



FOR SALE:

Single Tenant Net Lease Medical Dispensary

6755 N ACADEMY BLVD

Colorado Springs, CO 80918

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	1,120 SF
CAP RATE:	9.55%
NOI:	\$52,500.00
LOT SIZE:	.32 Acres
YEAR BUILT:	1999
PARKING SPACES:	38
ZONING:	C6 P SS



PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present for sale, a free-standing retail building leased out to an established medical marijuana dispensary. This is a rare and exceptional opportunity to acquire a standalone commercial property in a high-traffic, highly sought-after location on North Academy Boulevard. Strategically positioned in the heart of one of the area's most bustling corridors, this property offers unmatched visibility and accessibility.

PROPERTY HIGHLIGHTS

- Completely Renovated | Long Term NNN Lease | Established Medical Marijuana Tenant | Rare In Place Cannabis License
- Irreplaceable North Academy Location | Future Redevelopment Possibilities
- Tremendous Visibility & Access | Over 95,000 Vehicles Pass By Daily

PROPERTY DETAILS

SALE PRICE	\$550,000
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LOCATION INFORMATION

STREET ADDRESS	6755 N Academy Blvd
CITY, STATE, ZIP	Colorado Springs, CO 80918
COUNTY	El Paso
MARKET	Colorado Springs
SUB-MARKET	Southern Colorado
CROSS STREETS	Academy Boulevard and Woodmen Road

BUILDING INFORMATION

PROPERTY SUBTYPE	Freestanding Retail
YEAR BUILT	1999
NUMBER OF PARKING SPACES	38
ZONING	C6 P SS

INVESTMENT SUMMARY

NOI	Retail
CAP RATE	Free Standing Building
BUILDING SIZE	1,120 SF
LAND SIZE	.32 Acres
TENANCY	Single
LEASE COMMENCEMENT	01/01/2019
LEASE EXPIRATION	12/31/2029
OPTIONS TO RENEW	2, Five (5) Year Options To Extend
LEASE STRUCTURE	NNN



TENANT PROFILE



Altitude Organic Cannabis

SUMMARY

Like all great success stories, Altitude Organic Medicine started with a dream, three men, and a Craigslist ad. The story began with Luther Bonow, a Texas native who moved to Colorado with big dreams of green things. Already occupying the first store front on West Colorado Avenue and franchised name Altitude Organic Medicine, he found himself short on product that would respectfully cater the most important part of the name; "Organic Medicine." Luther partnered with two men with grow knowledge, experience, and eagerness to partner, thus establishing the perfect balance of retail sales, marketing, and ability to grow the quality of marijuana that was hard to find among commercial grows.

Altitude Organic Cannabis has since evolved into a fully integrated cannabis company with multiple grows and 4 storefront locations throughout the state of Colorado. Including, one of Summit County's top dispensaries.

TENANT OVERVIEW

COMPANY:	Altitude Organic Cannabis
FOUNDED:	2009
LOCATIONS:	4 Total-1 Recreational Dispensary. 3 Medical Dispensaries
LEASE COMMENCEMENT:	01/01/2019
LEASE EXPIRATION:	12/31/2029
NUMBER OF LOCATIONS:	4
WEBSITE:	www.altitudeorganic.com

RENT SCHEDULE

LEASE YEARS	ANNUAL/MONTHLY RENT
01/01/2019-12/31/2029	\$52,500/\$4,375

RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	3,005	10,317	86,270
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,279	4,292	34,654
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$92,623	\$97,063	\$113,537
AVERAGE HOUSE VALUE	\$535,758	\$522,370	\$519,147

Demographics data derived from AlphaMap

