# MULTI-TENANT RETAIL BUILDING FOR SALE

# 2217-2225 WEBER

COLORAD SPRINGS | CO

**BRENT HAM** Senior Associate

salon

303.513.8189 • brent.ham@navpointre.com

**JACKSON NAYLOR** Associate

303.552.4958 • jackson.naylor@navpointre.com



## **Property Overview**

Property Address	2217-2225 N Weber St, Colorado Springs, CO 80907	
Property Type	Retail (Investment)	
Building Size	3,595 SF	
Site Size	0.12 Acre	
List Price	\$808,544.12	
Price PSF	\$225.00/SF	
CAP Rate	6.8%	
NOI	\$54,981	
Number of Tenants	5	
Number of Buildings	1	
Building Class	В	
Parking Ratio	2.23/1000	
Year Built/Renovated	1955/2024	



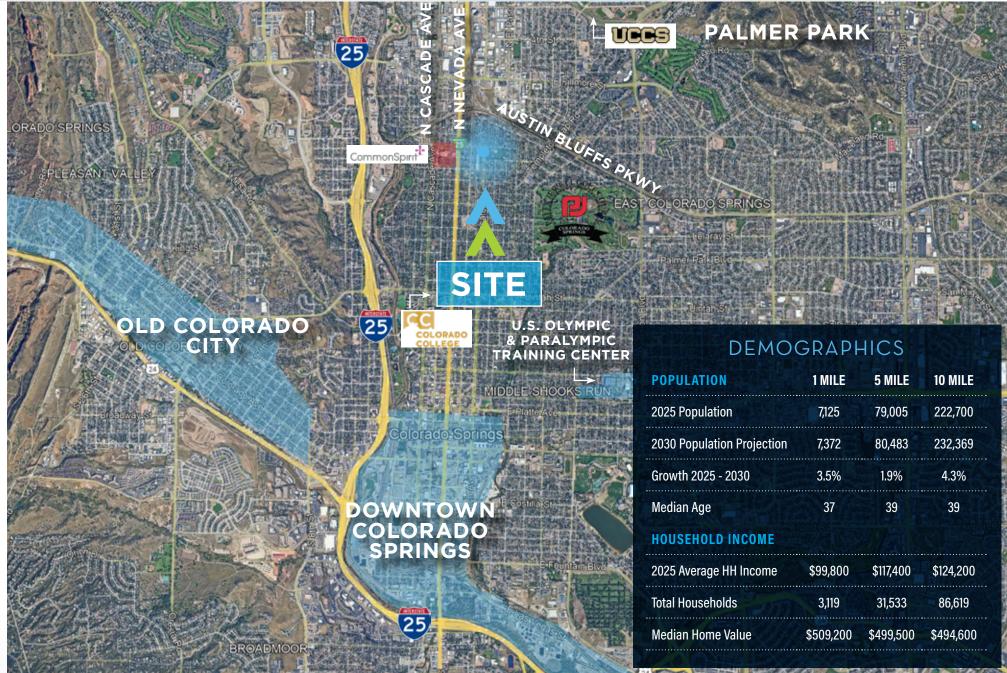
- Just 7 minutes from Downtown Colorado Springs
- Located adjacent to a new development area, offering long-term upside potential
- Situated in a growing market with a rising population base
- Strong investment fundamentals with opportunity for rental rate growth





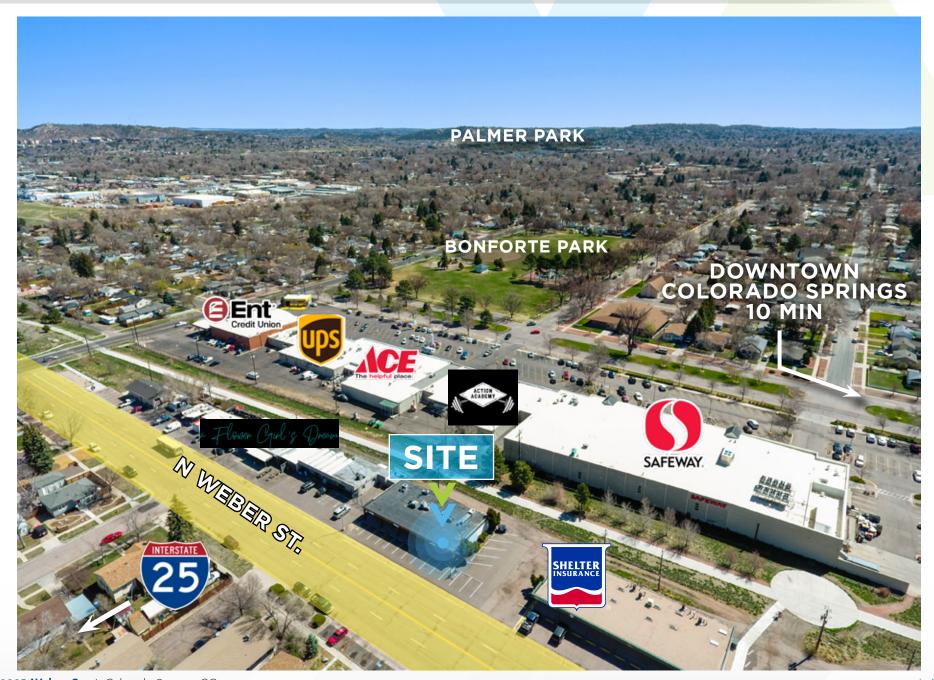
2217-2225 Weber St | Colorado Springs, CO

## **Property Map**



2217-2225 Weber St | Colorado Springs, CO

## **Nearby Retail**



### **Market Overview**

### Why Choose Colorado Springs?

Colorado Springs is one of the fastest-growing cities in the Rocky Mountain region, offering a dynamic blend of natural beauty, military and aerospace innovation, and a thriving business climate. Nestled at the base of Pikes Peak, the city provides a high quality of life with affordable living, top-ranked schools, and abundant recreational opportunities.

Home to a robust and diverse economy, Colorado Springs is an ideal location to launch or grow a business—whether you're establishing a new headquarters, expanding a manufacturing facility, or joining the ranks of the 300+ major employers that have already chosen to invest in this vibrant community.

### 1M PEOPLE

Southern Colorado's population is forecasted to reach approximately 1 million by 2040, making it one of the largest and most dynamic metro areas in the state.

### 5% GROWTI

with a 5% average annual growth in Gross Regional Product (GRP) over the past several years.

### **JOB INCREASE**

From 2015 to 2020, Colorado Springs saw a 9.3% increase in jobs—from 288,663 to 315,579—outpacing the national job growth rate of 1.3% by over 8%.

#### • - Strategic Location

Colorado Springs is strategically situated along the I-25 corridor, providing direct access to Denver, Pueblo, and major transportation routes. Its proximity to key military installations, including Peterson Space Force Base and Fort Carson, enhances its regional importance and workforce appeal.

#### Business Friendly

With stunning mountain views, excellent infrastructure, and a business-forward municipal government, Colorado Springs is ideal for companies looking to thrive. Tax incentives, workforce training programs, and efficient permitting processes make the city a prime destination for business expansion and relocation.

#### Major Employers

Home to a diverse base of employers across sectors like Aerospace & Defense, Technology, Healthcare, and Tourism, Colorado Springs supports over 300,000 jobs. Notable industries include Military Contracting, Advanced Manufacturing, Cybersecurity, and Outdoor Recreation.

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