



VA CENTER

2600 Oakshire Ln, Pueblo, CO 81001

**Government Building
Investment Opportunity**

Offering Memorandum



MATTHEWS™

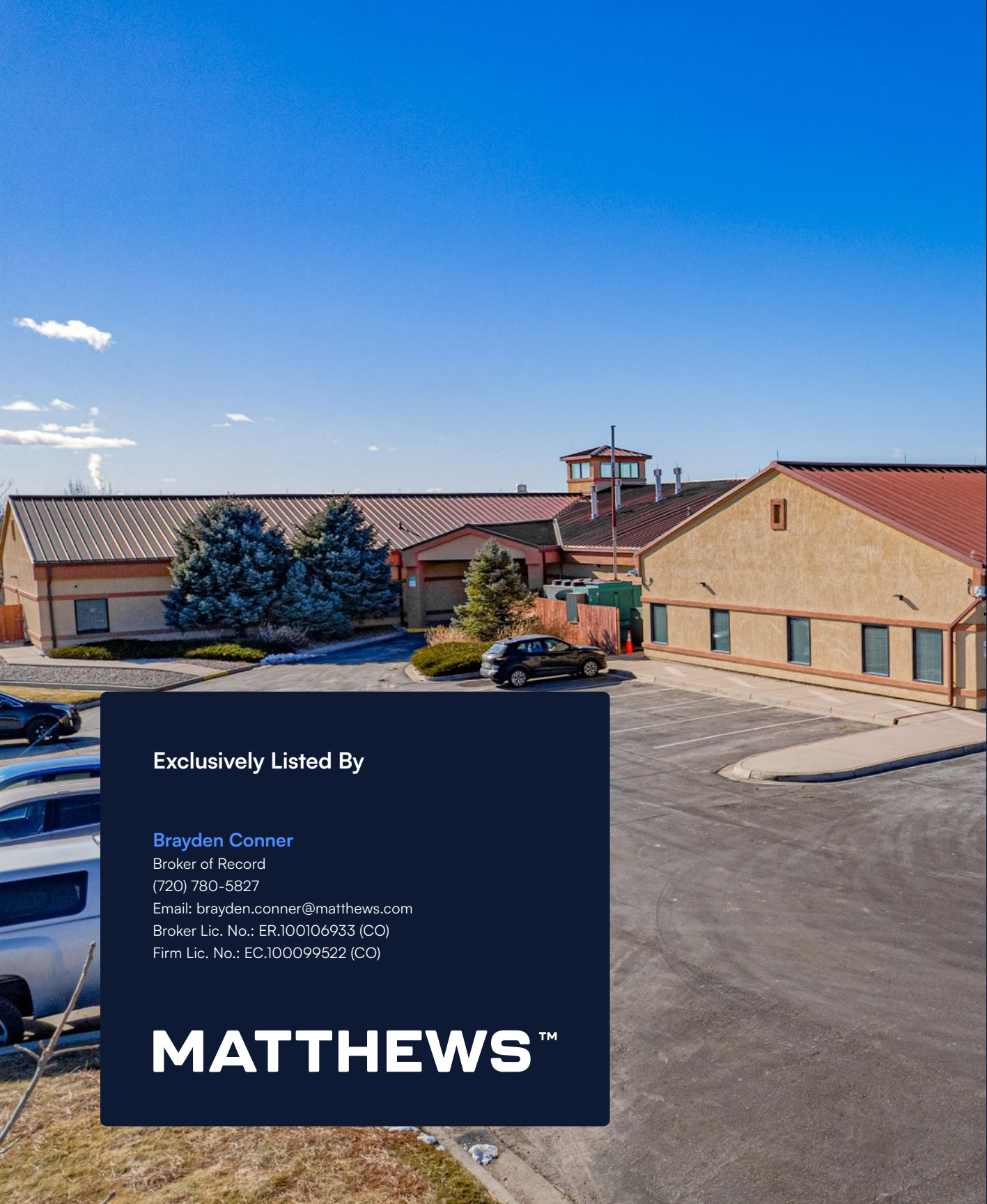


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Exclusively Listed By

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PROPERTY OVERVIEW

VA Center

2600 Oakshire Ln, Pueblo, CO 81001



| Property Overview

\$7,348,010

Offering Price

±26,516

Total GLA (SF)

±5.26

Lot Size (AC)

2002

Year Built

Investment Highlights

- **No Janitorial Expenses** - Tenant takes care of all janitorial costs.
- **One of two CLCs In Colorado** - This is the only location on the east side of the state, with the next CLC being nearly six hours away in Grand Junction, CO.
- **Population Growth** - Near 10% population growth and doubling of households over the last two decades makes Pueblo a booming real estate market.
- **Massive Veteran Population** - It's estimated over 370,000 Veterans live in Colorado, with not a lot of CLC locations to support this need.
- **Large Parcel** - Situated on ±5.26 acres, there is plenty of room for the VA to expand down the line if needed, the property line extends beyond the fence.



FINANCIAL OVERVIEW

VA Center

2600 Oakshire Ln, Pueblo, CO 81001



Financial Overview

\$7,348,010

Offering Price

9.10%

Cap Rate

\$668,669

Net Operating Income

Street Address	2600 Oakshire Ln, Pueblo, CO 81001
Construction Foundation	Concrete
Construction Framing	Steel
Parking Spaces	60 Spaces
Parking Ratio	2.26/1000
GLA	±26,516 SF
Year Built	2002
Lot Size	±5.26 AC
Tenant Trade Name	VA Community Living Center
Type of Ownership	Fee Simple
Lease Guarantor	Federal Government
Lease Type	Full Service
Roof, Structure, Parking Lot	Landlord Responsible
Original Lease Term	20 Years
Lease Commencement Date	4/1/2022
Rent Commencement Date	4/1/2022
Rent Expiration Date	3/31/2042
Firm Lease Term Remaining	±1 Year
Soft Lease Term Remaining	±15 Years



Annualized Operating Data

Date	Total Monthly Rent	Yearly Shell Rent	Yearly Operating Rent	Total Yearly Rent	Cap Rate
Year 1: 4/1/2022-3/31/2023	\$71,769.97	\$610,928.64	\$250,311.04	\$861,239.68	9.10%
Year 2: 4/1/2023-3/31/2024	\$71,769.97	\$610,928.64	\$250,311.04	\$861,239.68	9.10%
Year 3: 4/1/2024-3/31/2025	\$71,769.97	\$610,928.64	\$250,311.04	\$861,239.68	9.10%
Year 4: 4/1/2025-3/31/2026	\$71,769.97	\$610,928.64	\$250,311.04	\$861,239.68	9.10%
Year 5: 4/1/2026-3/31/2027	\$71,769.97	\$610,928.64	\$250,311.04	\$861,239.68	9.10%
Year 6: 4/1/2027-3/31/2028	\$69,648.69	\$585,473.28	\$250,311.04	\$835,784.32	8.75%
Year 7: 4/1/2028-3/31/2029	\$69,648.69	\$585,473.28	\$250,311.04	\$835,784.32	8.75%
Year 8: 4/1/2029-3/31/2030	\$69,648.69	\$585,473.28	\$250,311.04	\$835,784.32	8.75%
Year 9: 4/1/2030-3/31/2031	\$69,648.69	\$585,473.28	\$250,311.04	\$835,784.32	8.75%
Year 10: 4/1/2031-3/31/2032	\$69,648.69	\$585,473.28	\$250,311.04	\$835,784.32	8.75%
Year 11: 4/1/2032-3/31/2033	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 12: 4/1/2033-3/31/2034	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 13: 4/1/2034-3/31/2035	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 14: 4/1/2035-3/31/2036	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 15: 4/1/2036-3/31/2037	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 16: 4/1/2037-3/31/2038	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 17: 4/1/2038-3/31/2039	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 18: 4/1/2039-3/31/2040	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 19: 4/1/2040-3/31/2041	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%
Year 20: 4/1/2041-3/31/2042	\$67,262.25	\$556,836.00	\$250,311.04	\$807,147.04	8.36%

Income & Expenses

	Total	\$/SF
INCOME		
Effective Gross Income	\$861,239	\$29.42
EXPENSES		
Contract Labor / Handyman	\$54,149	\$1.80
Landscaping	\$17,770	\$0.61
Misc. Maintenance	\$7,381	\$0.25
Pest Control	\$1,800	\$0.06
Snow Removal	\$11,112	\$0.38
Fire & Protection	\$3,874	\$0.13
Electrical Repairs	\$1,432	\$0.04
General Miscellaneous Repairs	\$1,124	\$0.04
Generator Preventative Maintenance	\$3,844	\$0.13
HVAC Repairs	\$25,618	\$0.88
HVAC Contract	\$11,608	\$0.40
Painting Repairs	\$2,073	\$0.07
Plumbing Repairs	\$6,901	\$0.24
Trash Removal	\$11,007	\$0.38
Insurance	\$13,886	\$0.47
Property Taxes	\$32,258	\$1.10
Total Operating Expenses	\$192,570	\$7.26
NET OPERATING INCOME	\$668,669	\$25.22



Tenant Overview



VA



U.S. Department
of Veterans Affairs

The United States Department of Veterans Affairs (VA) is a federal agency established to honor and serve America's military Veterans by providing comprehensive healthcare, benefits, and support services. The VA's mission is to fulfill President Lincoln's promise "to care for him who shall have borne the battle," by promoting the health, well-being, and economic security of Veterans, their families, and survivors.

The VA delivers a broad range of services, including primary and specialty medical care, mental health services, rehabilitation, social work support, and benefits administration. Through its integrated healthcare system, the VA addresses both the physical and behavioral health needs of Veterans, with a strong emphasis on recovery, prevention, and long-term quality of life.

Operating through a nationwide network of medical centers, outpatient clinics, and community-based partnerships, the VA ensures Veterans have access to coordinated, patient-centered care. The Pueblo VA facility located at 2600 Oakshire Lane serves as a critical access point for Veterans in southern Colorado, providing clinical services and support programs tailored to the unique needs of the local Veteran population.

Staffed by dedicated healthcare professionals and administrative personnel, the VA works closely with community organizations, other federal and state agencies, and Veteran service organizations to deliver timely, respectful, and effective care. The department's work is guided by core values of integrity, commitment, advocacy, respect, and excellence, reflecting its ongoing dedication to those who have served the nation.

MARKET OVERVIEW

VA Center

2600 Oakshire Ln, Pueblo, CO 81001





 **Downtown Pueblo**
±3.6 Miles Away



 **Pueblo East High School**
±1,024 Students

 **Casa Del Sol**
±154 Units

DOLLAR GENERAL

SUBWAY

 **±13,000 VPD**

SONIC

BURGER KING

DQ

FAMILY DOLLAR


Loaf'N Jug

 **Oakshire Commons**
Assisted Living

 **Oakshire Trails**
±62 Units

Bluesky Adult Supported Services

Oakshire Ln

Subject Property



Pueblo, CO

Market Demographics



111,500

Total Population

\$55,300

Median HH Income

46,100

of Households

60.8%

Homeownership Rate

45,800

Employed Population

22.8%

% Bachelor's Degree

38.1

Median Age

\$230,900

Median Property Value

Local Market Overview

Colorado is home to a disproportionately high number of military veterans relative to its population, with around 350,000 veterans residing in the state, representing roughly 7 % of Colorado's adult population—a share above the U.S. average. Within Pueblo County, veterans represent a significant community segment, accounting for approximately 8.9 % of county residents—about 11,600 veterans across all eras of service. This concentration reflects both Pueblo's historical ties to military and service communities and ongoing regional veteran migration patterns.

Pueblo's economy is underpinned by its role as a regional service and logistics center in southern Colorado. Anchor employers include St. Mary-Corwin Medical Center, Parkview Medical Center, Colorado State University Pueblo, Pueblo School District, and Pueblo County Government, which together support a diversified employment base with significant healthcare, education, and public administration components. The military presence and VA services draw consistent daytime visitation, adding an important demand driver for nearby retail. Ongoing infrastructure investments around I-25, Highway 50 expansions, and downtown redevelopment efforts continue to enhance accessibility and appeal for retail users. Major industry clusters include healthcare & social assistance, government, retail trade, manufacturing, and education.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	8,713	39,621	88,174
2025 Population	9,314	40,970	90,498
2030 Population Projection	9,626	42,081	92,843
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,280	15,526	35,947
2025 Households	3,493	16,141	37,012
2030 Household Projections	3,609	16,608	38,021
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$50,354	\$58,884	\$62,469

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2600 Oakshire Ln, Pueblo, CO 81001** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.