

# FOR SALE

## Fully Leased Retail Center Investment Opportunity

- Good Upside Potential
- Ideal 1031 Property



**1817-1873 Peterson Rd  
& 6910 Palmer Park Blvd  
Colorado Springs, CO 80915**



### PROPERTY DETAILS

- Building Size: 13,200 SqFt
- Land Area: 1.25 Acres
- Description: Eight Units (900-2,400 SqFt)
- 100% Leased, low turnover
- Zoning: CC (CommunityCommercial)
- Year Built: 1974
- Location: East Central Colorado Springs



**SALE PRICE**

**\$2,600,000**  
(\$196.97 / SqFt)

### PROPERTY FEATURES

- Well established neighborhood center
- Many long-term tenants
- Great Parking
- High traffic center
- Solid investment with below market rents & annual increases
- Newly improved parking lot summer 2026
- Great location



**CONTACT**

**John Onstott | Principal**



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**NAI Highland**

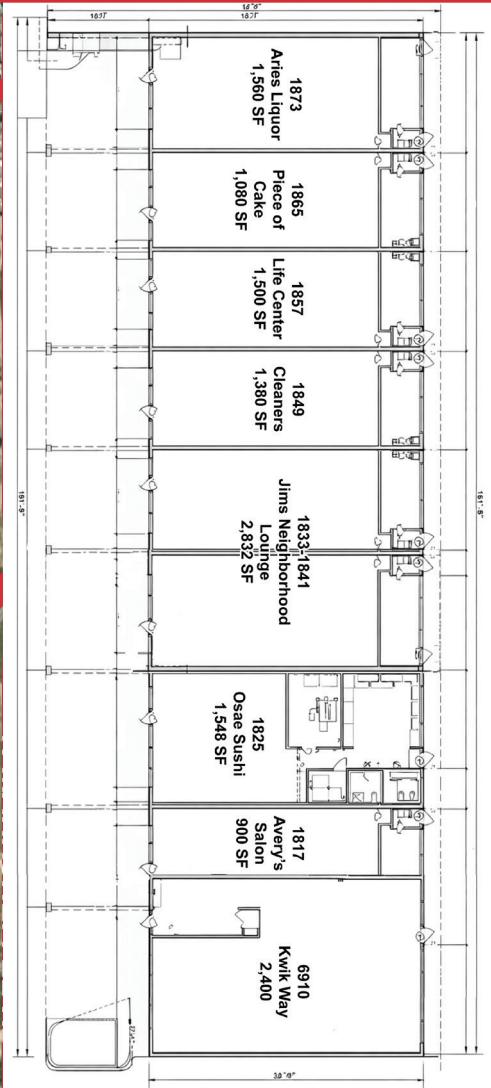
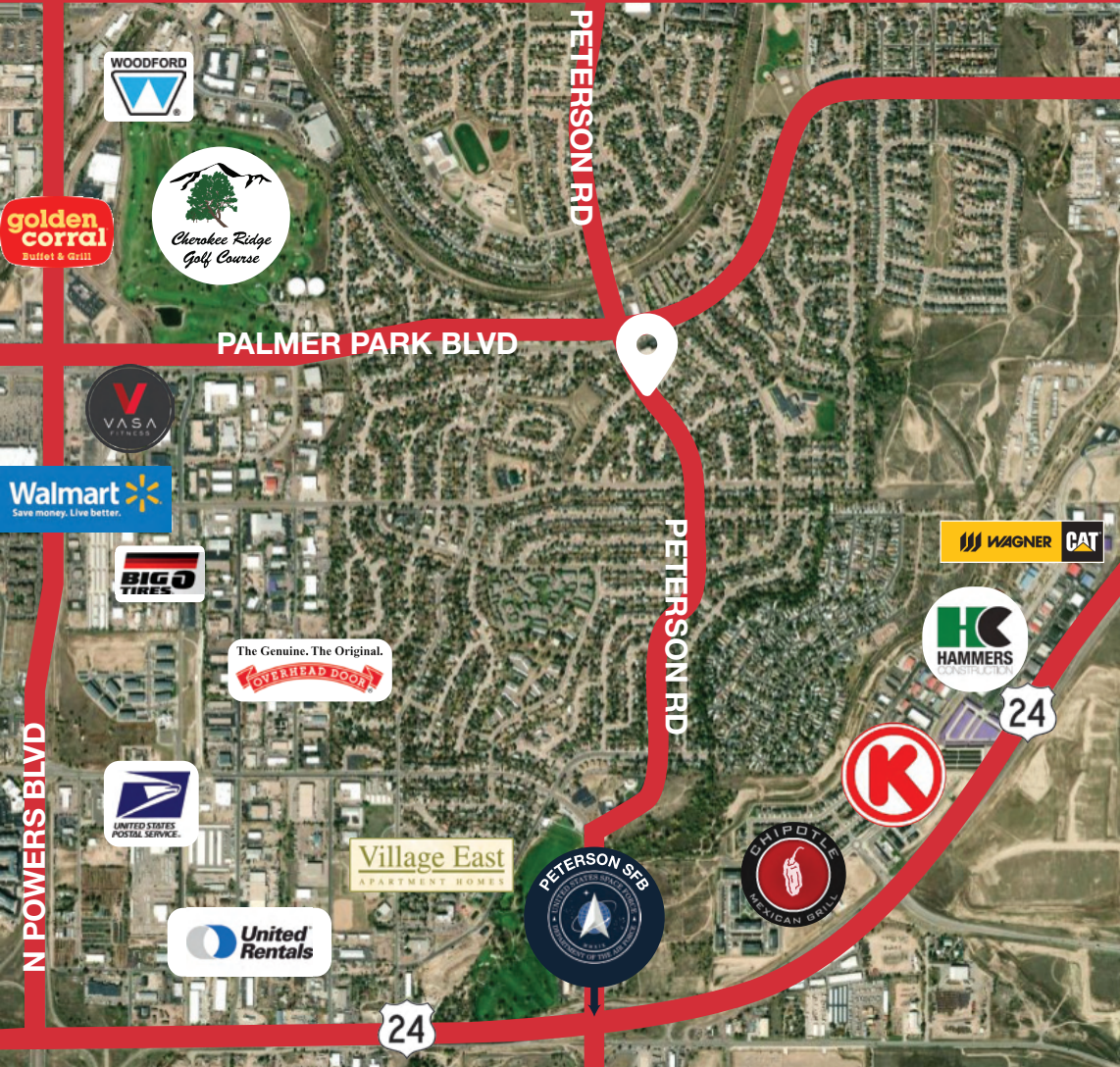
2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

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# CURRENT INCOME AND EXPENSE (EST.)

Base Rent Income	+\$190,233
CAM Income	+\$55,149
<b>TOTAL INCOME</b>	<b>+\$245,382</b>
Operating Expense	-\$84,688 (\$6.42/SF)
<b>Estimated NOI</b>	<b>\$160,694</b>
Initial Cap Rate	6.2% (EST.)



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**6/12/2026**