

922 HAILEY LN

PUEBLO WEST, CO 81007



CONFIDENTIALITY & CONDITIONS

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the 922 Hailey Ln. ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield | Colorado Springs Commercial ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

EXCLUSIVE LISTING BROKERS



PATRICK KERSCHER

Sr Managing Director

719-418-4065

patrick@coscommercial.com

DAN RODRIGUEZ

Sr Managing Director

719-418-4068

dan@coscommercial.com



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PUEBLO WEST, CO 81007



Executive
SUMMARY

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OVERVIEW

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Executive **SUMMARY**



Executive **SUMMARY**

922 Hailey Ln, Pueblo West is a multi-tenant neighborhood retail asset in the heart of the Safeway-anchored retail node. The tenancy is anchored by everyday-needs, restaurant and dessert uses that provides immediate lease-up/value-add upside in a proven daily-needs corridor near Purcell Blvd and US-50. Surrounding grocery, pharmacy, QSR and nearby healthcare continue to drive consistent weekday and weekend traffic.



LOCATION
PUEBLO WEST, CO



SQUARE FEET
7,444 SF



SITE ACRES
1.12 AC



PARKING
45 SPACES



YEAR BUILT
2017



OF SUITES
3



OF TENANTS
3



LEASED
100%



PARCEL #
0507106015, 0507106014
0507106013, 0507106012



YEAR 1 NOI
\$167,555



CAP RATE
7.5%



SALE PRICE
\$2,237,060

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Market **OVERVIEW**



Pueblo West, CO **RETAIL HUB**

ABOUT THE PROPERTY

Commercial activity is concentrated along Purcell Blvd, Hailey Ln, and McCulloch Blvd, where grocery-anchored centers, restaurants, automotive, and professional services create an all-day shopping pattern. Recent healthcare investment—including UCHealth Parkview Medical Center’s Pueblo West facility—adds daytime population and reinforces demand for food-and-beverage, wellness, and convenience retail.

Pueblo West’s blend of accessible location, outdoor amenities, and established neighborhood infrastructure supports durable retail fundamentals and consistent customer traffic for tenants serving everyday needs.

ABOUT PUEBLO WEST

Founded in the late 1960s as a master-planned community, Pueblo West is an unincorporated census-designated place in Pueblo County located along US-50, just west of the City of Pueblo. The community has grown into a regional hub for daily-needs retail, neighborhood services, and outdoor-oriented living, supported by established residential neighborhoods and Pueblo School District 70.

Its setting adjacent to Lake Pueblo State Park makes outdoor recreation a year-round draw—boating, fishing, mountain biking, hiking, and camping—adding steady weekend and seasonal visitation to the trade area. Residents also benefit from quick access to employment and services throughout the Pueblo MSA, with convenient connections to I-25 via US-50.

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	2 MILES	3 MILES
593	6,437	18,484



POPULATION

1 MILE	2 MILES	3 MILES
1,700	17,284	47,647



MEDIAN HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
\$77,140	\$75,408	\$71,167



MEDIAN AGE

1 MILE	2 MILES	3 MILES
37.1	39.5	39.5

DAYTIME EMPLOYMENT 3 MILE RADIUS

TOTAL BUSINESSES	856	5,850
Business Employment by Type	# of Businesses	# of Employees
Retail & Wholesale Trade	114	1,172
Hospitality & Food Service	42	595
Real Estate, Renting, Leasing	35	148
Finance & Insurance	58	191
Information	7	31
Scientific & Technology Services	43	282
Health Care & Social Assistance	321	1,260
Educational Services	13	281
Public Administration & Sales	9	154
Arts, Entertainment, Recreation	14	82
Utilities & Waste Management	29	321
Construction	66	707
Manufacturing	23	232
Agriculture, Mining, Fishing	3	9
Other Services	77	379

TOURISM

PUEBLO

Pueblo, CO

3M
VISITORS PER YEAR

SPENDING
\$296M



500,000 VISITORS PER YEAR



300,000 VISITORS PER YEAR



Tenancy OVERVIEW



Tenancy OVERVIEW



TENANT OVERVIEW

Tenant Size	1,974 SF
Lease End	May 2033
Suite #	A

Baskin-Robbins is the world’s largest chain of ice cream specialty shops, famous for its “31 flavors”. The brand offers hand-scooped ice cream, sundaes, shakes, and customizable ice-cream cakes, with online/app ordering, delivery via major partners, and a nationwide loyalty program (Baskin-Robbins Rewards) that drives repeat visits. In the U.S., the franchise system spans 2,100+ locations, providing broad consumer recognition and traffic potential. Baskin-Robbins is part of Inspire Brands, following Inspire’s acquisition of Dunkin’ Brands in 2020.



TENANT OVERVIEW

Tenant Size	3,534 SF
Lease End	May 2029
Suite #	B

Apothecary Farms is a Colorado-born, state-regulated specialty retailer known for its in-house Apothecary Extracts, with multiple storefronts across the state—including a Pueblo West location. The brand emphasizes customer education and consistent, connoisseur-level quality, and it supports modern convenience with online/app ordering, frequent promotions, and a points-based rewards program that drives repeat visits.



TENANT OVERVIEW

Tenant Size	2,050 SF
Lease End	Aug. 2031
Suite #	D

Habanero’s is a locally operated Mexican restaurant offering a diverse menu of traditional favorites and fast-casual staples, ranging from tacos and burritos to combination plates, seafood dishes, and house specialties like carne asada fries and birria. The restaurant emphasizes bold, authentic flavors and generous portions, catering to a broad customer base with dine-in, takeout, and drive-through options.

Financial OVERVIEW **IV**



Financial OVERVIEW

	PREMISES (SF)	PRO RATA SHARE	RENT PSF	ANNUAL BASE RENT	NNN CONTRIBUTION	ANNUAL NNN
Baskin Robbins	1,884 SF	25.31%	\$19.50	\$36,738	\$5.00	\$9,420
Apothecary	3,436 SF	46.16%	\$31.43	\$108,000	\$1.75	\$6,000
Habanero's Mexican Grill	2,050 SF	27.54%	\$24.00	\$49,200	\$7.75	\$15,888
Unallocated Mechanical Space	74 SF	0.99%				
	7,444 SF	100.00%		\$193,938		\$31,308



OPERATING EXPENSES
\$57,691

Taxes: \$30,473
 CAM: \$16,118
 Insurance: \$11,100



NET OPERATING INCOME
\$167,555

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Colorado Springs Commercial

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719-418-4065

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DAN RODRIGUEZ

Sr Managing Director
719-418-4068

dan@coscommercial.com

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