

FULLY LEASED RETAIL SHOPPING CENTER FOR SALE

Delmonico Square

6660 DELMONICO DR. & 205-211 W. ROCKRIMMON BLVD.,
COLORADO SPRINGS, CO 80919





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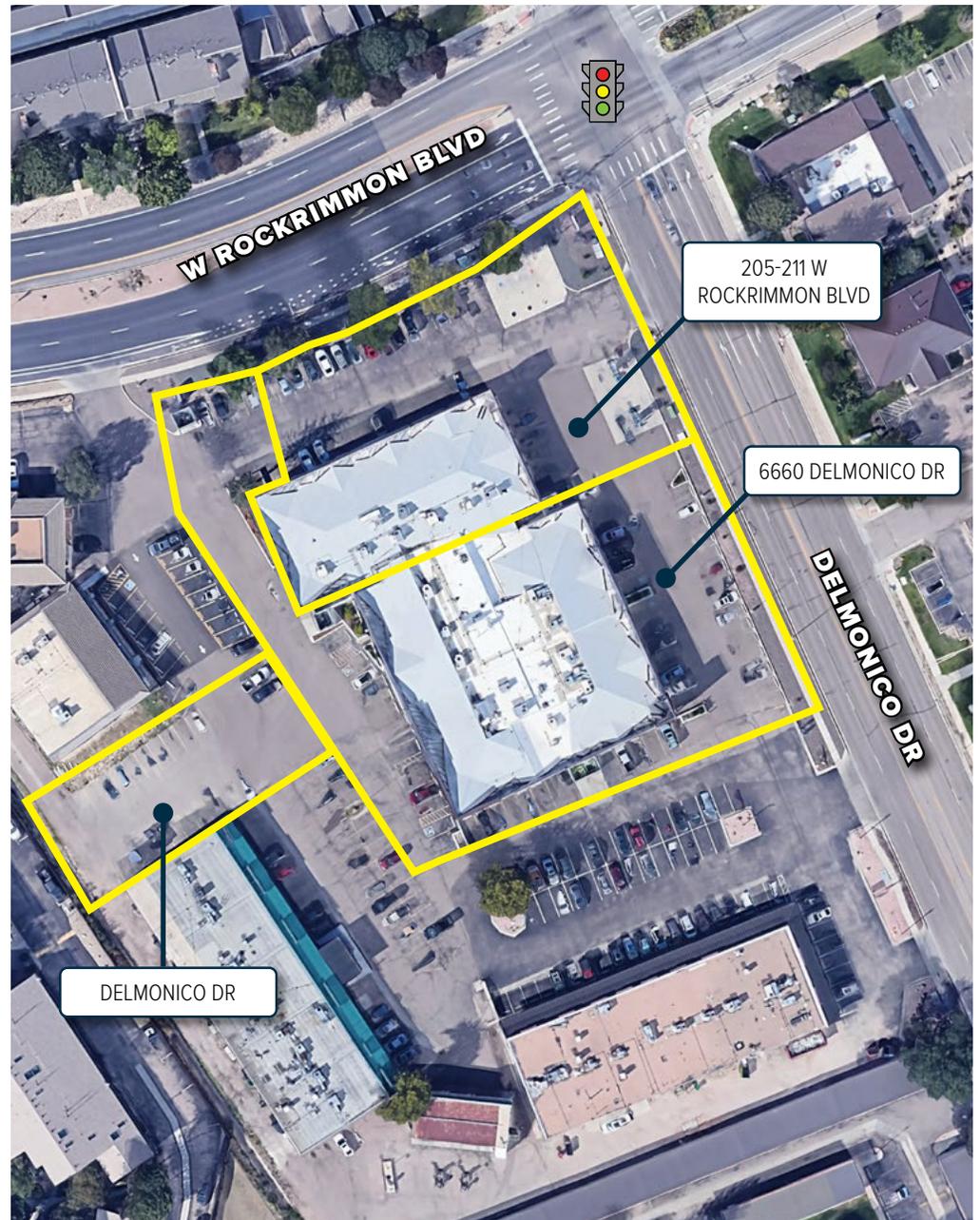
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DELMONICO SQUARE is a multi-tenant 23,662 SF retail center situated on 3 lots consisting of 2.13 acres. Located at the signalized intersection of Delmonico Dr and Rockrimmon Blvd, Delmonico Square is a well-positioned neighborhood retail center surrounded by mature, high-income residential communities. The property benefits from steady daily traffic, easy access to I-25, and excellent visibility—making it a convenient destination for local residents.

The center is anchored by a mix of established service-based and retail tenants that cater to the daily needs of the surrounding population, contributing to low vacancy and consistent cash flow. With limited new retail development in the area and rising barriers to entry, this property presents a rare opportunity to acquire a stable, income-producing asset in a supply-constrained submarket.

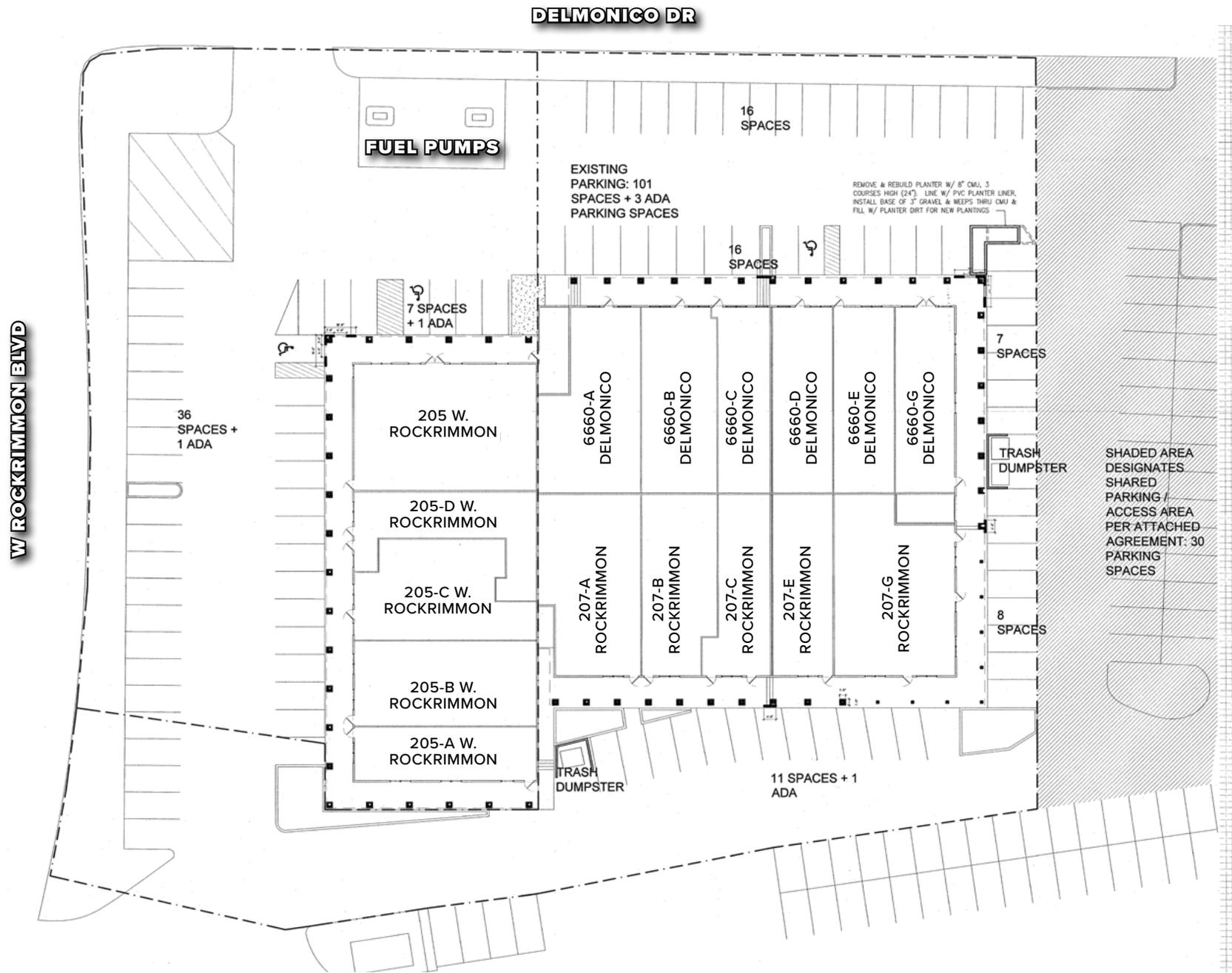
- **FULLY LEASED ASSET WITH TOTAL NET RENTS OF \$498,853 AS OF NOVEMBER 1, 2025**
- Well maintained property
- Stable long-term tenant base with market upside
- Exterior facade remodel in 2018
- Annual rent escalations, driving NOI growth!

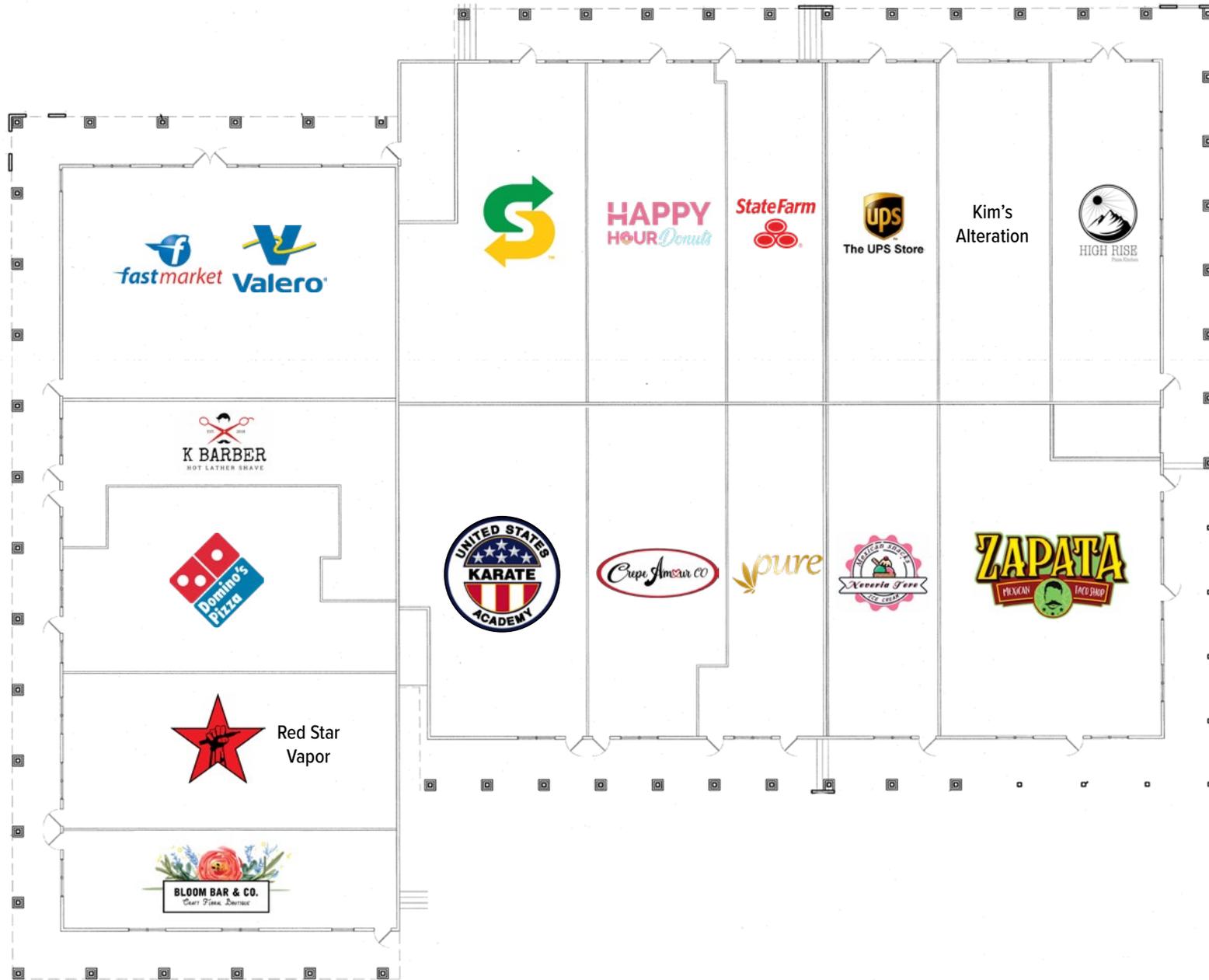
SALE PRICE:	\$7,126,485.00 (\$301.18 / SF)
TOTAL NET RENTS ANNUALLY:	\$498,853.92 (as of 11/1/25)
CAP RATE:	7.0%
NUMBER OF TENANTS:	15 (100% Leased)
NNN EXPENSES (2026):	\$9.41 / SF
BUILDING SIZE:	Total: 23,662 SF • 6660: 15,586 SF • 205-211: 8,076 SF
SITE SIZE:	Total: 92,997 SF (2.13 Acres) • 6660: 50,965 SF • 205-211: 31,700 SF • Delmonico Dr: 10,332 SF
YEAR BUILT/REMODELED:	1979 - 1983 / 2018
ZONING:	MX-M HS
TAX SCHEDULE NUMBERS:	7312412244, 7312412245, 7312412018
PARKING:	123 Spaces + 3 ADA















Demographics - Radius - Miles			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	9,233	57,823	158,496
2025 Est. Households	4,046	24,749	65,725
2025 Est. Avg. HH Income	\$136,352	\$124,971	\$121,959

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	9,917	75,836	242,798
2025 Est. Households	4,188	32,739	102,297
2025 Est. Avg. HH Income	\$137,137	\$116,765	\$120,897

Source: 2025 U.S. Estimate, Esri, All Rights Reserved

The Northwest Colorado Springs retail market continues to demonstrate exceptional resilience, low vacancy and steady rent growth - hallmarks of a thriving investment environment. As one of the city's most affluent and established submarkets, it benefits from a highly educated population, dense surrounding neighborhoods, and a strong mix of national and local tenants. Limited new retail development further supports long-term rent stability and value appreciation.

The immediate trade area draws from a stable consumer base and generates strong daytime traffic from nearby medical, education, hospitality, and defense employers. This combination fuels consistent demand for neighborhood retail, including service-oriented, food and beverage, and health/wellness users. Investors benefit from reliable in-place income and long-term security backed by strong underlying real estate fundamentals.

Delmonico Square is strategically located in the heart of this high-demand corridor, serving a built-out and affluent residential base. It's minutes from iconic recreational landmarks like Garden of the Gods and Ute Valley Park—unique lifestyle amenities that contribute to long-term tenant appeal and population stability in the area.

NORTHWEST DEMOGRAPHICS

	Population	76,020
	Average Household Income	\$128,392
	Households	30,944
	Businesses	3,335
	Bachelor's Degree or Higher	54.5%

NORTHWEST RETAIL SUBMARKET

2.4%	\$20.02	3.7%
Y-O-Y ASKING RENT GROWTH	MARKET ASKING RENT/SF	VACANCY RATE

MAJOR EMPLOYERS DRIVING LOCAL SPENDING & STABILITY



COLORADO SPRINGS spans 195 square miles, making it the largest city in Colorado by land area. Interstate-25 runs through the region, connecting it north to Denver and Wyoming and south to New Mexico. With over 300 days of sunshine annually, the city attracts 24.8 million visitors annually spending \$2.8 billion. Colorado Springs is surrounded by natural beauty, offering hiking and biking trails, open spaces, and within a few hours to world-class ski resorts, making it a haven for outdoor enthusiasts.

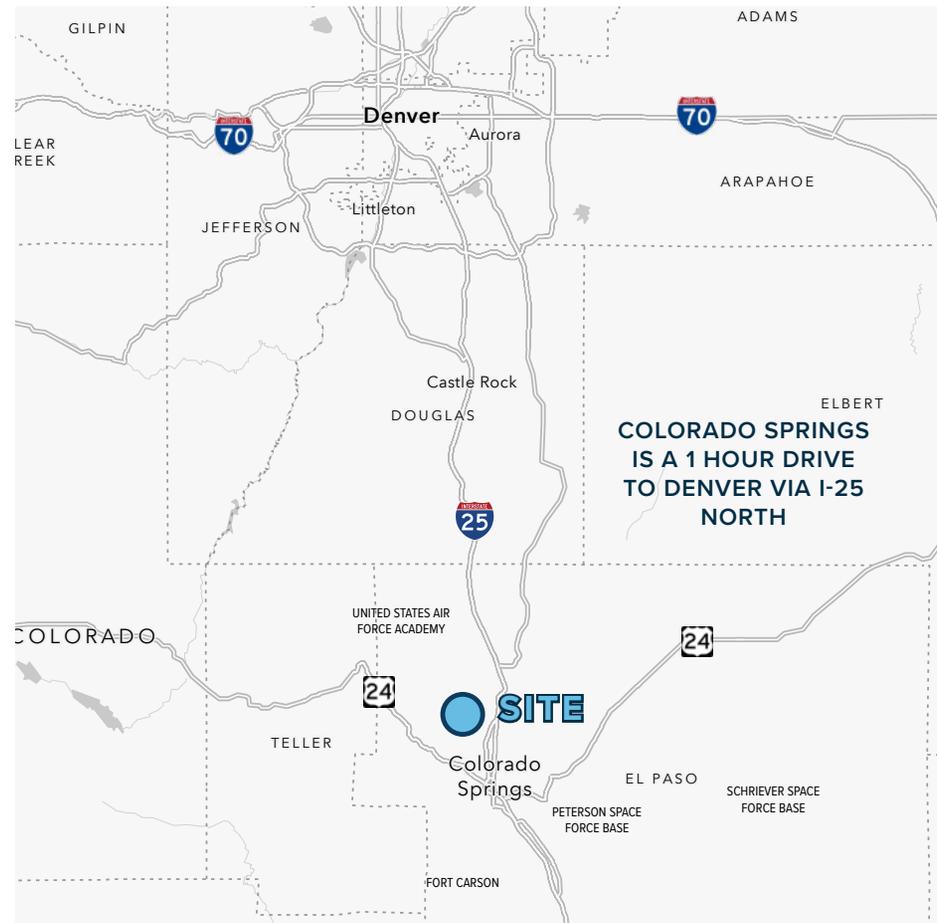
Located just 1 hour south of Denver, Colorado Springs is the 2nd largest MSA in the state of Colorado by population and is nicknamed “Olympic City USA” due to the presence of the U.S. Olympic Committee Headquarters, training centers, and internationally recognized Olympic Museum. Colorado Springs is situated at the base of America’s Mountain, Pikes Peak, and has a metro population of 785,000. The Colorado State Demography Office projects a 32% increase in population by 2050 to 1.036 million, exceeding the growth rate of the Denver/Boulder region by 10%. The city’s economy benefits from a strong military presence with five bases, top-ranked colleges, and 30 Fortune 500 companies. Major economic drivers in the city include aerospace and defense, medical equipment and supply manufacturing, cybersecurity and software development, advanced manufacturing and semiconductor technology, and finance and insurance.

Colorado Springs consistently ranks as one of the best places to live in the U.S. with its affordable cost of living, ample job opportunities, high quality of life, and numerous recreational activities all making Colorado Springs a desirable place to live.

The city is home to various arts and cultural venues and popular attractions like Garden of the Gods Park, the United States Air Force Academy, Pikes Peak Highway & Summit House, Cave of the Winds, Broadmoor Seven Falls, the U.S. Olympic and Paralympic Museum, and Ford Amphitheater.

COLORADO SPRINGS RETAIL MARKET

2.9%	\$21.31	4.7%
Y-O-Y ASKING RENT GROWTH	MARKET ASKING RENT/SF	VACANCY RATE



FULLY LEASED RETAIL SHOPPING CENTER FOR SALE

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Colorado Springs, CO 80919

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