



INVESTMENT OPPORTUNITY

**SAFeway**

**HIGH PERFORMING STORE  
BELOW MARKET RENT**

**PUEBLO WEST, CO**







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Confidentiality Agreement & Disclosures

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NET LEASE INVESTMENTS

BROKER OF RECORD:  
Lee Denver Commercial Brokerage LLC  
CO Broker Lic# EC100070455





-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$9,385,000
Net Operating Income:	\$469,200
Rent/SF:	\$8.35
Cap Rate:	5.00%
Price/SF:	\$167.17
Lease Type:	NNN
Lease Responsibilities:	LL: Roof & Structure Tenant: Taxes, Insurance, CAMs

PROPERTY OVERVIEW	
Address:	1017 N Market Plaza, Pueblo, CO 81007
Store #:	1760
Building Size/GLA:	56,140 SF
Land Size:	5.60 Acres
Ownership:	Fee Simple
Year Built:	2000
Parking	739 Spaces / 13.16:1000 SF
Access Points:	3 - Purcell Blvd, Blythe Dr, Industrial Blvd

Lee & Associates is pleased to exclusively offer for sale to qualified investors the opportunity to purchase a 100% fee-simple interest (land & building) in a Safeway investment property located at 1017 N Market Plaza in Pueblo, CO (the “Property”). Constructed in 2000, the Property consists of a 56,140-square foot building that sits on an approximately 5.60-acre parcel within the Pueblo West Marketplace Shopping Mall. The property is leased to Safeway Inc., a subsidiary of Albertsons Companies, Inc. (NYSE: ACI). Headquartered in Boise, Albertsons Companies is one of the largest food and drug retailers in the United States, reporting revenues of over \$62B (2020) and operating 2,252 stores across 34 states and the District of Columbia. Albertsons Companies, Inc. operates under 20 well-known grocery store banners including Albertsons, Safeway, Vons, Jewel-Osco, Shaw’s, Acme, Tom Thumb, Randalls, United Supermarkets, Pavilions, Star Market, Haggen and Carrs, as well as meal kit company Plated based in New York City.

Safeway has operated at this location for 20 years since it was built in 2000. The tenant exercised their first Option period early in February of 2020, extending their lease an additional five years commencing September 9th. The corporate guaranteed NNN lease features (9) additional 5-year options to renew with increases in each Option Period.

Safeway is currently paying \$8.35 per square foot in rent, which is approximately 25%-30% below the average market rent for a national grocery store in both Pueblo and the State of Colorado. This Safeway store is also performing at a very high level with estimated gross sales of \$35,100,000 annually (\$625 psf) and an unbelievably low 1.3% estimated occupancy cost. The lower rent and extremely high store performance ensure that Safeway will continue to profitably operate long-term at this site for many years to come.

Located in the Pueblo West Marketplace which, features strong national co-tenants such as Dollar Tree, McDonald’s, O’Reilly Auto Parts, T-Mobile, Safeway Fueling Center, Grease Monkey and Supercuts. Nearby retailers include Walgreens, Auto Zone, Parkview Medical Center, Prairie Sporting Goods, and Boardman RV.

The Safeway is located at the intersection of Purcell Blvd and Hwy 50, the major east-west artery carrying travelers to/from downtown Pueblo, offering outstanding visibility to combined 41,000+ cars per day and multiple (3) access points.

Construction started in July 2020 on a new overpass at the signalized intersection of Purcell Blvd. and Highway 50 to allow for a new on/off ramp directly from HWY 50 onto Purcell Blvd. This will provide the subject property and shopping center improved traffic flow to the site while increasing the property’s overall visibility to a combined 41,000+ cars per day. The project is slated for completion in September 2022. [\[Please click here for link on the project: us50interchange.\]](#)

Additionally, in September of this year, Albertsons Companies advised the ownership that it had selected this location to be part of its “Drive Up & Go” program to take advantage of the industry-wide online grocery sales market, which is expected to exceed \$100 billion in sales by 2025. Albertsons Companies’ decision to offer this expansion program confirms the strength of this store’s operations and denotes a commitment to continued operations at this location.







## -- INVESTMENT HIGHLIGHTS --

**STRONG CORPORATE CREDIT | REVENUES OVER \$62B | ONE OF TOP RETAILERS IN U.S.**

- Leased to Safeway Inc., a subsidiary of Albertsons Companies, Inc. (NYSE: ACI).
- Albertsons Companies is one of the largest food and drug retailers in the United States
- Revenues of over \$62B (2020)
- Operating 2,252 stores across 34 states and the District of Columbia.

**HIGH PERFORMING SAFEWAY STORE | EXTREMELY LOW 1.3% OCCUPANCY COST**

- This Safeway store is performing at a very high level
- Estimated gross sales of \$35,100,000 (\$625 psf) annually
- Unprecedented 1.3% (est.) occupancy cost
- Strong confidence in store's profitability. High probability of long-term tenancy.

[See Broker for Store Performance Details](#)

**BELOW MARKET RENT | MITIGATED FUTURE VACANCY RISK**

- Safeway is currently paying \$8.35 per square foot in rent
- Approx 25%-30% below average market rent for a national grocery store in both Pueblo and the State of Colorado
- Lower rent and high store performance ensure continued profitability at this site

**EARLY LEASE EXTENSION | COMMITMENT TO SITE**

- Safeway exercised their 1<sup>st</sup> lease renewal option early in February of 2020
- Extended their lease an additional five years & Increased rent by 6%
- Safeway has (9) 5-year lease renewal options remaining
- Speaks to Safeway's commitment to this site

**LIMITED GROCERY COMPETITION IN TRADE AREA | LONG TERM OPERATING HISTORY**

- Safeway is dominating this quadrant of the Pueblo market
- This store has benefitted from closure of two other Safeway stores in the Pueblo market (a sister Safeway store in 2016 and an Albertson's store in 2018)
- Safeway has successfully operated at this location for 20 years

**NEW OVERPASS & ON/OFF RAMP CONSTRUCTION AT PURCELL BLVD & HWY 50 (41,000+ CPD) | IMPROVED VISIBILITY & ACCESS TO THE SUBJECT PROPERTY**

- New overpass at the signalized intersection of Purcell Blvd. and Hwy 50
- Will include a new on/off ramp directly from Hwy 50 onto Purcell Blvd.
- Will improve traffic flow to the subject property and shopping center
- Construction started in July 2020. Expected completion in September 2022.

[Click here for information on the project: us50interchange](#)

**SAFEWAY INVESTING IN ONLINE SALES WITH "DRIVE UP & GO" AT THIS SITE**

- Albertsons Companies has selected the subject property for its "Drive Up & Go" program
- Will capture the online grocery sales market which has seen a 276% increase in FY2020
- Tenant will pay for signage, staging area improvements.

**STRONG NATIONAL TENANT MIX PROVIDES STRONG DRAW TO SUBJECT PROPERTY**

- Located in the Pueblo West Marketplace
- Strong national co-tenants include Dollar Tree, McDonald's, O'Reilly Auto Parts, T-Mobile, Safeway Fueling Center, Grease Monkey and Supercuts.
- Nearby retailers include Walgreens, Auto Zone, Prairie View Medical Ctr, Boardman RV.







-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	Safeway, Inc. (Corporate)
BUILDING SIZE/GLA:	56,140 SF
LOT SIZE:	5.60 Acres
APN:	507105008
RENT COMMENCEMENT:	September 9, 2000
LEASE EXPIRATION:	September 8, 2025
BASE TERM:	5 Years (Extension Executed Early 2/26/20)
REMAINING LEASE TERM:	5 Years
OPTIONS TO RENEW:	(10) 5-Year Options to Renew (9 Remaining)
RENT INCREASES:	6% Every 5 Years
LEASE TYPE:	NNN
LEASE RESPONSIBILITIES:	LL has Roof & Structure Tenant pays Taxes, Insurance & CAMs
ANNUAL RENT:	\$469,200
RENT/SF:	\$8.35
ANNUAL GROSS SALES:	\$35,100,000 (Est)
SALES PER SQUARE FOOT:	\$625 (Est)
RENT TO SALES RATIO:	1.3% (Estimated)

\* See Broker for Store Performance details.

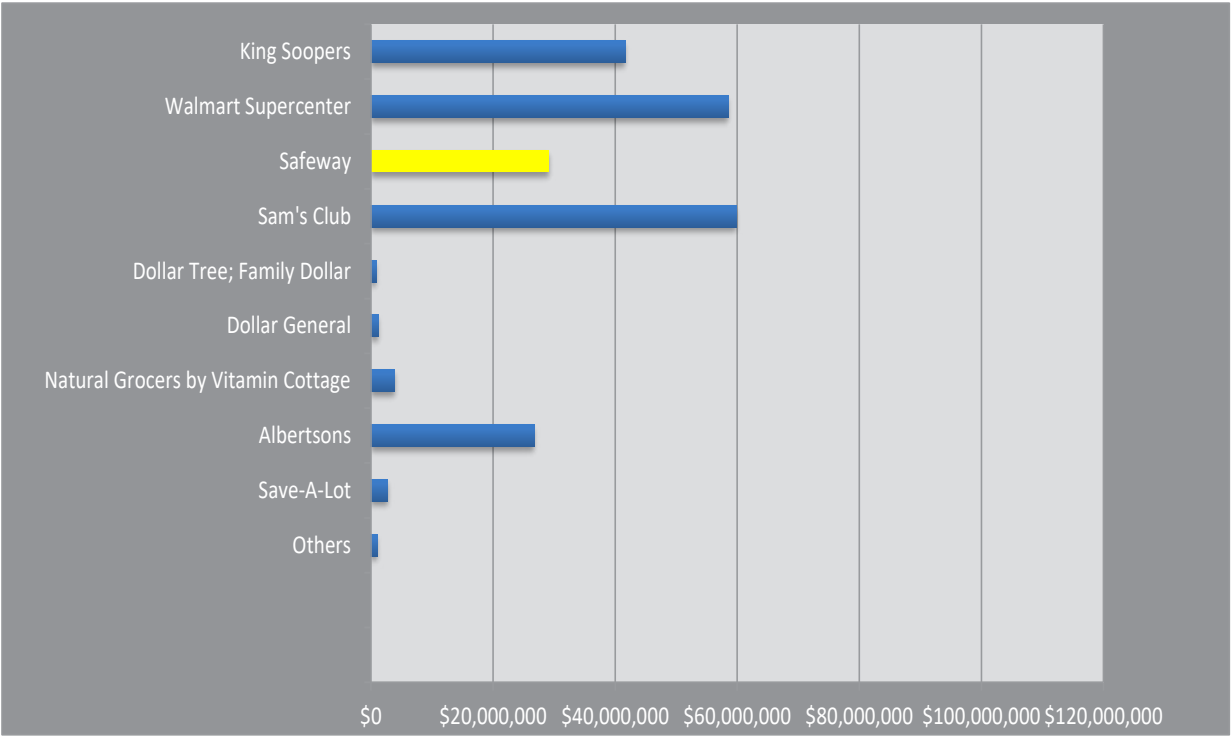
-- RENT SCHEDULE --

RENT SCHEDULE - PRIMARY TERM						
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	CAP RATE
Option 1	9/9/2020	9/8/2025	\$469,200	\$39,100	\$8.35	5.00%
OPTION PERIODS - (9) 5-YEAR OPTIONS TO RENEW						
Option 2	9/9/2025	9/8/2030	\$493,200	\$41,100	\$8.78	5.29%
Option 3	9/9/2030	9/8/2035	\$524,400	\$43,700	\$9.34	5.58%
Option 4	9/9/2035	9/8/2040	\$552,000	\$46,000	\$9.83	5.88%
Option 5	9/9/2040	9/8/2045	\$579,600	\$48,300	\$10.32	6.17%
Option 6	9/9/2045	9/8/2050	\$607,200	\$50,600	\$10.82	6.46%
Option 7	9/9/2050	9/8/2055	\$634,800	\$52,900	\$11.31	6.76%
Option 8	9/9/2055	9/8/2060	\$662,400	\$55,200	\$11.80	7.05%
Option 9	9/9/2060	9/8/2065	\$690,000	\$57,500	\$12.29	7.35%
Option 10	9/9/2065	9/8/2070	\$717,600	\$59,800	\$12.78	7.63%
AVERAGE CAP RATE OVER TERM						6.31%





-- PUEBLO GROCERY SALES --



Trade Names	Current Area Stores	CBSA Sales	Avg Sales/Store
King Soopers	1	41,693,449	41,693,449
Walmart Supercenter	3	175,587,882	58,529,294
Safeway	2	58,320,064	29,160,032
Sam's Club	1	59,882,270	59,882,270
Dollar Tree; Family Dollar	14	11,988,216	856,301
Dollar General	7	8,520,313	1,217,188
Natural Grocers by Vitamin Cottage	1	3,856,051	3,856,051
Albertsons	1	26,761,494	26,761,494
Save-A-Lot	1	2,773,235	2,773,235
Others	1	1,044,664	1,044,664

Source: Chain Store Guide

\* See Broker for Store Performance details.

-- COLORADO SAFEWAY RENT COMPS--

2730 S Prairie Blvd, Pueblo CO 81005 (Walmart Neighborhood Market)

2020 Rent: \$ 632,008.00

Rent/SF: \$ 14.90

560 Corona Street, Denver CO 80209

2020 Rent: \$ 848,091.37

Rent/SF: \$ 16.19

2321 West Eisenhower Blvd, Loveland CO 80537 (Denver MSA)

2020 Rent: \$ 627,847.54

Rent/SF: \$ 11.84

11051 South Parker Rd, Parker CO 80134 (Denver MSA)

2020 Rent: \$ 629,120.35

Rent/SF: \$ 9.79

9255 S Broadway, Highlands Ranch CO 80129 (Denver MSA)

2020 Rent: \$ 624,000.00

Rent/SF: \$ 11.18

9229 E Lincoln Ave, Lone Tree CO 80124 (Denver MSA)

2020 Rent: \$ 759,625.00

Rent/SF: \$ 13.65

1101 E US Hwy 24, Woodland Park CO 80863 (Colorado Springs MSA)

2020 Rent: \$ 447,525.00

Rent/SF: \$ 8.00

Note: Lease was recently reset to a market rent

2106 W Drake Rd, Fort Collins CO 80526

2020 Rent: \$ 757,120.00

Rent/SF: \$ 13.00

1425 S Murray Blvd, Colorado Springs CO 80916

2020 Rent: \$ 588,730.00

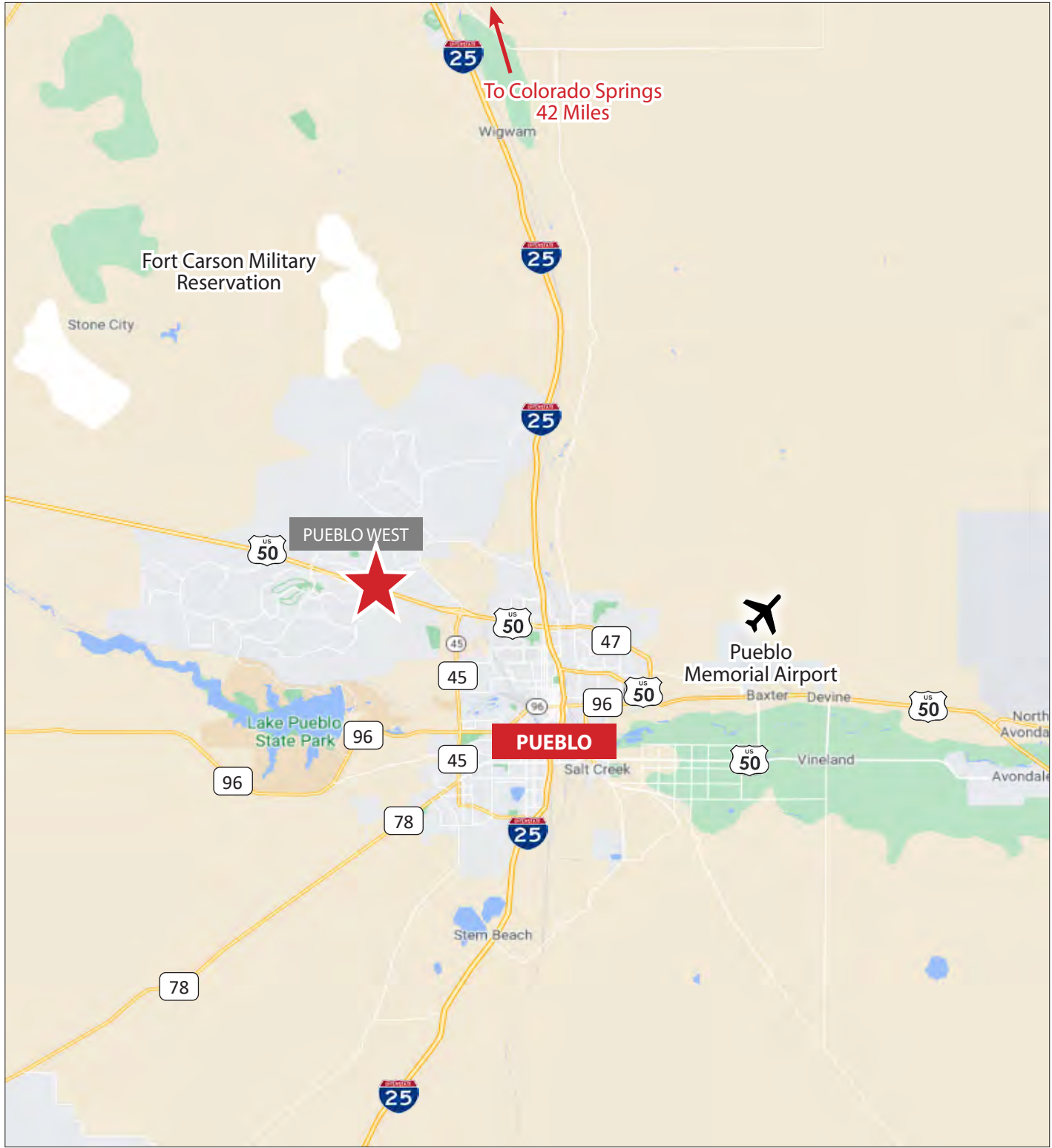
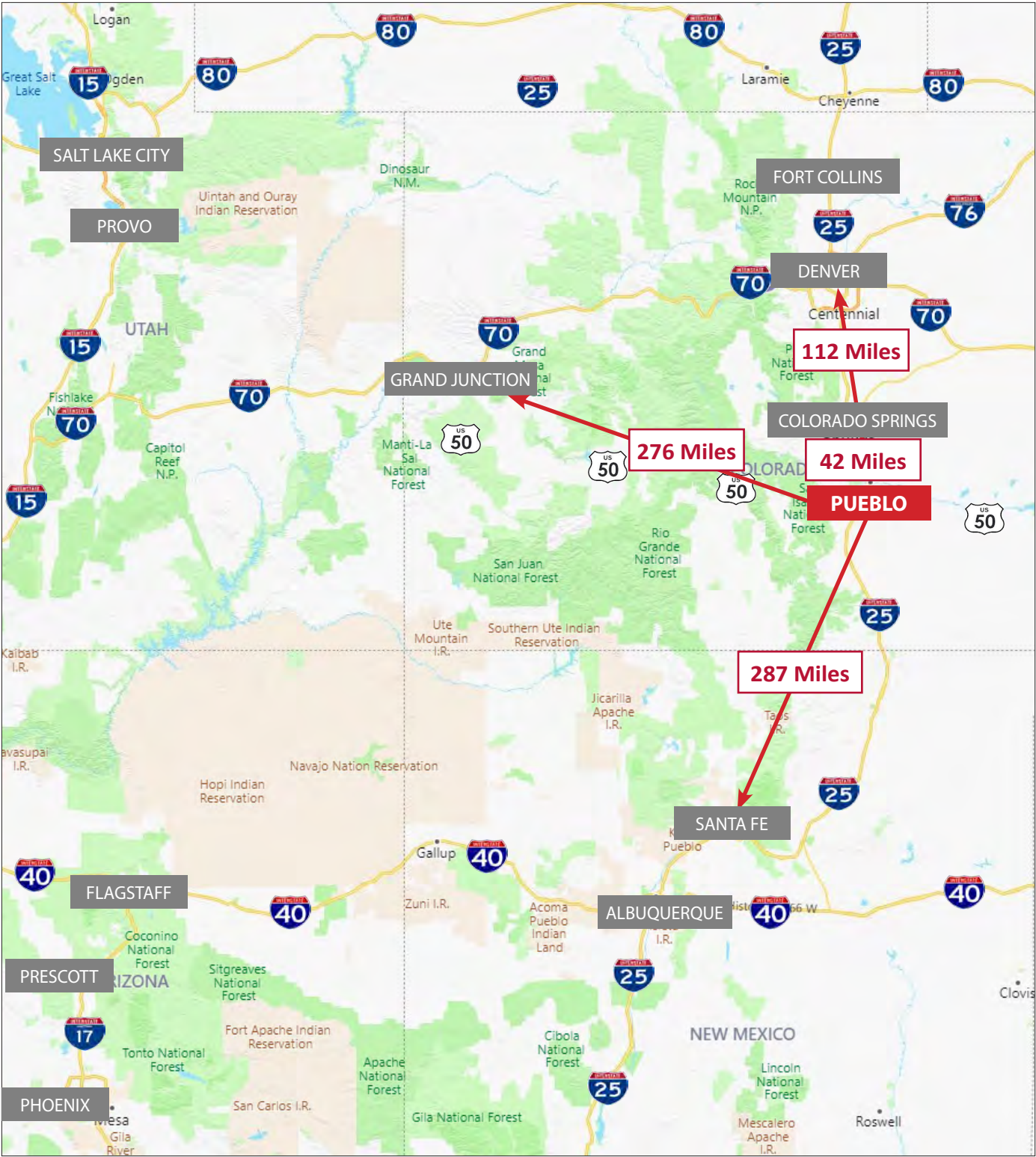
Rent/SF: \$ 10.46

Source: CoStar



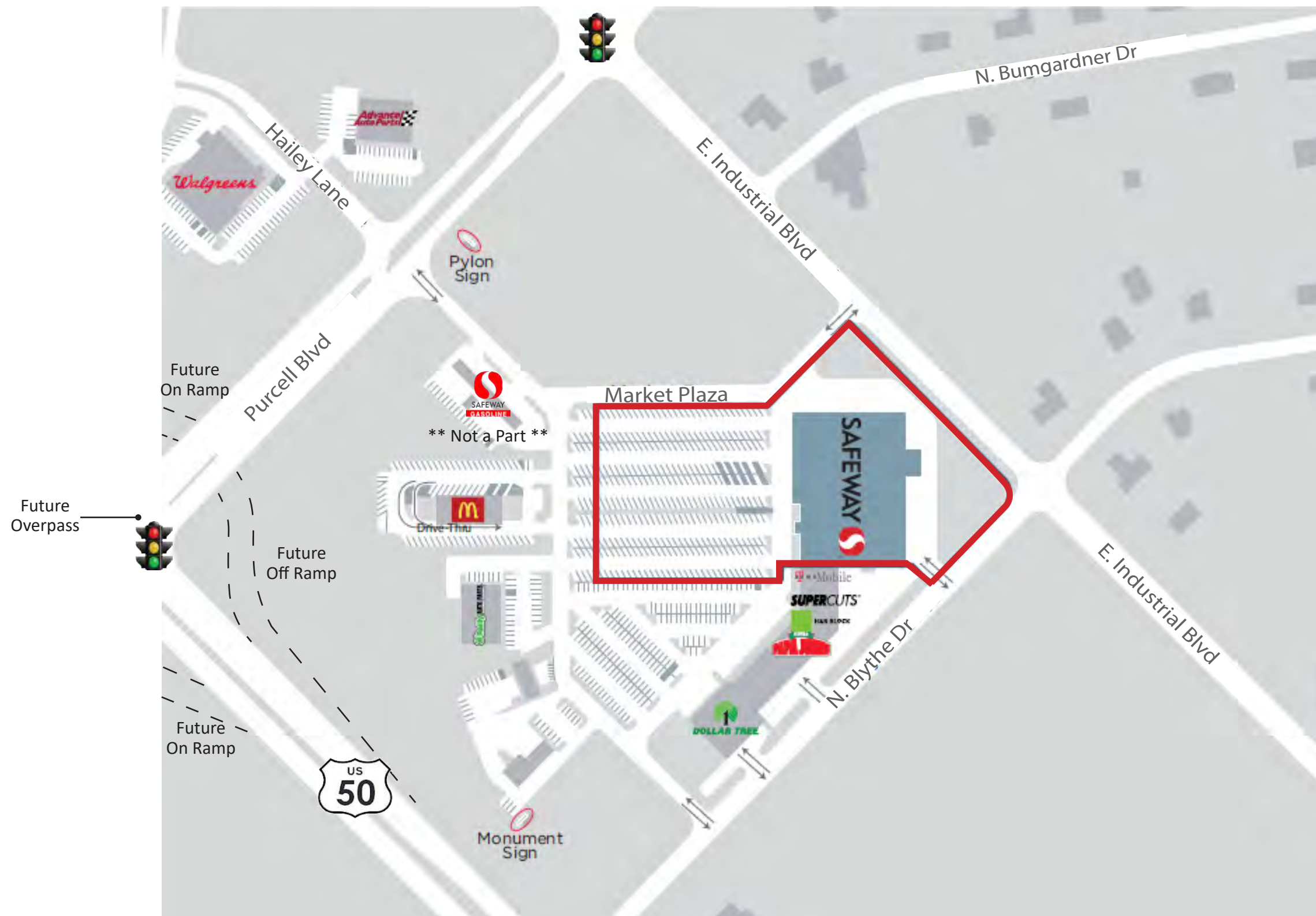


-- LOCATION MAPS --





-- SITE PLAN --





-- PROPERTY PHOTOS --









-- SHOP SPACE ADJACENT --  
TO PROPERTY WITHIN CENTER









-- NEIGHBORING TENANTS --





-- ABOUT SAFEWAY / ALBERTSONS --



Safeway operates as a banner of Albertsons Companies, one of the largest food and drug retailers in the United States. As of February 29, 2020, Albertsons Companies operated 2,252 stores across 34 states and the District of Columbia under 20 well-known banners including Albertsons, Safeway, Vons, Jewel-Osco, Shaw’s, Acme, Tom Thumb, Randalls, United Supermarkets, Pavilions, Star Market, Haggen and Carrs, as well as meal kit company Plated based in New York City. The company provides convenient and value-added services through their 1,726 pharmacies, 1,290 in-store branded coffee shops and 402 adjacent fuel centers. Complementary to their large network of stores, the company aims to provide its customers a seamless omni-channel shopping experience by offering a growing set of digital offerings, including home deliveries, “Drive Up & Go” curbside pickup and online prescription refills.

Additionally, the company offer more than 12,000 high-quality products under its Own Brands portfolio. Own Brands products resonate well with their shoppers as evidenced by Own Brands sales of over \$13.1 billion in fiscal 2019. Year over year, the company has demonstrated significant progress and increased sales penetration of Own Brands by 30 basis points to 25.4%, excluding pharmacy, fuel and in-store branded coffee sales. Own Brands continues to deliver on innovation with more than 900 new items launched in fiscal 2019 and plans to launch approximately 800 new Own Brands items annually over the next few years.

Since the beginning of fiscal 2020, the Company has made COVID-19 related investments of approximately \$615 million to support and protect its front-line associates and customers, including more than \$275 million in appreciation pay and \$53 million for hunger relief in their communities. Additionally, the Company has experienced significant increases in product demand and overall basket size in stores and in its eCommerce business as customers responded to the circumstances around COVID-19. Sales and other revenue increased 21.4% to \$22.8 billion during the 16 weeks ended June 20, 2020 (“first quarter of fiscal 2020”) compared to \$18.7 billion during the 16 weeks ended June 15, 2019 (“first quarter of fiscal 2019”). The increase was driven by the Company’s 26.5% increase in identical sales, partially offset by a reduction in sales related to store closures and lower fuel sales. Identical sales benefited from a 276% growth in digital sales and an increase in store sales, both largely driven by the COVID-19 pandemic.

COMPANY OVERVIEW	
Tenant Name:	Safeway, Inc.
Parent Company:	Albertsons Companies, Inc.
Founded:	1939
Stock Symbol:	NYSE: ACI
Sales Revenues (FY2020)	\$62.455 Billion
Total Assets (FY2020):	\$24.735 Billion
Locations:	2,252 Stores / 34 States
Employees:	270,000+
Headquarters:	Boise, ID
Website:	www.albertsons.com www.albertsonscompanies.com
2020 10-K Filing:	<a href="#">View Here</a>







-- PUEBLO OVERVIEW --



Pueblo West, Colorado is the newest extension of the City of Pueblo. Located just two hours south from Denver, Pueblo West is a census-designated place under the Pueblo Metropolitan Area. Located in close proximity to other major cities, it is the fastest growing community in Southern Colorado, offering one of the lowest sales tax rates in the region, a business-friendly government, and outstanding access to transportation

infrastructure with Interstate 25, Highway 50, and a heavy rail system running through the region.

Pueblo West is home to many restaurants, hotels, bars, retail shops, and residential areas where roughly 30,000 people call home. Found along HWY 50, Pueblo West lies seven miles west of the City of Pueblo is easily accessed from Denver and Colorado Springs from the north or Walsenburg from the south.



DIVERSE ECONOMY: INDUSTRIAL, AGRICULTURE, HEALTHCARE BIGGEST ECONOMIC DRIVERS

Pueblo’s industrial heritage, skilled workforce and diverse cluster of support businesses have led a new generation of world-class manufacturers to call Pueblo home; a location fostering long-term success. Pueblo is home to multiple industrial manufacturing enterprises with opportunities for growth and redevelopment. With a Gross Metro Product of \$6.7B (2019), industry in Pueblo ranges from small household goods, beauty products, and coffee, to heavy industrial goods including steel, windtowers, and concrete railroad ties; all of which are exported throughout the United States and internationally.

Pueblo is proud of its industrial heritage that began with Colorado Fuel and Iron Company in 1881. Today the Steel Industry continues to flourish as Evraz Rocky Mountain Steel, producing rail, seamless pipe, rod and coiled reinforcing bar. In 2010 Vestas North America, one of the world’s largest manufacturers of wind towers, began manufacturing 90-meter windtowers in Pueblo.

A rich agricultural industry, providing fresh produce locally and throughout the United States, thrives in portions of the Salt Creek Opportunity Zone. Pueblo County ranks 10th in the state for production of vegetables and melons and 17th for cattle and calves (2012 Census of Agriculture, USDA).

Pueblo is the southern Colorado regional hub for health care needs with three primary medical hubs:

- Parkview Hospital: One of two large, independent community hospitals operating in Colorado. It is the region’s largest private employer with more than 3,200 physicians, specialists and staff.
- St. Mary Corwin Medical Center: Part of the Centura Health System. St. Mary-Corwin is a Level III Trauma Center and our Emergency Room provides 24-hour emergency health care services.
- Park West Medical Center: The Center at Park West serves patients needing physical rehabilitation and/or complex nursing care.

TOP EMPLOYERS



HOME TO TOP EDUCATIONAL INSTITUTIONS CSU-PUEBLO & PUEBLO COMMUNITY COLLEGE

Pueblo is home to two top educational institutions.

With an enrollment of nearly 4,500 students, **Colorado State University-Pueblo** is the fastest growing university in the state and a regional comprehensive university. The campus landscape continues to evolve with a newly renovated Library, a new \$16 million general academic classroom building, an enhanced soccer/lacrosse stadium, and a current \$30 million major renovation/expansion to the Occhiato Student Center.

**Pueblo Community College** (“PCC”) provides oversight of all college operational functions; eight buildings on 33 acres where over 5,000 students attend classes working towards their degrees or certificates. The campus is wireless and has up-to-date technology in classrooms, laboratories, and extensive student support services towards academic excellence. PCC recently established a Downtown Studio to help PCC fulfill its mission to grow and support the veteran community by reaching out to all generations of veterans and actively helping them transition from military service to college life. The site is staffed by PCC personnel knowledgeable about veterans’ issues while providing a small, comfortable environment aimed at providing the “bridge” that many vets and displaced workers need to make the transition to college life on PCC’s main campus.







-- PUEBLO OVERVIEW --



With over 300 days of sunshine, close access to one of the largest recreation lakes in Colorado, and just minutes from the Rocky Mountains, it is no wonder Pueblo West is considered southern Colorado’s gateway to outdoor recreation. Because of its location, Pueblo West is named the “vistas of the Great Rocky Mountains.” From its vantage point, views of the beautiful Spanish Peaks to the iconic Pikes Peak are enjoyed during the day and ample star gazing is available at night due to the area’s minimal light pollution. The surrounding area provides an abundance of natural escapes such as Pike and San Isabel National Forests & Cimarron and Comanche National Grasslands, where visitors enjoy camping, hiking and river uses; Lake Pueblo State Park, a well-known fishing destination; and the Royal Gorge, a canyon of the Arkansas River offering hiking, rafting, rock climbing, and expansive views from the Royal Gorge Bridge.

Pueblo hosts Colorado’s largest single event, the Colorado State Fair, held annually in the late summer, and the largest parade, the state fair parade, as well as an annual Chili Festival. Other top visitor destinations include the Historic Arkansas Riverwalk, inspired by the San Antonio Riverwalk in the city of San Antonio, Texas, and the 25-acre Pueblo Zoo.



PROXIMITY TO FORT CARSON ARMY BASE: PREMIER TRAINING INSTALLATION

Fort Carson is a U.S. Army installation located northwest of Pueblo, Colorado, between Interstate 25 and Highway 115. The 137,000-acre installation extends southward into Pueblo and Fremont counties, and is recognized as one of the world’s premier locations to lead, train, and maintain while preparing Soldiers to win on the battlefield.

Fort Carson is the home of the 4th Infantry Division, the 10th Special Forces Group, the 4th Security Force Assistance Brigade (SFAB), the 440th Civil Affairs Battalion (USAR), the 71st Ordnance Group (EOD), the 4th Engineer Battalion, the 759th Military Police Battalion, the 10th Combat Support Hospital, the 43rd Sustainment Brigade, the Army Field Support Battalion-Fort Carson, the 423rd Transportation Company (USAR) and the 13th Air Support Operations Squadron of the United States Air Force. The post also hosts units of the Army Reserve, Navy Reserve and the Colorado Army National Guard. Ft. Carson was also home to the 5th Infantry Div. Known as the Red Devils.

PART OF THE SOUTHERN COLORADO INNOVATION LINK • HUB FOR STARTUP & MAKER COMMUNITY



Southern Colorado Innovation Link (SCIL) is a hub that connects entrepreneurs, innovators, inventors, makers, and creatives to each other and to resources.

More than 20 regional organizations and several strategic alliance groups now work together as the key drivers of this new effort to expand the regional entrepreneurial ecosystem throughout Southern Colorado. Sponsored by Pueblo Community College, in partnership with the Southern Colorado Small Business Development Center (SBDC), the SCIL’s goal is to make southern Colorado a preferred destination to incubate and grow innovative ideas, products and business. SCIL partners have pledged more than \$1.2 million in cash and in-kind contributions to supplement the EDA grant.

In addition to PCC and the Corporate College, the broad scope of SCIL partners includes Startup Pueblo, Colorado State University-Pueblo, Evraz, the Pueblo Economic Development Corporation, ActivArmor, Bank of the San Juans, Heberly, Pueblo West Metro District, PuebloPlex and Watertower Place.

The SCIL will serve Pueblo, Custer, Fremont and Huerfano counties. The focus of the EDA project will be advanced manufacturing and infrastructure engineering, two of the most well-developed innovation clusters in southern Colorado.

Through southern Colorado’s extensive business network, partners will connect entrepreneurs to resources such as work space, networking, training, marketing, funding and legal services.

BETTER. TOGETHER.

For more information, visit <https://www.socoinnovationlink.org/>

1.7+

MILLION DOLLARS IN INITIAL GRANT FUNDING TO LAUNCH SCIL

20+

REGIONAL PARTNERS

150+

YEARS OF INNOVATION & CREATIVITY IN THE STEEL CITY







-- DEMOGRAPHICS --



POPULATION SNAPSHOT .....

- There are nearly 283,000 people within a 30-mile radius of the subject property and over 926,000 people within a 50-mile radius..
- Pueblo County has a population of 160,322, making it the 9th largest city in Colorado. The city is growing at a rate of 0.85% annually.
- Pueblo County’s population has an average age of 38.9, which is slightly higher than that of the State of Colorado, which is 36.9.



HOUSING SNAPSHOT

- The median home value in Pueblo is \$195,578, which reflects an increase of 8.1% over the past year.
- The home ownership rate in Pueblo West is 83.1%, which is much higher than the national rate of 64.8%.



ECONOMY SNAPSHOT .....

- The Median Household Income in Pueblo West is \$67,737, which is slightly less than the Median Household income in the State of Colorado (\$71,953).
- Industry in Pueblo ranges from small household goods, beauty products, and coffee, to heavy industrial goods including steel, windtowers, and concrete railroad ties; all of which are exported throughout the United States and internationally.
- Top employers in the region include Vestas Towers America, Trane-Ingersoll Rand, United Technologies Corp, Parkview Regional Medical Center, and Doss Aviation.

		1 Mile	3 Miles	5 Miles
POPULATION	2020 Estimated Population	1,421	14,885	46,376
	2025 Projected Population	1,457	15,307	47,441
	2010 Census Population	1,350	13,544	42,481
	2000 Census Population	726	8,573	28,797
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.5%
	Historical Annual Growth 2000 to 2020	4.8%	3.7%	3.1%
	2020 Median Age	32.7	35.1	36.9
HOUSEHOLDS	2020 Estimated Households	509	5,561	17,848
	2025 Projected Households	515	5,644	18,022
	2010 Census Households	473	4,935	16,003
	2000 Census Households	248	3,028	10,479
	Projected Annual Growth 2020 to 2025	0.2%	0.3%	0.2%
	Historical Annual Growth 2000 to 2020	5.3%	4.2%	3.5%
RACE & ETHNICITY	2020 Estimated White	81.6%	82.2%	80.8%
	2020 Estimated Black or African American	2.3%	2.2%	2.6%
	2020 Estimated Asian or Pacific Islander	1.4%	1.4%	1.7%
	2020 Estimated American Indian or Native Alaskan	1.6%	1.5%	1.5%
	2020 Estimated Other Races	13.1%	12.8%	13.3%
	2020 Estimated Hispanic	30.8%	29.6%	32.4%
INCOME	2020 Estimated Average Household Income	\$78,317	\$74,246	\$75,845
	2020 Estimated Median Household Income	\$64,449	\$60,398	\$61,034
	2020 Estimated Per Capita Income	\$28,160	\$27,805	\$29,503
BUSINESS	2020 Estimated Total Businesses	217	692	1,653
	2020 Estimated Total Employees	1,587	5,363	15,198
	2020 Estimated Employee Population per Business	7.3	7.7	9.2
	2020 Estimated Residential Population per Business	6.5	21.5	28.1

Sources: PuebloWestMetro.com; ChoosePueblo.com; ChooseColorado.com; City of Pueblo







• **Aerials** •

SAFeway | Pueblo, CO | 18





• **Aerials** •

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-- LOOKING NORTHEAST --





-- LOOKING SOUTH --







• **Aerials** •

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Lee & Associates hereby advises all prospective purchasers of Net-Leased Investment property as follows:

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