

Value Add Vacant Former Dollar General

1245 Spruce St | Pueblo, CO 81004

**Absolute Auction
Investment Opportunity**

Offering Memorandum

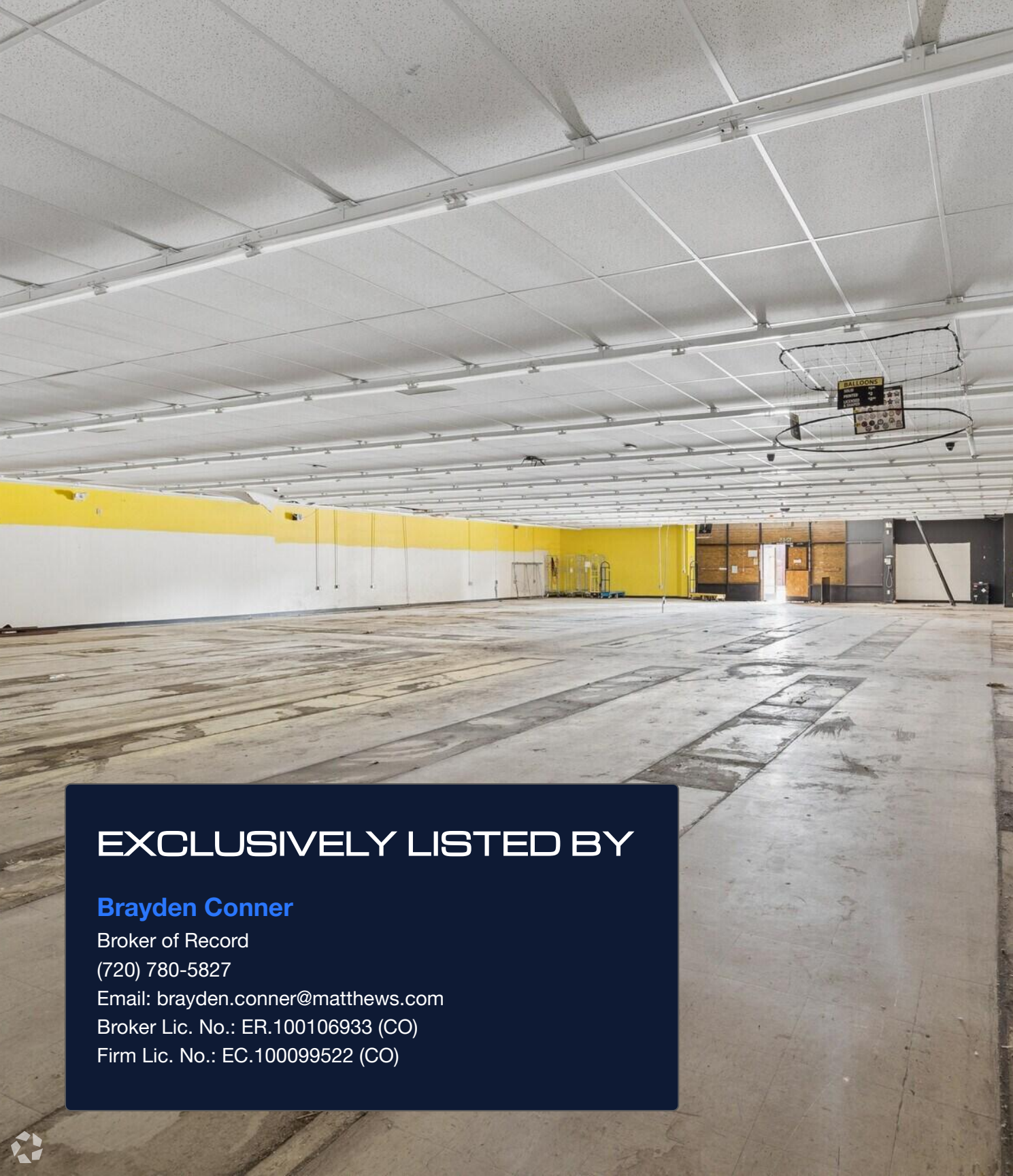


[Click Here for Auction Details](#)

Bid Date: August 6th, 2026

Starting Bid: \$1

MATTHEWS™



EXCLUSIVELY LISTED BY

Brayden Conner

Broker of Record

(720) 780-5827

Email: brayden.conner@matthews.com

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)

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INVESTMENT OVERVIEW

\$1
Starting Bid

±8,487
GLA (SF)

±0.62
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 an 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.





Colorado Mental
Health Institute
Pueblo

Colorado Mental
Health Hospital in Pueblo
±516 Beds | ±2,000 Employees



UCHealth Parkview Medical Center
±350 Beds | ±3,000 Employees



Pueblo Zoo
±90,000 Annual visitors



Pueblo Community College
±7,284 Students | ±555 Employees



Pueblo Community College
±510,000 Annual visitors



Subject
Property



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



Fountain Elementary
±280 Students



Risley International Academy Of Innovation
±335 Students



Bradford Elementary
±252 Students



Runyon Field
Sports Complex



+30,000 VPD



+52,000 VPD

W Northern Ave ± 23,000 VPD



Spruce St

1245 Spruce St
Pueblo, CO 81004

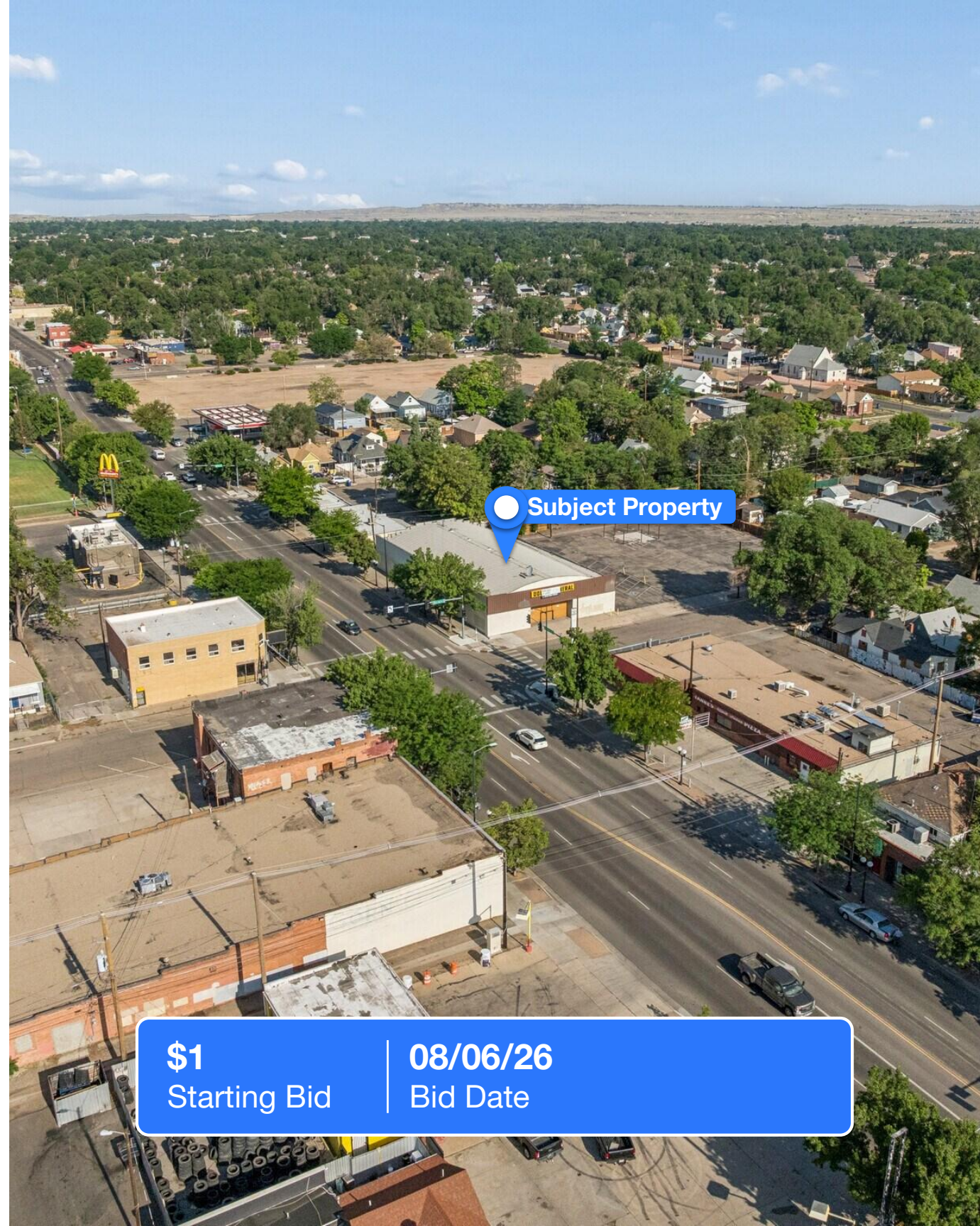
±8,487 SF
GLA

2000
Year Built

±23,000 VPD
W Northern Ave

Fee Simple
Type Of Ownership

46 Spots | ±0.42 AC
Parking



\$1
Starting Bid

08/06/26
Bid Date

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.

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

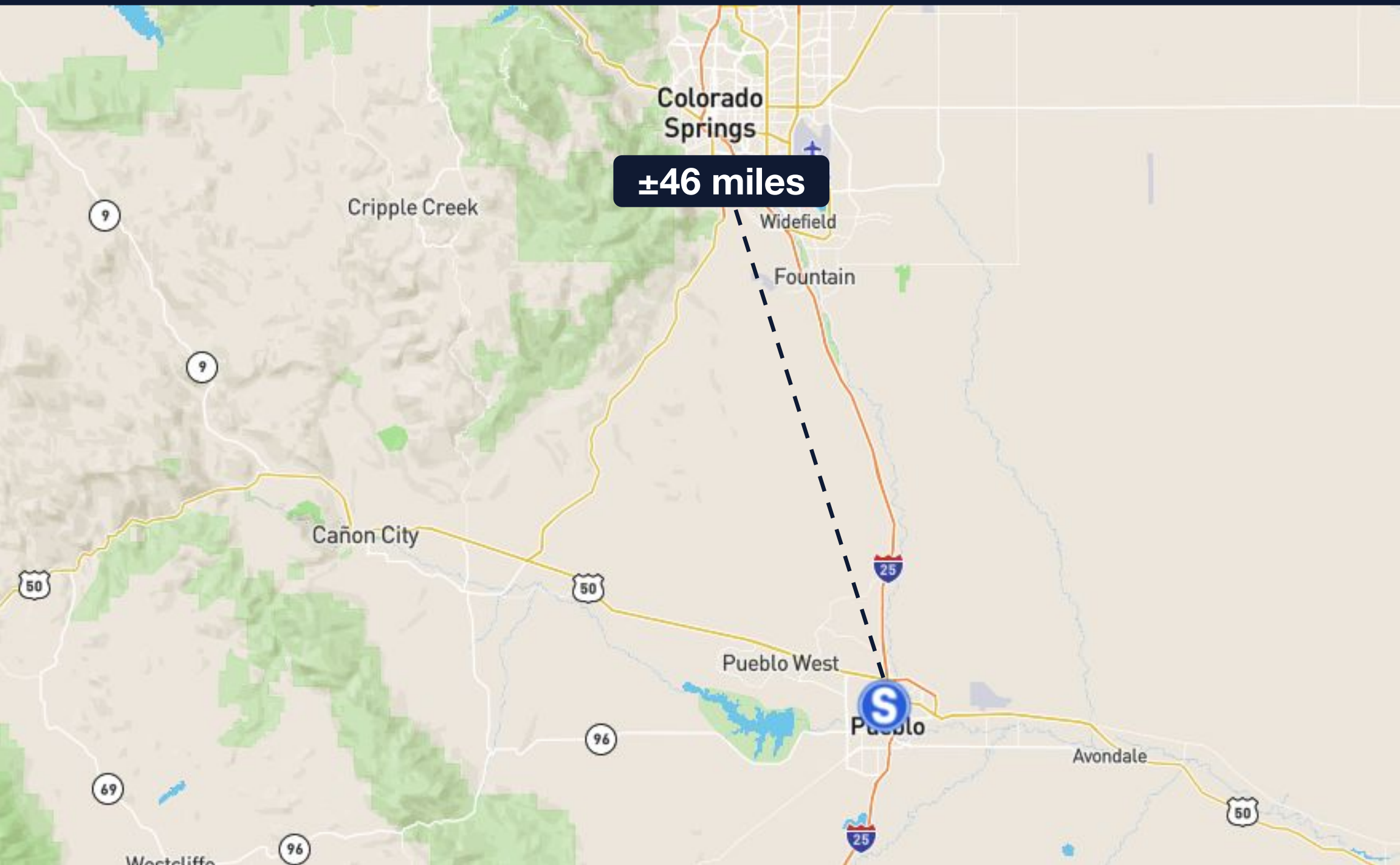


Attractions

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.

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1245 Spruce St, Pueblo, CO, 81004 ("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.

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