Value Add Vacant Former Dollar General

1245 Spruce St | Pueblo, CO 81004

Absolute Auction Investment Opportunity

Offering Memorandum

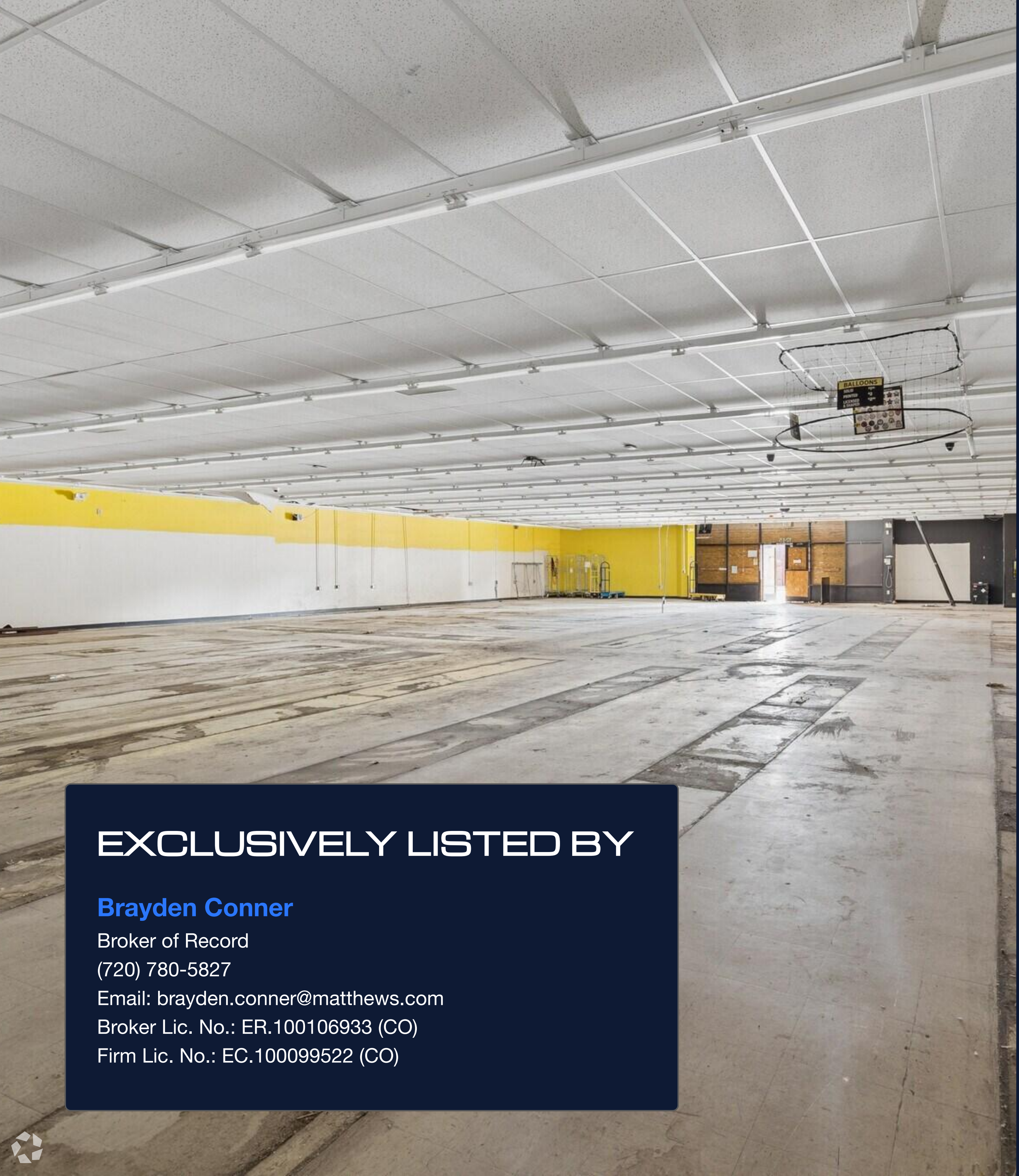
Ten-X™

[Click Here for Auction Details]

Bid Date: August 6th, 2026

Starting Bid: $1

MATTHEWS™



EXCLUSIVELY LISTED BY

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INVESTMENT OVERVIEW

$1	±8,487	±0.62
Starting Bid	GLA (SF)	Lot Size (AC)

Location Highlights

- **High Traffic Retail Corridor**
  Strategically positioned on the corner of Spruce St and Northern Ave (+23,000 VPD) which serves as a primary east-west commercial vein connecting the neighborhood directly to Interstate 25 – the primary north-south interstate connecting the Colorado Front Range.
- **Excellent Frontage & Visibility | Signalized Hard Corner**
  The property offers strong visibility with over 120-ft of frontage on Northern Ave and 200-ft of frontage on Spruce St – offering clear visibility from travelers coming from each direction and convenient access.
- **Flexible Re-Use Opportunity**
  The site is zoned B4 Commercial on all four parcels – allowing both users and investors a wide range of optionality for re-use opportunities including: community/recreation center, gas station, bank, general retail, restaurant, hospital/medical center, hotel/motel, office, medical office.
- **Strong Demographic Profile | Recognized Market Need**
  The site is situated directly across from Bessemer Park with and established, dense infill neighborhood boasting over 110,000 residents in a 5-mile radius.
  The area has demonstrated strong need and desire for retail at this location serving as a Dollar General for the last 18 years and a local grocery store prior.

N
Colorado Mental Health Institute Pueblo
Colorado Mental Health Hospital in Pueblo
±516 Beds | ±2,000 Employees
uchealth
UCHealth Parkview Medical Center
±350 Beds | ±3,000 Employees
Pueblo ZOO
Empower. Engage. Conserve.
Pueblo Zoo
±90,000 Annual visitors
Pueblo Community College
Pueblo Community College
±7,284 Students | ±555 Employees
Colorado State Fair
Pueblo Community College
±510,000 Annual visitors
TARGET
KING Soopers
Pueblo Mall
JCPenney
BOOT BARN
SHOE DEPT. ENCORE
Dillard's
Bath & Body Works
Foot Locker
carter's
GameStop
Pueblo East High School
±1,100 Students
50
Fountain Elementary
±280 Students
± 30,000 VPD
DUTCH BROS
PUEBLO CONVENTION CENTER on the Riverwalk
25
± 52,000 VPD
Risley International Academy Of Innovation
±335 Students
Bradford Elementary
±252 Students
Subject Property
Runyon EST. 1938
Runyon Field Sports Complex
SAFEWAY
W Northern Ave ± 23,000 VPD
UNITED STATES POSTAL SERVICE
McDonald's
KING Soopers


N
Spruce St

1245 Spruce St
Pueblo, CO 81004

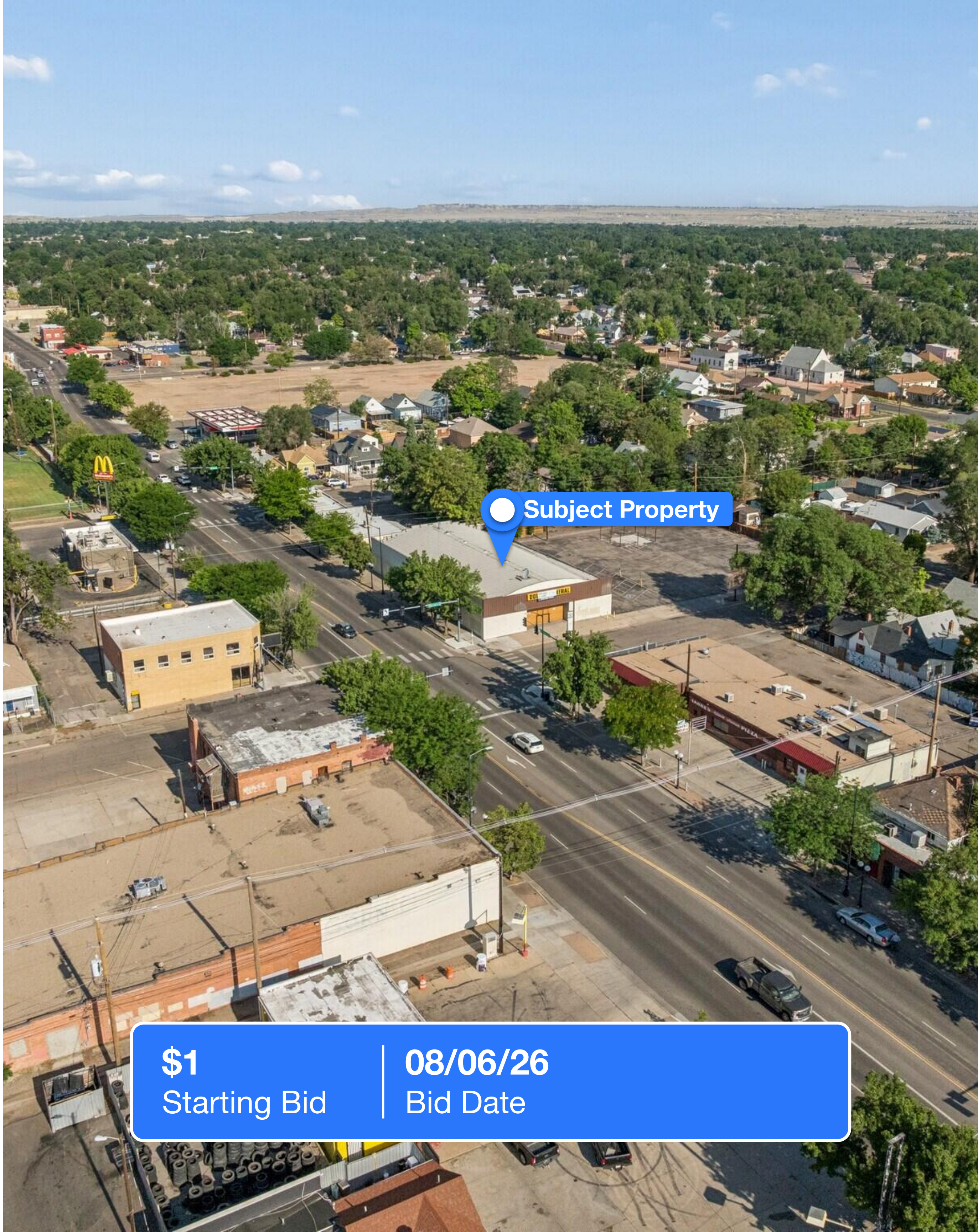
±8,487 SF
GLA

2000
Year Built

±23,000 VPD
W Northern Ave

Fee Simple
Type Of Ownership

46 Spots | ±0.42 AC
Parking



Pueblo, CO

Economy

Pueblo's economy is grounded in a legacy of manufacturing and bolstered by a growing presence in healthcare, education, and renewable energy. Anchored by large employers and accessible infrastructure, the city supports a diverse employment base that is less volatile than larger metro economies. Small business activity and industrial operations benefit from competitive costs, with local incentives aimed at workforce development and long-term investment. The city's central location in southern Colorado and its logistical connectivity make it a strategic hub for companies seeking regional distribution advantages.

Emerging sectors such as clean energy manufacturing and logistics continue to gain traction, positioning Pueblo for sustainable economic evolution. Institutions like Colorado State University–Pueblo and Pueblo Community College contribute to workforce readiness, while public and private investments support infrastructure upgrades across transportation and technology. These drivers make Pueblo a quietly industrious city where long-term economic fundamentals align with practical commercial opportunities.

Attractions

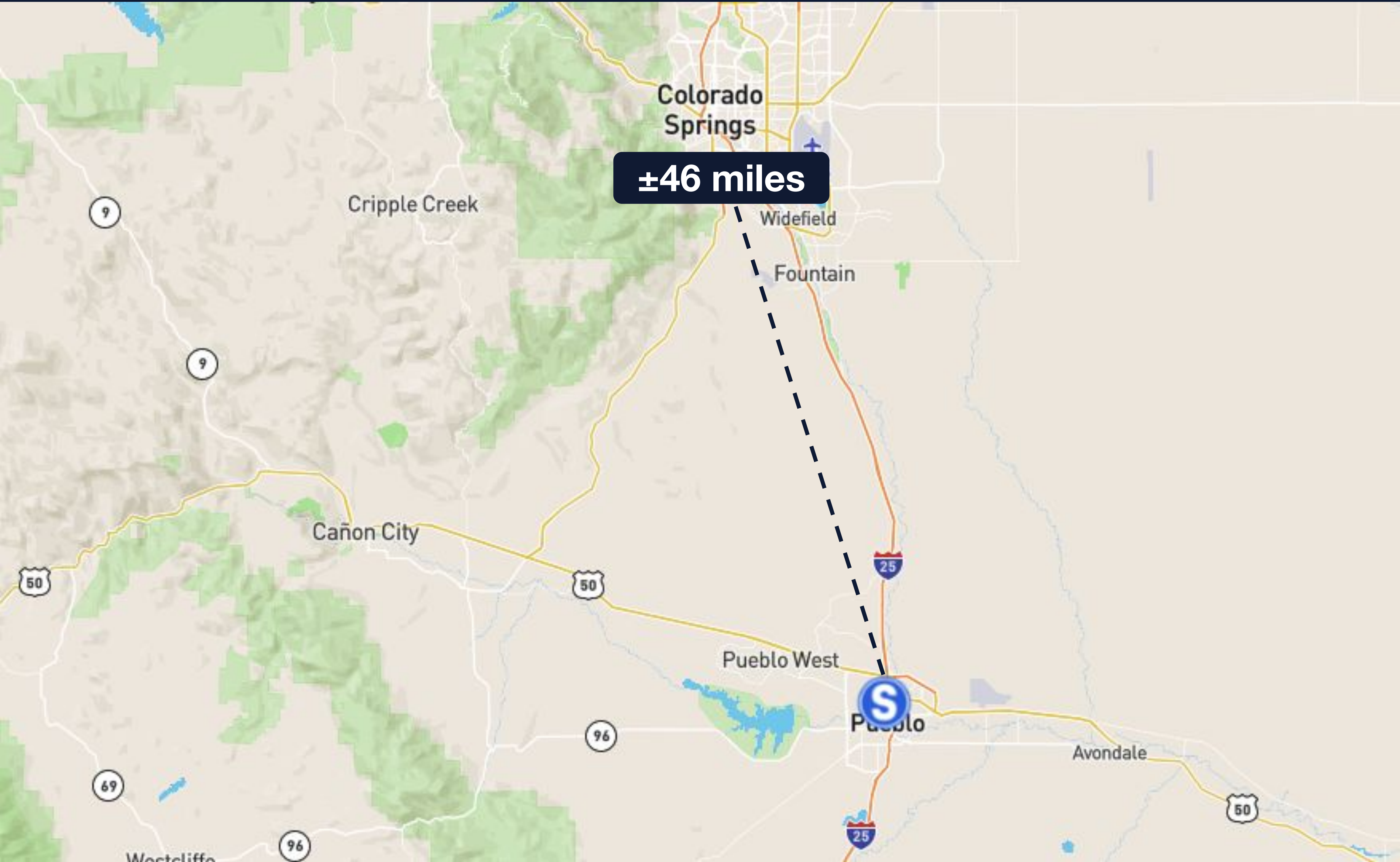
Pueblo, Colorado, offers a compelling mix of cultural landmarks, outdoor recreation, and heritage-driven attractions that enhance its lifestyle appeal for residents and visitors alike. The Historic Arkansas Riverwalk serves as a dynamic urban core, with scenic walking paths, gondola rides, and a variety of shops and restaurants lining the revitalized waterfront. Just blocks away, the Sangre de Cristo Arts Center anchors Pueblo's creative district, housing fine art galleries, a performing arts theater, and rotating exhibits that celebrate regional talent. History plays a prominent role in the city's identity, with destinations like the Steelworks Center of the West showcasing Pueblo's legacy as a steel-producing powerhouse, while the Pueblo Weisbrod Aircraft Museum presents one of the state's largest aviation collections.

Outdoor enthusiasts flock to Lake Pueblo State Park, a 10,000-acre recreational destination featuring two marinas, miles of trails, and camping facilities. Pueblo also hosts several signature events, including the Colorado State Fair—one of the longest-running in the nation—and the annual Chile & Frijoles Festival, which draws tens of thousands for live entertainment, local cuisine, and community celebration. These attractions, combined with Pueblo's affordability and accessibility, contribute to a high quality of life that supports residential growth and sustained economic activity.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,348	64,553	110,517
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,403	27,287	46,397
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$64,876	$75,983	$81,114

Regional Map



Colorado Springs , CO MSA

Local Market Overview

The Colorado Springs industrial market is supported by strong population growth, a significant military and aerospace presence, and continued in-migration from higher-cost Western states. Demand is driven by a mix of defense contractors, logistics users, light manufacturing, and regional service providers, with aerospace-related growth anchored by Peterson Space Force Base and the U.S. Air Force Academy. These employment drivers support stable absorption across both flex and warehouse product types.

Located along the I-25 corridor, Colorado Springs provides key north–south connectivity between Denver and Southern Colorado, strengthening its role as a regional distribution and service hub. Limited infill land and rising construction costs have constrained new supply in core areas, supporting steady rent growth and relatively tight vacancy in newer industrial inventory.

Market Demographics

495,000
Total Population

$85,000
Median HH Income

400,000
Employed Population

36
Median Age

Absolute Auction

Click Here For The Auction Link

Bidding will run for a duration of 12 days and we suggest bidders check in regularly to the Ten-X listing page for continued updates. As all auction sales are non-contingent, and sold in an as-is, where-is format with all due diligence provided upfront through a secure Data Room via Ten-X, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

Auction Process

Starting Bid	$1
Bid Date	August 6th, 2026
Bid Deadline	August 18th, 2026

Getting Started

- Create your Ten-X account by simply going to ten-x.com and clicking the "sign up" button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert, or the Ten-X Asset Manager identified on the Property Listing Display Page (LDP). Contact information for them is provided after Property Information under the Register to Bid button.
- Go to the property page to download the OM and any and all due diligence documents found in the Data Room. Please note that you will need to Agree to the terms of the Confidentiality Agreement digitally in order to access the Data Room.

Registration & Auction Participation

- **Registering to Bid:** On the property page, click the "Register to Bid". Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Ten-X representative will be in contact with you during your registration to assist you through this requirement. Please note that Proof of Funds documentation must be dated in the last 180 days and must include verifiable and liquid assets that can be utilized for buying and closing the transaction.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Ten-X representative immediately.
- The purchase documents will be sent to you electronically immediately following the auction and you are expected to execute them within 2 hours per the Auction Terms & Conditions.
- Once the purchase documents are mutually executed, the Earnest Money Deposit must be received within the next business day into escrow.
- Requirement. Please note that Proof of Funds documentation must be dated in the last 180 days and must include verifiable and liquid assets that can be utilized for buying and closing the transaction.

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