



## PROPERTY DESCRIPTION

Introducing 10634 Maltese Pt, a prime commercial opportunity in Peyton, CO. This modern 7,500 SF building, constructed in 2021, features three fully leased units, offering an immediate return on investment. Zoned PUD, this property provides versatility for retail or street retail investors, with 100% occupancy ensuring a steady income stream. Located near Woodmen Road and Highway 24, the building occupies a strategic space in the fast growing suburb just East of Colorado Springs. For more information, please request the Offering Memorandum.

## PROPERTY HIGHLIGHTS

- 100% Leased for Immediate Income
- Prime Location in Peyton
- 7,500 SF Wood and Stucco Construction
- 6.85% Capitalization Rate
- 43 Private Parking Spaces
- Constructed in 2021
- Zoned PUD

## OFFERING SUMMARY

|                  |              |
|------------------|--------------|
| Sale Price:      | \$2,598,500  |
| Price / SF:      | \$346.47     |
| Price / SF Land: | \$58.48      |
| Cap Rate:        | 6.85%        |
| 2023 Taxes:      | \$61,390.24  |
| APN:             | 53111-01-016 |

## OFFERING DETAILS

|                |           |
|----------------|-----------|
| Building Size: | 7,500 SF  |
| Lot Size:      | 44,431 SF |
| Occupancy:     | 100%      |
| Year Built:    | 2021      |



**GREG KAUFMAN**  
Gkaufman@KCREAdvisors.com  
719.229.8041



**SIMON PENNER**  
simon@miramontcre.com  
719.229.1585



**GREG KAUFMAN**  
Gkaufman@KCREAdvisors.com  
719.229.8041

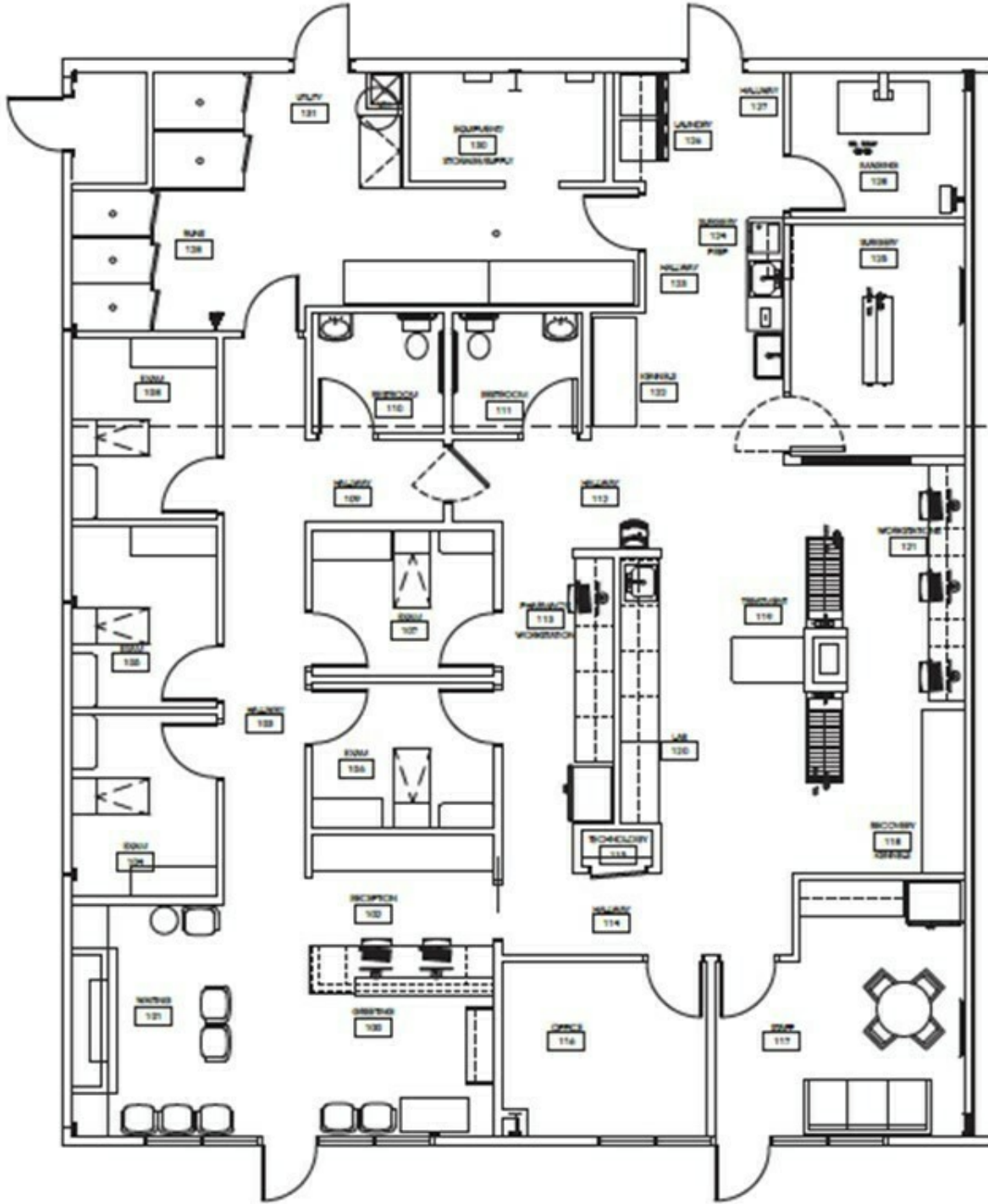


**SIMON PENNER**  
simon@miramontcre.com  
719.229.1585

# SUITE 100 - FALCON FAMILY VET

10634 Maltese Pt Peyton, CO 80831

*Retail Property For Sale*



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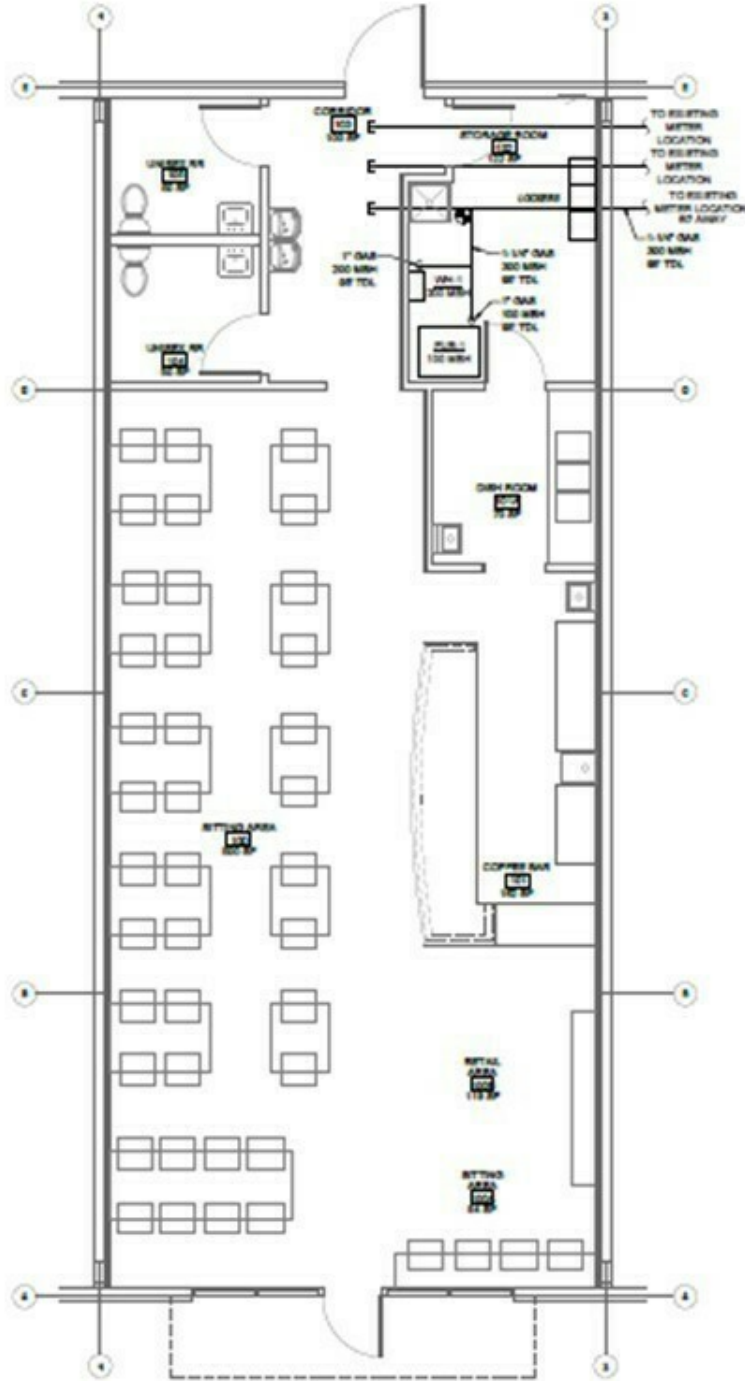


**SIMON PENNER**  
simon@miramontcre.com  
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# SUITE 120 - AFFOGATTO COFFEE

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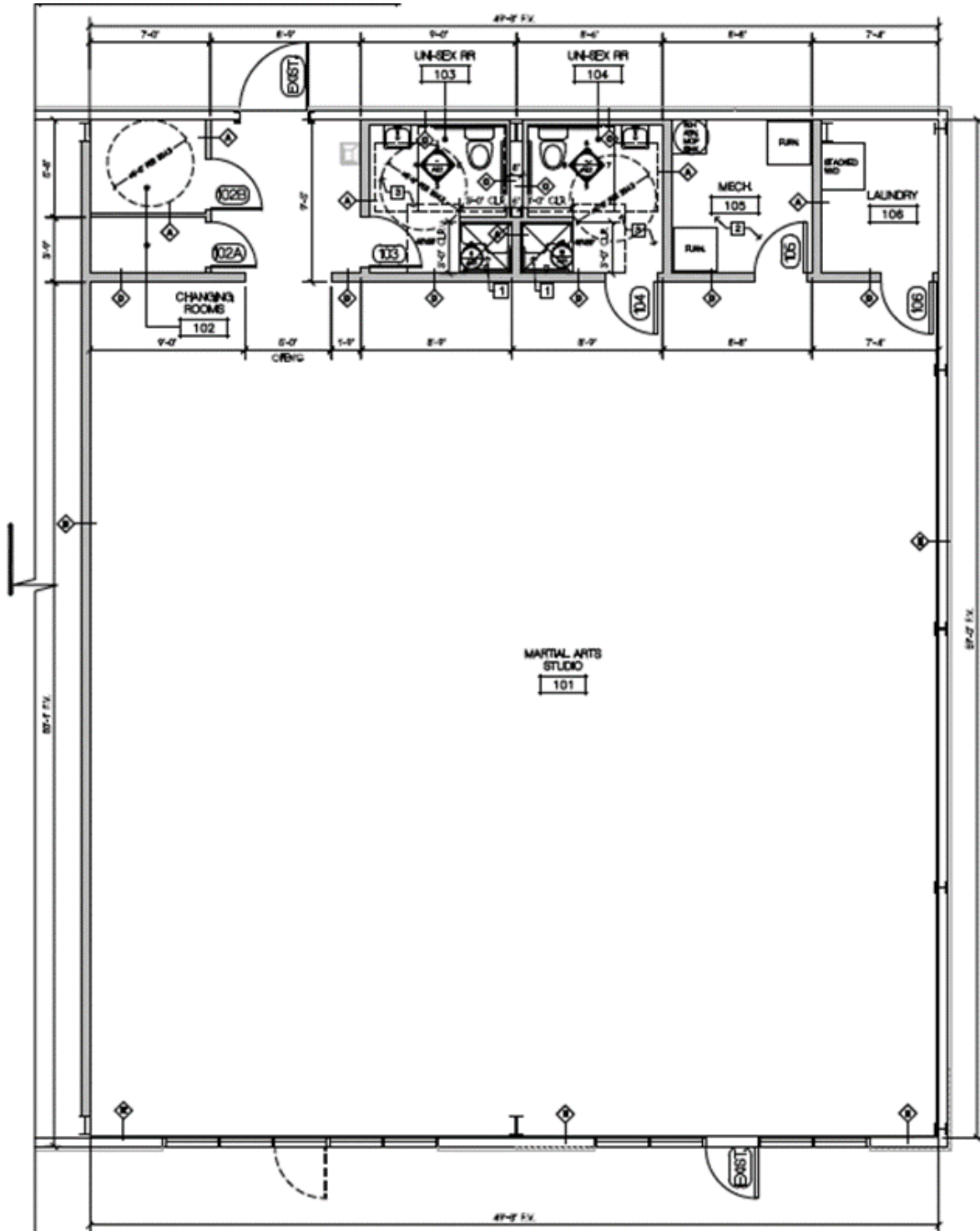


**SIMON PENNER**  
simon@miramontcre.com  
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# SUITE 130-140 - FLOW JIU JITSU

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# 10634 MALTESE POINT

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Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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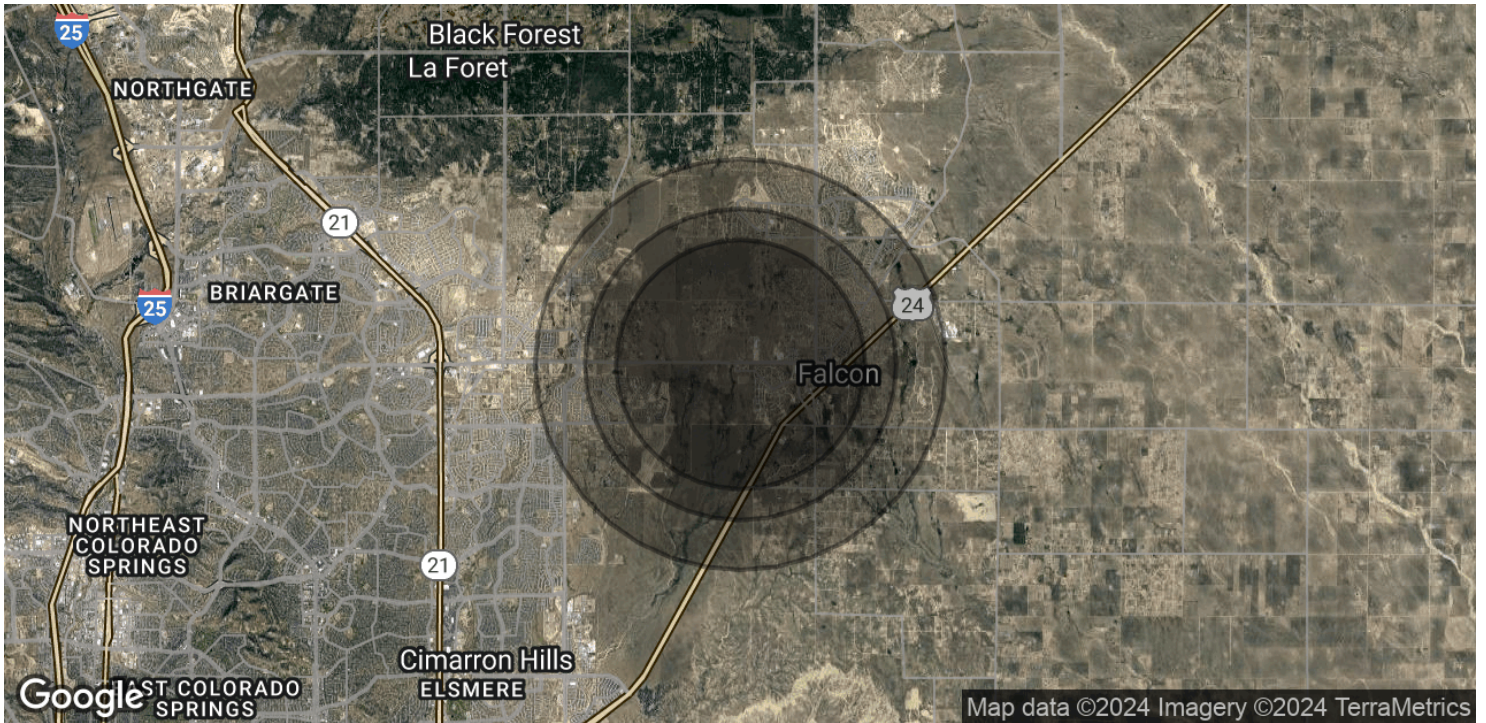


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# 10634 MALTESE POINT

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Retail Property For Sale



| POPULATION           | 3.3 MILES | 2.5 MILES | 2 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 34,761    | 19,088    | 10,136    |
| Average Age          | 35        | 35        | 35        |
| Average Age (Male)   | 34        | 35        | 35        |
| Average Age (Female) | 36        | 36        | 36        |
| HOUSEHOLDS & INCOME  | 3.3 MILES | 2.5 MILES | 2 MILES   |
| Total Households     | 11,046    | 5,996     | 3,208     |
| # of Persons per HH  | 3.1       | 3.2       | 3.2       |
| Average HH Income    | \$146,740 | \$148,967 | \$147,478 |
| Average House Value  | \$587,232 | \$573,671 | \$572,038 |

Demographics data derived from AlphaMap



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