



**280** MAIN ST COLORADO SPRINGS,  
CO 80911

*Southwest corner of MAIN & SECURITY*

*Exclusively Marketed By:*

**BRIAN BROCKMAN**

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**BANG**  
REALTY

# INVESTMENT HIGHLIGHTS

## 280 MAIN STREET SECURITY CO

### OVERVIEW

Bang Realty is pleased to present an exclusive opportunity to acquire the Walgreens property located in Colorado Springs. Strategically positioned on a signalized intersection, this property benefits from a prime location that has over 120,000 people in a 5 mile radius. Walgreens' operational efficiency. Walgreens has been a fixture at this site for over 25 years, consistently outperforming the national average. The property boasts an Absolute NNN lease with approximately 2.7 years remaining, along with five 10-year renewal options. The area is home to many national tenants, including Ross Dress for Less, Planet Fitness, Sonic, Mavericks, Lowes, Walmart, Safeway and many others. The property is located less than 10 miles from Colorado Springs Airport and is Peterson Space Force Base.

### ABSOLUTE NNN LEASE

There are ~2.7 years remaining on an Absolute NNN Fee Simple lease with zero landlord responsibilities and Ten (10), Five (5) year option periods. The tenant is responsible for all expenses: taxes, insurance, and maintenance; including roof and structure.

### INVESTMENT GRADE TENANT

Corporately guaranteed lease from Walgreens with an S&P credit rating of BBB. Walgreens is currently ranked 18th on the Fortune 500 with over 9,000 locations nationwide.

### STRATEGIC MEDICAL HUB

The subject property is located near an abundance of medical centers and clinics including: UCHealth Eastview Medical Center, Peak Vista Community Health Centers, PFC Floyd K. Lindstrom Department of Veterans Affairs Clinic, Mission Medical Center, and a handful of private practices.

### HARD CORNER LOCATION

Strategically positioned on a highly visible 1.42 AC parcel on the hard corner of a 4-way signalized intersection seeing over 25,000 vehicles per day.

### LONG-TERM OPERATING HISTORY

Walgreens has operated at this location for over 20 years, demonstrating their long-term commitment to the location. Site commitment Walgreens wants to stay here long term. Inquire with the broker for more information. Bettendorf's economy has shown resilience and growth in various sectors, including healthcare, manufacturing, and education. Investing in this address presents opportunities for businesses to tap into the city's economic potential and contribute to its ongoing development.

# INVESTMENT OVERVIEW

## 280 MAIN STREET SECURITY CO



Unpriced



\$308,813  
NOI



\$3,379,167  
Reported Sales



Lease: 25+yr Operating  
History with 2.7yrs remaining  
with 10 / 5yr options  
remaining





# OFFERING SUMMARY

## 280 MAIN STREET SECURITY CO

### OVERVIEW

280 Main Street, Security, CO

Tenant	Walgreens (Corporation)
Asking Price	Unpriced
Store Number:	4709
Square Footage:	13,905 sq ft
Lot Size:	1.42 acres
Landlord Responsibilities	None
ROFO	No
Roof / Structure	Tenant

### LEASE SUMMARY

280 Main Street, Security, CO

Lease Type	Absolute NNN
Lease Commencement	January 28, 2002
Lease Expiration	January 31, 2027
Years Remaining	2.7
Lease Options	10 x 5-year
NOI	\$308,813

### ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	
Current Term - January 31, 2027	\$25,734	\$308,813	(10) 5 Year Options to



# AERIAL MAP

280 MAIN STREET SECURITY CO



280 MAIN STREET

**FAMILY DOLLAR** **FirstCash**  
**SF** **Comfort dental**  
SMOKER FRIENDLY

**ROSS**  
DRESS FOR LESS  
**planet fitness**

**SONIC**

**7 ELEVEN**

**CONOCO**

Main St 25,000 VPD

Security Blvd

CanAm Hwy

# AERIAL MAP

## 280 MAIN STREET SECURITY CO

280 MAIN STREET

Main St 25,000 VPD

CanAm Hwy

S Academy Blvd

25

25

**Domino's** **Reliance**  
**CERTIFIED WARRIOR** FITNESS CENTER **omni**  
**FAMILY DOLLAR** **KeyBank** **COLORADO SPRINGS** **KFC**

**DOLLAR GENERAL** **CUBESMART** self storage  
**KIM BATTERSON** REALTOR **Center Pointe** FAMILY MEDICINE  
**7 ELEVEN** **U-HAUL** **THE LOCAL TABLE**

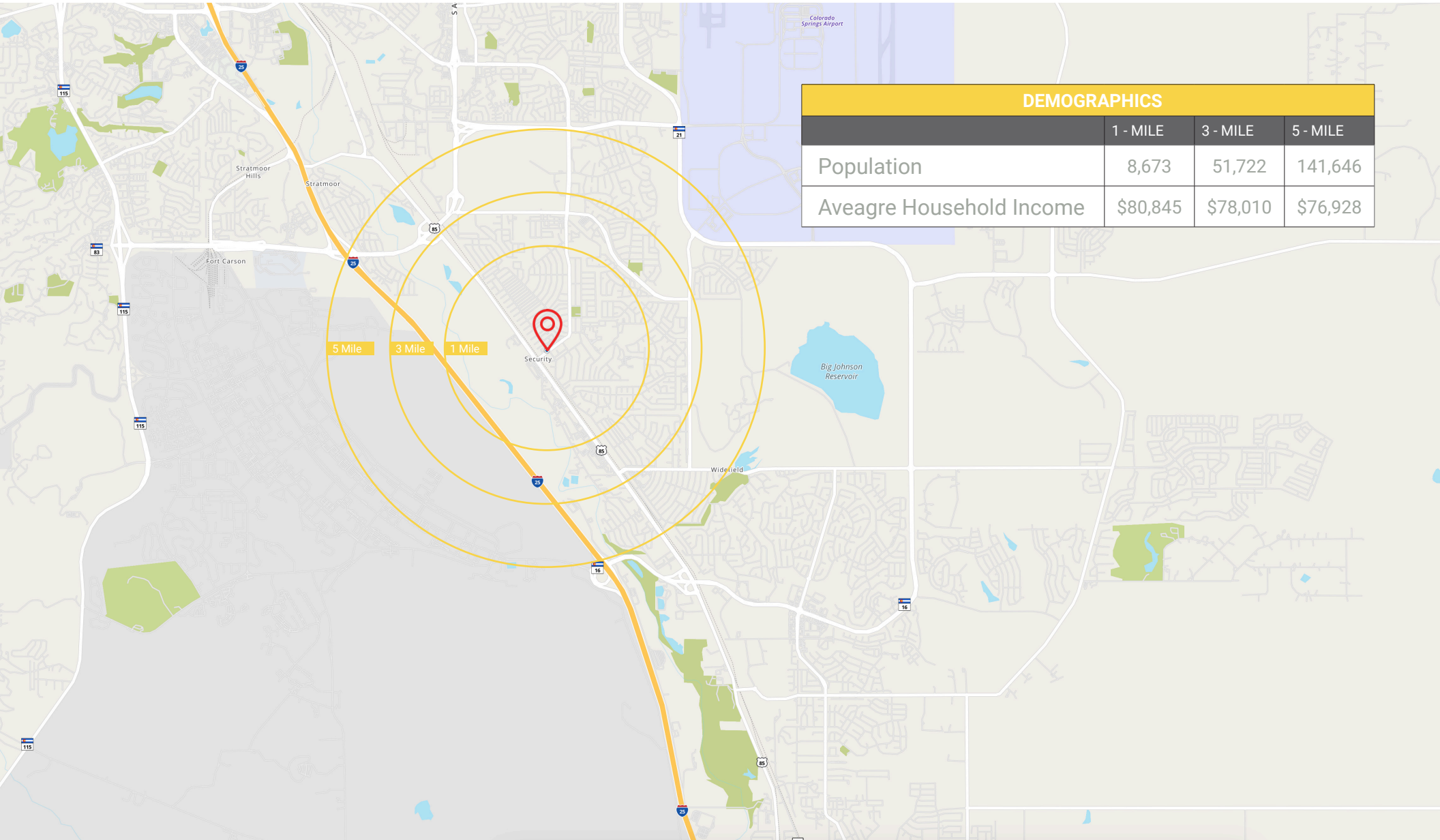
**ROSS** DRESS FOR LESS **FirstCash**  
**FAMILY DOLLAR** **Comfort dental** **SONIC**  
**7 ELEVEN** **SF** **planet fitness**

**Walmart** **DOLLAR TREE** **SUBWAY**  
**T Mobile** **redbox.** **BIG TIRES** **Wendy's**  
**POPEYES** **Aaron's** **ANYTIME FITNESS** **jiffylube** **IHOPE**  
**Applebee's** **AW** **DQ** **O'Reilly** **CIRCLE K** **Auto Zone**  
**goodwill** **McDonald's** **BURGER KING** **PIZZA HUT** **PEPPERONI** **Jack** **TACO BELL**

**Walmart** **verizon**  
**sam's club** **QDOBA** MEXICAN EATS  
**Freddy's** **SALLY BEAUTY** **MOD**  
**Starbucks** **Panda Express** **Jack-in-the-Box** **Arbys**

# DEMOGRAPHICS

## 280 MAIN STREET SECURITY CO



DEMOGRAPHICS			
	1 - MILE	3 - MILE	5 - MILE
Population	8,673	51,722	141,646
Aveagre Household Income	\$80,845	\$78,010	\$76,928



# LOCATION OVERVIEW

## 280 MAIN STREET SECURITY CO

Colorado Springs, Colorado, is a vibrant city nestled at the foot of the Rocky Mountains, offering a blend of rich history, diverse culture, and modern amenities. Here's a snapshot of what makes Colorado Springs a prime location for your next real estate investment:

### LOCATION:

Colorado Springs enjoys a strategic location in central Colorado, making it a hub for commerce, industry, and tourism. Situated just a short drive from Denver, the city provides easy access to regional markets and business opportunities while offering stunning natural beauty and a mild climate.

### ECONOMY:

With a robust economy anchored by defense, healthcare, tourism, and technology sectors, Colorado Springs offers a stable environment for business growth and investment. The city's diverse economic base ensures resilience and opportunities for entrepreneurs and investors alike.

### CULTURE AND RECREATION:

Colorado Springs boasts a vibrant cultural scene with numerous museums, theaters, and galleries. From the Colorado Springs Fine Arts Center to the Pikes Peak Center for the Performing Arts, residents and visitors alike can explore a wealth of cultural and recreational attractions. The city's beautiful parks, scenic mountain views, and numerous outdoor activities make it an ideal destination for nature lovers and outdoor enthusiasts.

### EDUCATION:

Home to several top-rated schools and prominent institutions like the University of Colorado Colorado Springs and Colorado College, Colorado Springs offers exceptional educational opportunities for students of all ages. The city's strong focus on education and research contributes to a skilled workforce and a thriving knowledge-based economy.

### REAL ESTATE MARKET:

The real estate market in Colorado Springs is dynamic and diverse, with a wide range of residential, commercial, and industrial properties to suit every need and budget. Whether you're looking for a charming historic home, a modern downtown loft, or prime commercial space in a bustling business district, you'll find plenty of options to choose from.

In summary, Colorado Springs, Colorado, offers a winning combination of location, economy, culture, and amenities that make it an attractive destination for real estate investment. Whether you're a business owner, investor, or homeowner, Colorado Springs has something to offer everyone. Contact us today to explore the exciting opportunities waiting for you in this thriving Rocky Mountain city!