



Herbert Realty LLC

COMMERCIAL AND INVESTMENT REAL ESTATE

*The Colorado Building—Pueblo, CO
Historical Building Ready for Re-development
For Sale \$1,850,000.00*

Pueblo, CO, is a culturally diverse community with an active university, a wide variety of shopping, great restaurants, a multitude of community activities, and wonderful historical sites.

Among those historical sites is THE COLORADO BUILDING. This building has over 91,000 square feet and includes a historical theatre built in 1924 and host to the likes of Vaudeville players, Laurel and Hardy, Danny Kaye and many others..

The building is in the National Historic Register and can qualify for State and Federal Historical Funds and tax credits. The Colorado Building has many possibilities for renovation from low income to senior housing in addition to Educational and/or office-retail. Located on 4th and Main with 40,000 cars daily the main level is still well suited for retail and office with the upper floors and theatre for other uses. A progressive City Staff for in-fill re-development can help make this purchase something you can look forward to.



As built floor plans available for your use. Call or email for proforma on Senior Housing, Assistant Living or Apartment Conversion. Flexible design with minimum load bearing walls to enhance renovation. Please call Joe Herbert for a tour of this great building. Environmental reports and historical documentation available upon requests. Local non-profit potential for theatre renovation if desired.

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Population of the
 City of Pueblo and Pueblo County

	<i>City of Pueblo</i>	<i>Pueblo County</i>
1970	97,774	118,238
1980	101,686	125,972
1990	98,540	123,051
1995	101,563	130,832
2000	102,121	141,472
2001	103,030	144,383
2002	104,124	147,284
2005	104,472	151,104

Age Distribution for the City of Pueblo and Pueblo County

	Under 18	18-64	65+	Median Age
1970	36.4%	54.2%	9.4%	27.0
1980	29.3%	59.1%	11.6%	29.9
1990	26.4%	58.4%	15.2%	34.7
1995	26.7%	57.8%	15.5%	Not Published
1999	24.9%	60.1%	15%	Not Published
2000	25.8%	59%	15.2%	36.7
2001	25.4%	59.6%	15%	Not Published
2002	25.3%	60%	14.7%	Not Published
2005	25.5%	60.1%	14.4%	36

Source: Pueblo County Chamber of Commerce Website.
 Their source: U.S. Census Bureau Website.

TABLE 5: PROJECTED POPULATION GROWTH

YEAR	2000	2010	2020	2030
PUEBLO COUNTY	141,472	166,191	193,001	227,408
AGE DISTRIBUTION				
Under age 20	40,756	45,186	51,192	59,814
20-64 yrs.	79,260	97,771	111,934	130,358
65 yrs. and over	21,456	23,234	29,875	37,236
AGE DISTRIBUTION (% OF TOTAL)				
Under age 20	28.8%	27.2%	26.5%	26.3%
20-64 yrs.	56.0%	58.8%	58.0%	57.3%
65 yrs. and over	15.2%	14.0%	15.5%	16.4%
CITY OF PUEBLO	102,121	110,063	117,282	124,246

SOURCE: Colorado Div. Of Local Government and Pueblo Regional Development Plan.

Source: Pueblo Area 2006 Data Book

It is the opinion of Herbert Realty, that the annexation of 24,000 acres north of Pueblo by the City of Pueblo along with 1300 new jobs over 10 years on the Bechtel Project at PAD, Excel Power Plant Expansion(1000 construction jobs for 7 years), CEMEX production plant, Air Force (1700 students per year) pilot training ,CSU-Pueblo implementation of football, wrestling, and women's track, the doubled plant size of St. Mary's Corwin and Parkview Medical Center and military growth of Fort Carson will dramatically increase the projected population growth for the City of Pueblo. One of the only places on the front range where the rents justify the sales price

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