

For Sale/Lease



JOHNSON NET LEASE

YOUR TRUSTED NET LEASE ADVISOR

1955 S. QUINCE STREET

2270 B Street

COLORADO SPRINGS, CO

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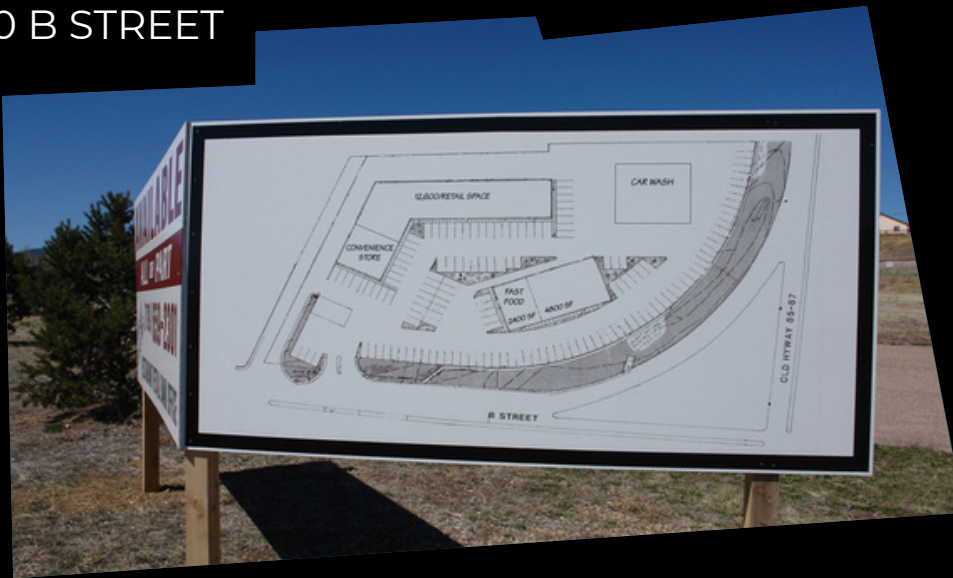
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INVESTMENT OVERVIEW



INVESTMENT OVERVIEW

2270 B STREET



THE OFFERING

Johnson Net Lease. is pleased to present this exclusive listing for 2270 B Street, located on the edge of the Southwest Colorado Springs, CO and Northeast Fountain, CO submarkets in Colorado Springs, CO. The subject property features 2.8 Acres (121,968 sq.ft.)(per county record)) of Land. The site has water and utilities.



2270 B STREET
COLORADO SPRINGS, CO

PROPERTY DESCRIPTION



Site Size **2.8 Acres**



Zoning **County: CC**



Submarket **Southwest**



Site Type **Hard Corner**



Asking Lease Rate **\$1.25/SF**



Property Type **Land**

INVESTMENT HIGHLIGHTS



2.8 Acre site on a hard corner
Water and Utilities at site



8 minute drive from
The Broadmoor. 2
minute drive from The
World Arena.



Approved
development plan



Direct exit from heavily
trafficked highway in front of
site



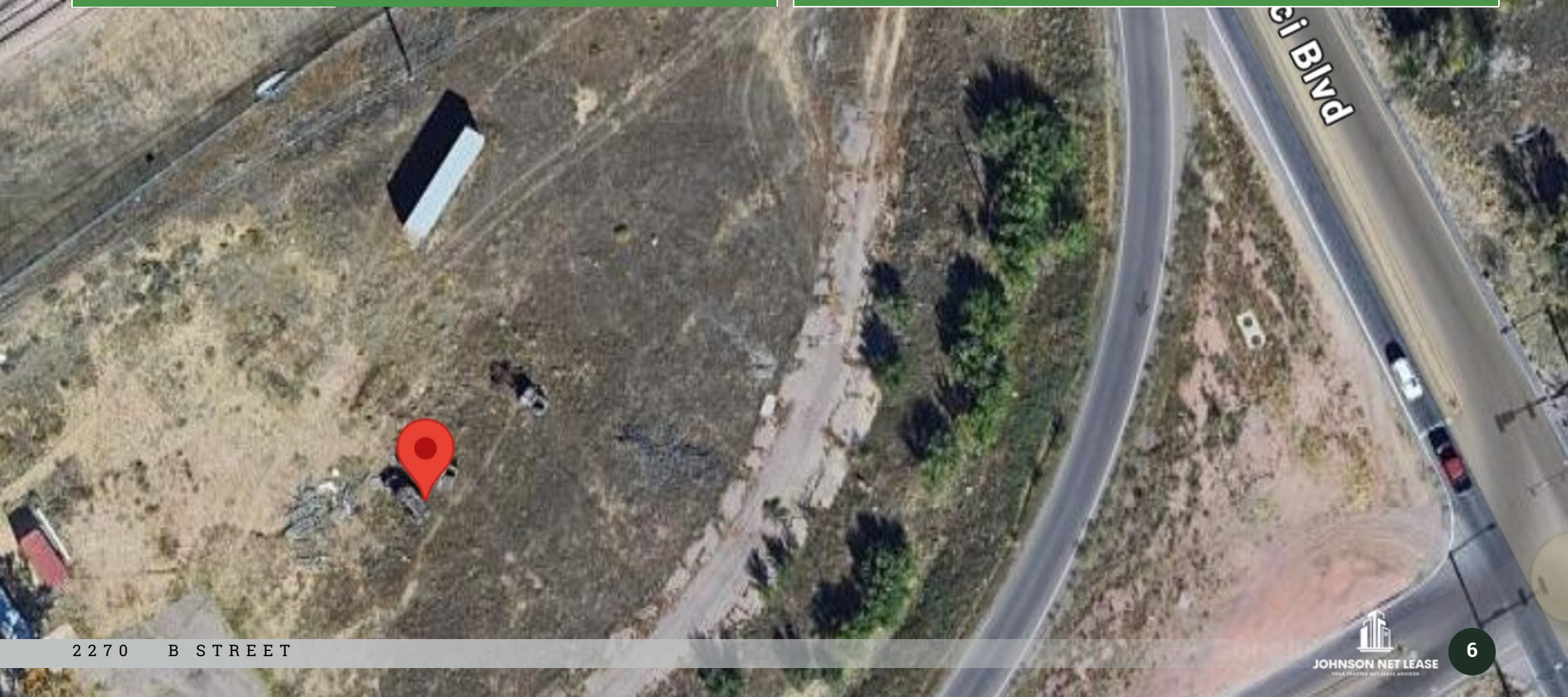
Next door to large
multi-family
development



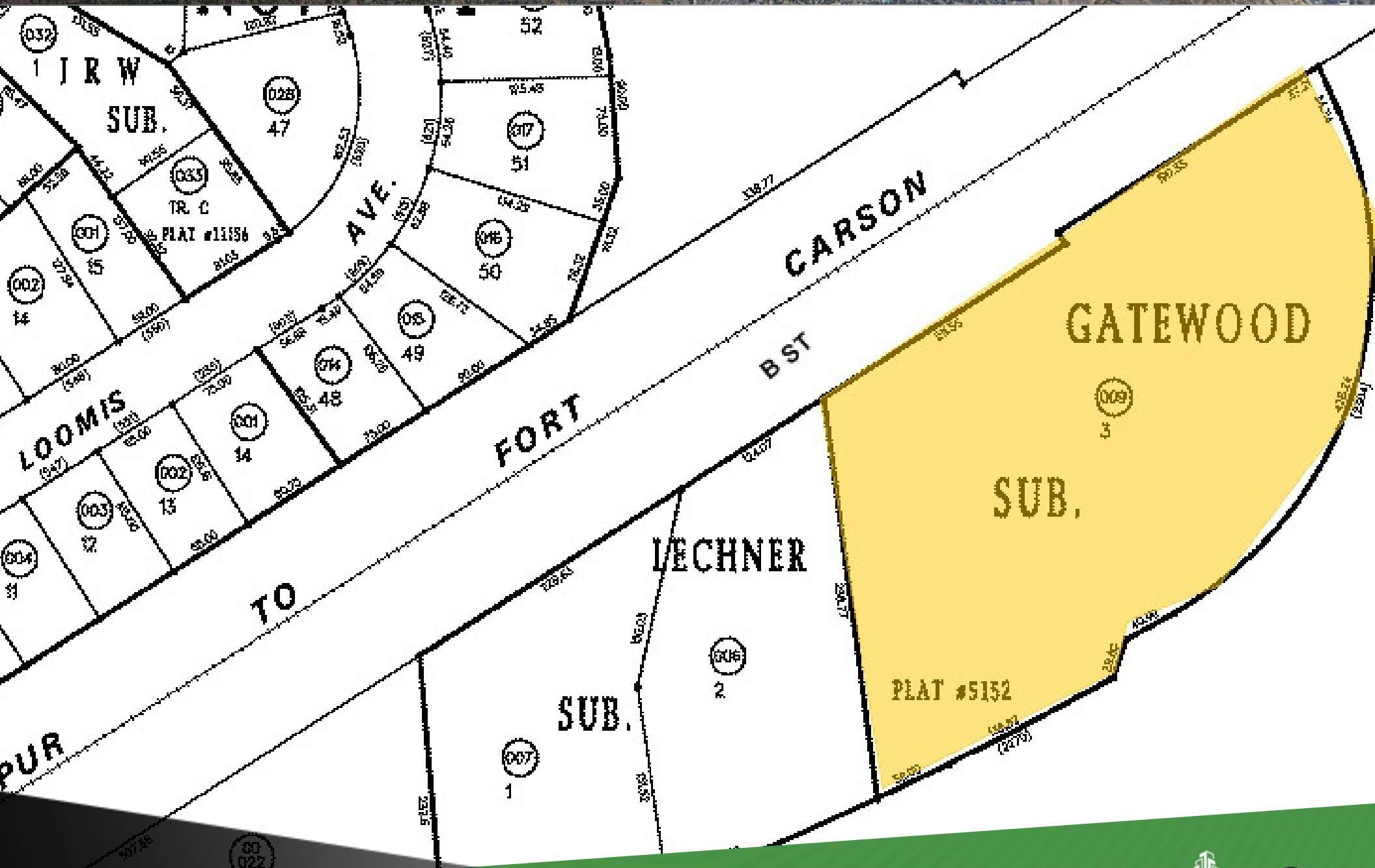
8 minute drive to Ft.
Carson Base and
NORAD

INVESTMENT OVERVIEW

Offering Price	\$1,200,000
Lease Rate	\$1.25/SF
Price / Acre	\$428,571/Acre
Total Square Feet	121,968 SF



PROPERTY SURVEY



MARKET OVERVIEW

MARKET OVERVIEW

Colorado Springs's economy is driven primarily by the military, the high-tech industry, and tourism, in that order. The military and defense contractors supply more than 40% of the Pikes Peak region's economy


Colorado Springs is a city in and the county seat of El Paso County, Colorado, United States. It is the most populous city in El Paso County, with a population of 478,961 at the 2020 census, a 15.02% increase since 2010. Colorado Springs is the second-most populous city and the most extensive city in the state of Colorado, and the 40th-most populous city in the United States. It is the principal city of the Colorado Springs metropolitan area and the second-most prominent city of the Front Range Urban Corridor. It is located in east-central Colorado on Fountain Creek, 70 miles south of Denver.





2270 B STREET
COLORADO SPRINGS, COLORADO

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