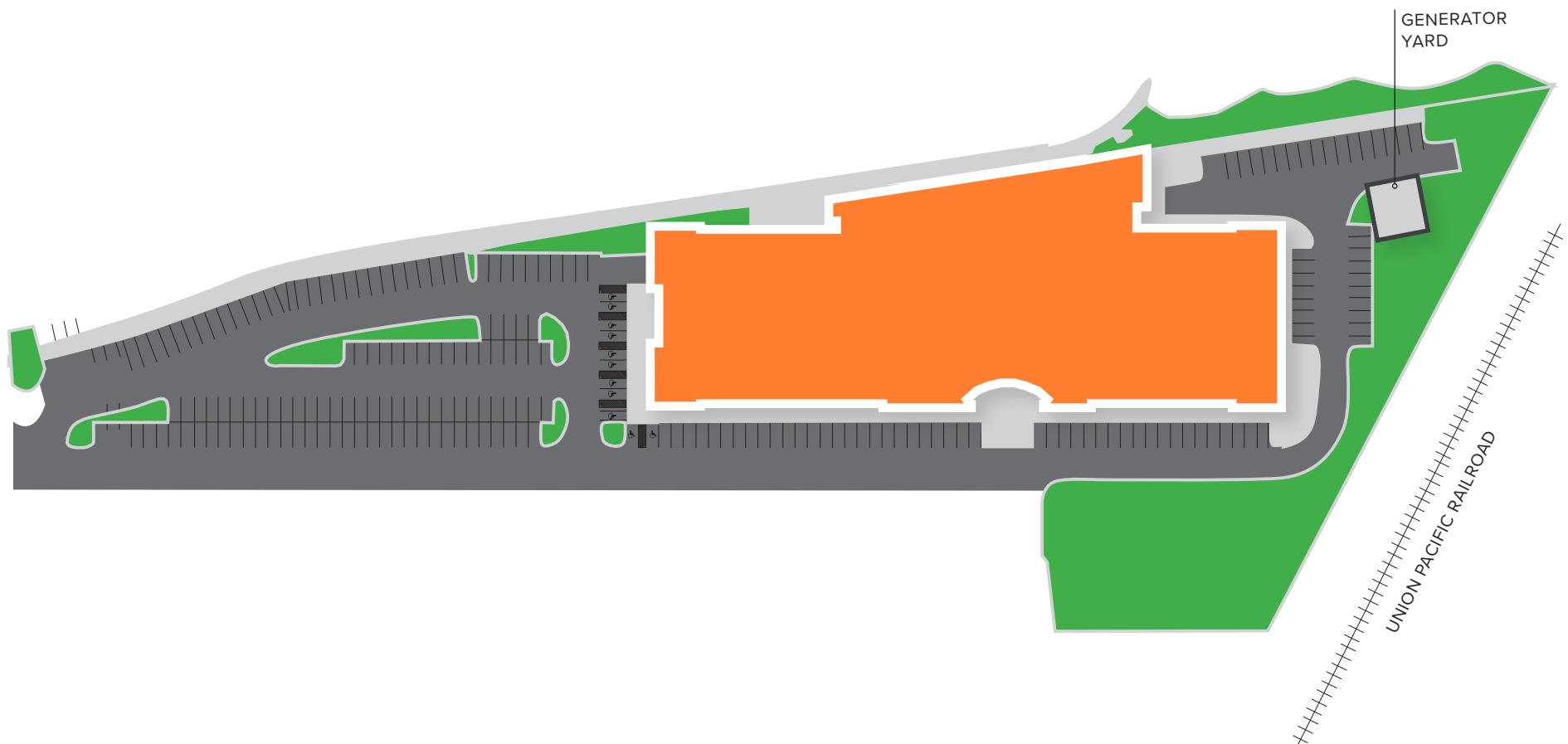


# BUILDING OVERVIEW

BUILDING OVERVIEW	
Address	100 South Main Street   Pueblo, CO
Ownership Type	Fee Simple
Parcel(s)	536418020
Zoning District	HARP-2, City of Pueblo
Year Built	2006
Rentable Building Area (SF)	+/- 66,239
Land Area	+/- 4.76 acres
Number of Stories	One (1)
Parking Spaces	227 (Adjacent to 297 space city parking garage)
Parking Ratio	+/- 3.43 per 1,000 SF

MECHANICAL DETAIL	
HVAC System	Twenty-two (22) rooftop package units, split -systems
Fire Suppression	The Property is equipped with a wet-type sprinkler system
Emergency Power	Caterpillar diesel-powered emergency engine-generator. Electrical transformer and back-up generator enclosure
Transformers and Power Delivery	Primary electrical service is fed from a pad-mounted step-down transformer at the southeast end of the building
Elevators	None

CONSTRUCTION DETAIL	
Foundation / Substructure	Building foundation construction consists of continuous perimeter steel-reinforced concrete slab-on-grade
Superstructure	Reinforced concrete, steel framed
Exterior	Concrete tilt-up with stacked stone veneer
Windows	Anodized aluminum storefront system with fixed double-pane clear glass in aluminum frames



# APPROVED USES, USES BY REVIEW & **CONDITIONAL USES WITHIN THE EXISTING HARP-2 ZONING**

The Asset is currently zoned HARP-2 (Historic Arkansas Riverwalk of Pueblo Zone District – Two) with the City of Pueblo which provides for a variety of future uses on the site, including the following redevelopments.

## CONDITIONAL USES:

- Financial institution
- Health club
- Mixed-use
- Office, general
- Office, medical
- Office, professional

## USES BY RIGHT:

- Art gallery
- Beauty salon or barbershop
- General service
- Hotel
- Restaurant
- Retail sales, general

## USES BY REVIEW:

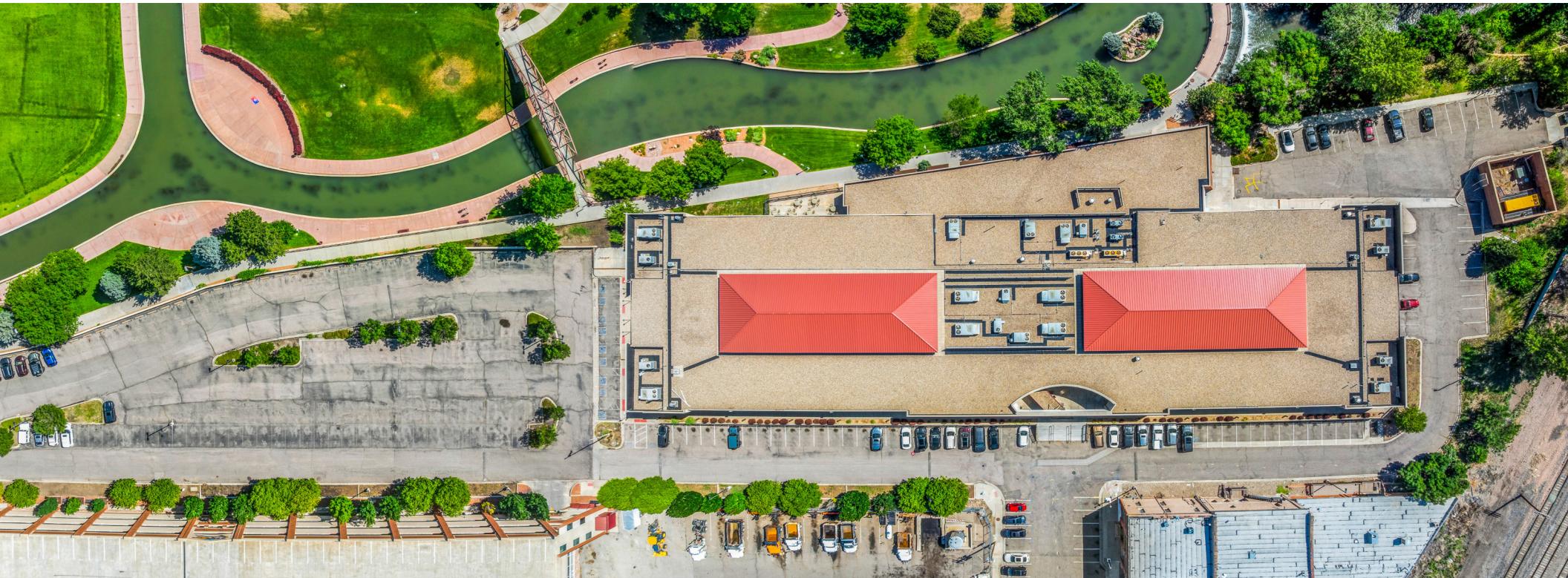
- Banquet Hall
- Bar, tavern
- Child care center
- Civic club
- Community center
- Farmers market
- Museum
- Parking lot
- Parking structure
- Residence, condominium



**OVERSIZED**  
+/- 4.76 AC PARCEL

**+/- 66,239**  
SQAURE FOOTAGE

**HARP-2**  
ZONING





# Pueblo MSA OVERVIEW

## THE PUEBLO METROPOLITAN STATISTICAL AREA

(MSA) is located in southern Colorado and primarily encompasses Pueblo County. With a population of over 165,000 residents, the Pueblo MSA benefits from a diverse economy supported by industries such as manufacturing, healthcare, education, renewable energy, and public administration. Home to Colorado State University Pueblo and several technical and community colleges, the region also boasts an educated and evolving workforce.

Pueblo is strategically positioned along Interstate 25, providing direct access to major urban centers including Denver to the north and Albuquerque to the south. The city sits within a 300-mile radius that includes Colorado Springs, Fort Collins, Santa Fe, and parts of western Kansas and New Mexico—connecting it to a regional market of several million people.

Population growth in the Pueblo MSA has remained steady, driven by affordable living, a strong sense of community, and economic initiatives aimed at revitalization and development. The presence of higher education institutions contributes to a younger, skilled labor pool and supports long-term economic resilience.



POPULATION  
**169K**

GROWTH 2023 - 2028\*:  
3.6%



HOUSEHOLDS  
**69K**

GROWTH 2023 - 2028\*:  
4.0%



MEDIAN AGE  
**39.7**

U.S. MEDIAN:  
38.7



MEDIAN HOUSEHOLD INCOME  
**\$57,600**

U.S. MEDIAN:  
\$68,500

## Metro Highlights



### ENTERTAINMENT INDUSTRY

The Colorado State Fair has a local economic impact of over \$50 million, with events like bull riding. The Professional Bull Riders headquarters is in Pueblo



### LOWER COST-OF-LIVING

A sub-\$300,000 median home price and under 60-minute drive to Colorado Springs makes Pueblo an affordable option for residents commuting to the larger city for work.



### EDUCATIONAL INSTITUTIONS

Colorado State University Pueblo and Pueblo Community College help provide the metro with a skilled labor pool.

# PUEBLO ECONOMY

The Pueblo MSA has evolved from its historical roots in steel production and agriculture into a more diversified and modern economy. Today, the healthcare and education sectors are among the area's largest employers, complemented by growing industries such as renewable energy, advanced manufacturing, aerospace, and logistics. Pueblo continues to attract businesses due to its affordable cost of living, pro-business environment, and high quality of life—with access to outdoor recreation, cultural amenities, and a rich historical heritage.

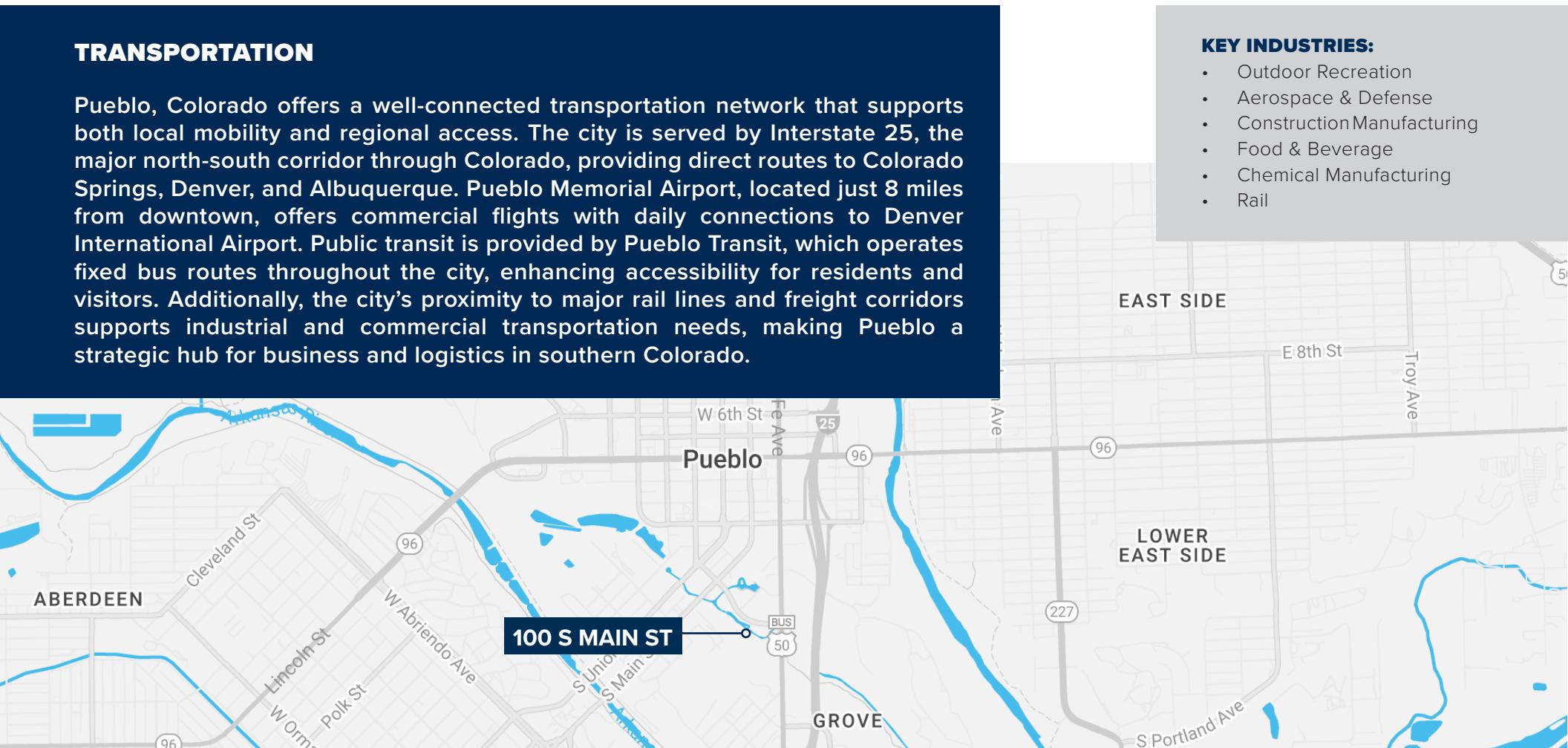
The region's economic base is supported by a mix of public and private employers across multiple industries. Notable employers include the Evraz Rocky Mountain Steel Mill, Parkview Medical Center, and Colorado State University Pueblo. In addition, Pueblo is home to several federal and state institutions and continues to expand its presence in clean energy, including solar and wind technology manufacturing.

## TRANSPORTATION

Pueblo, Colorado offers a well-connected transportation network that supports both local mobility and regional access. The city is served by Interstate 25, the major north-south corridor through Colorado, providing direct routes to Colorado Springs, Denver, and Albuquerque. Pueblo Memorial Airport, located just 8 miles from downtown, offers commercial flights with daily connections to Denver International Airport. Public transit is provided by Pueblo Transit, which operates fixed bus routes throughout the city, enhancing accessibility for residents and visitors. Additionally, the city's proximity to major rail lines and freight corridors supports industrial and commercial transportation needs, making Pueblo a strategic hub for business and logistics in southern Colorado.

### KEY INDUSTRIES:

- Outdoor Recreation
- Aerospace & Defense
- Construction Manufacturing
- Food & Beverage
- Chemical Manufacturing
- Rail



# PUEBLO'S REGIONAL SPORTS & ENTERTAINMENT

## WALKING STICK GOLF COURSE

Nestled against the foothills of the Rockies, Walking Stick Golf Course is one of Colorado's premier public golf destinations. This championship 18-hole course stretches over 7,100 yards and offers expansive views, well-manicured fairways, and challenging greens. The facility includes a full driving range, putting green, pro shop, and a clubhouse with dining options—making it a favorite among both locals and visitors.

## RUNYON FIELD SPORTS COMPLEX

Located near the heart of Pueblo, Runyon Field is a historic and expansive baseball and softball complex that hosts regional tournaments, high school championships, and semi-pro games. The complex includes multiple lighted fields, batting cages, and ample seating for spectators. It's home to the Pueblo Collegians and serves as a central hub for youth and amateur baseball in Southern Colorado.

## PUEBLO ICE ARENA

The Pueblo Ice Arena is a full-service indoor skating facility located downtown. Open year-round, it hosts hockey leagues, figure skating programs, and public skating sessions. The arena supports local high school and adult hockey teams and offers lessons, rentals, and event hosting capabilities.

## LAKE PUEBLO STATE PARK

Just a short drive from downtown, Lake Pueblo offers over 4,600 surface acres of water and 60 miles of shoreline—ideal for boating, fishing, paddleboarding, and jet skiing. The park also includes hiking and biking trails, campgrounds, and picnic areas, making it a year-round outdoor recreation destination.

## COLORADO STATE FAIRGROUNDS & EVENTS CENTER

Serving as one of the largest entertainment venues in the region, the Colorado State Fairgrounds hosts the annual Colorado State Fair, drawing hundreds of thousands each year. The facility also accommodates rodeos, concerts, livestock shows, motorsports, and trade expos throughout the year. The Events Center features 52,000+ square feet of flexible indoor space, seating for over 7,000, and multiple outdoor arenas.

## DUTCH CLARK STADIUM

Named after the legendary NFL Hall of Famer from Pueblo, Dutch Clark Stadium is a 15,000-seat outdoor venue that regularly hosts high school football games, track meets, and regional sports events. With modern amenities and scenic mountain views, it's one of the largest high school sports stadiums in the state.

**THE COLORADO STATE  
FAIR HAS A LOCAL  
ECONOMIC IMPACT OF  
OVER \$50 MILLION,  
WITH EVENTS LIKE  
BULL RIDING.**

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