

# 3604 Galley Road



## For Sale

- Stabilized Long Term Tenants
- Performing Cap Rate 8.8%
- Pro-Forma Cap Rate 10+%
- Value Add Property
- 87% Leased

Offering Price: \$2,310,000

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# Property Highlights



Discover a well-established, low-maintenance office property at 3604 Galley Road, offering investors a rare combination of stability, strong returns, and future upside. This asset has recently undergone an exterior upgrade, enhancing its curb appeal and long-term durability while maintaining its low operating costs.

The property features long-term medical tenants on the upper level—all of whom have NNN leases, ensuring consistent income and minimal landlord responsibilities. The lower level is occupied by a mix of tenants on modified gross leases, each paying their pro-rata share of utilities and trash, adding further income diversification and stability.

With an in-place cap rate of 8.8% and a pro-forma cap rate exceeding 10%, this offering stands out as an exceptional investment opportunity in today's market—particularly rare for an office property with strong tenant retention.

Adding even more appeal, 3604 Galley Road is located within an Opportunity Zone, offering potential tax advantages for qualifying investors. The tenant base has demonstrated longevity and commitment, providing confidence in ongoing occupancy and cash flow.

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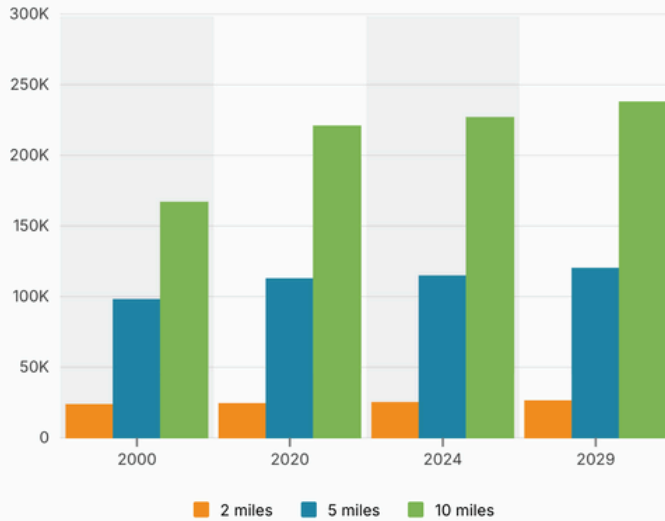


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# Demographics

## Households

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	2 miles	5 miles	10 miles
2020 Households	24,223	112,608	220,746
2024 Households	24,953	114,615	226,753
2029 Household Projection	26,180	119,988	237,769
Annual Growth 2020-2024	1.9%	1.7%	2.0%
Annual Growth 2024-2029	1.0%	0.9%	1.0%
Owner Occupied Households	12,592	63,853	144,515
Renter Occupied Households	13,587	56,135	93,255
Avg Household Size	2.3	2.3	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$670.1M	\$3.4B	\$7.7B

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Galley Rd	Renhardt Dr W	17,733	2023	0.03 mi
GALLEY RD	Renhardt Dr W	17,867	2025	0.03 mi
Galley Rd	N Academy Blvd E	18,313	2025	0.18 mi
N Academy Blvd	E Uintah St N	44,987	2025	0.22 mi
N Academy Blvd	Galley Rd N	45,320	2025	0.23 mi
North Academy Boulevard	Portal Dr E N	43,196	2025	0.24 mi
ACADEMY BD	Citadel Dr N S	48,089	2025	0.25 mi
North Chelton Road	la Salle St S	4,070	2025	0.27 mi
N Chelton Rd	la Salle St S	4,030	2023	0.27 mi
Galley Rd	N Academy Blvd W	19,074	2025	0.27 mi

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# Area Highlights



3604 Galley Road is located within a designated Opportunity Zone. Additional mapping and zoning information can be found at [ColoradoSprings.gov](https://coloradosprings.gov). This designation may offer the buyer access to potential tax incentives and other financial benefits.

**\*\*Prospective purchasers are advised to conduct their own due diligence and consult with qualified tax and legal professionals regarding eligibility and requirements. This information is provided solely for marketing purposes.**

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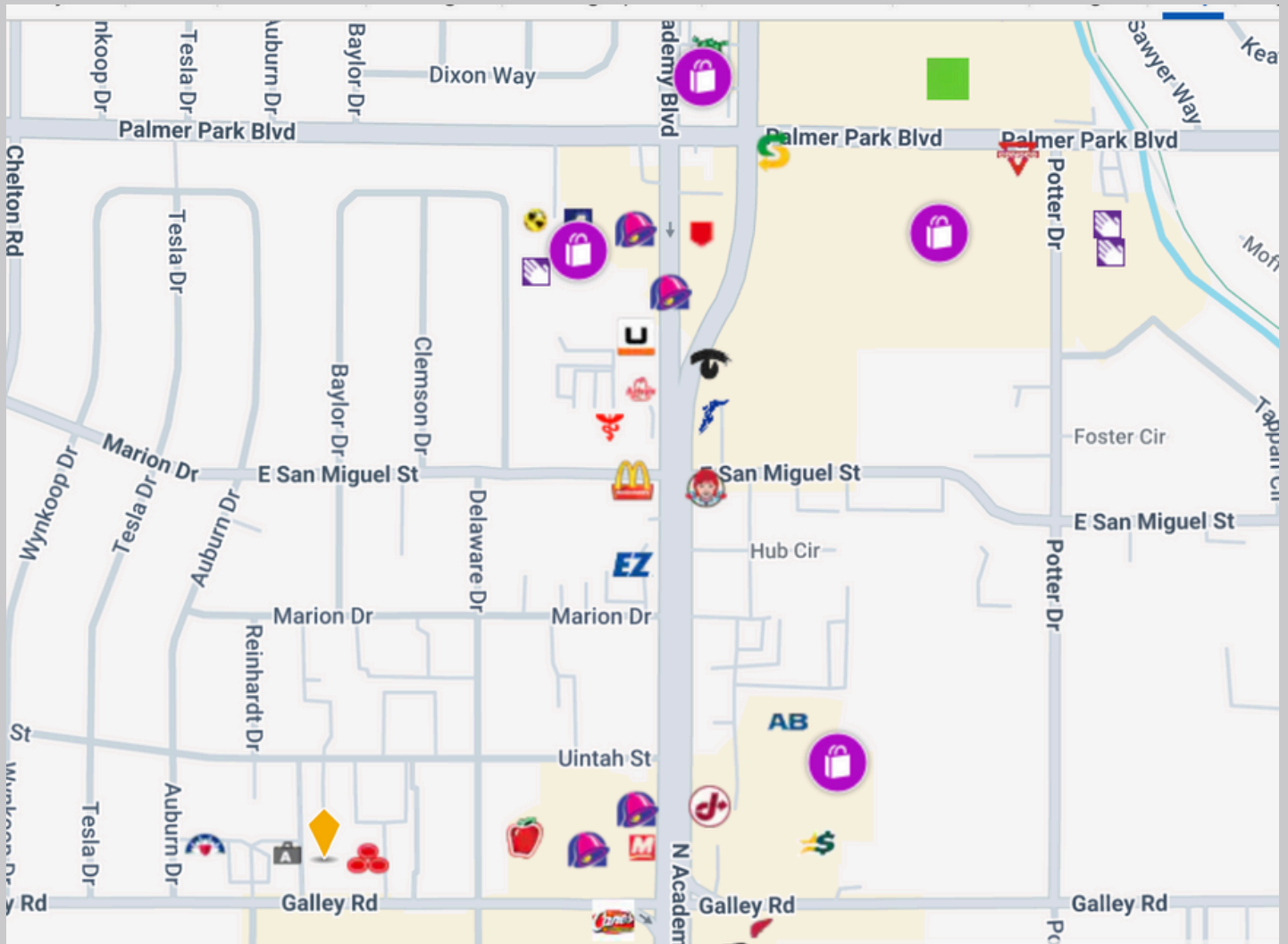
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# Area Highlights Continued



Ideally situated just off Academy Boulevard, one of the city's primary commercial arteries, the property offers excellent visibility and convenient connectivity to Powers Boulevard and other major transit routes. Its central location places it within approximately five minutes of UCHHealth Memorial Hospital Central and a short drive to major military installations including Peterson Space Force Base, Fort Carson, and the U.S. Air Force Academy—all key economic drivers for the region. This area benefits from steady traffic flow, ongoing infrastructure improvements, and a robust mix of retail, service, and institutional users, making 3604 Galley Road an attractive option for investors looking to capitalize on Colorado Springs' sustained commercial expansion and diverse tenant base.

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