

5,655 SF | RETAIL BUILDING

1765 N ACADEMY BLVD

COLORADO SPRINGS, CO 80909



OFFERING MEMORANDUM

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PATRICK SHARPLES
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PROPERTY DESCRIPTION

Opportunity to acquire a stand alone 2nd generation restaurant on a flat and useable 1 acre parcel. The current tenant is currently on a NNN lease with no option to renew. Property is prime for the new owner to utilize for their own business, redevelop or reposition the asset.



KEY FEATURES

- Prime Location: Nestled along a major thoroughfare, this property enjoys high visibility and constant traffic flow, ensuring maximum exposure for any business.
- Highly Accessible: With easy egress and ingress, accessing the property is convenient for customers and employees alike, enhancing the potential for business success.
- Versatile Land: The sizable 1 acre parcel provides ample room for expansion, redevelopment, or the addition of complementary amenities, catering to a wide range of potential uses.
- Investment Potential: Whether utilized as an owner-user property or targeted for redevelopment, this asset presents numerous investment opportunities with the potential for significant returns



PROPERTY SUMMARY

Property Facts

Price	SUBMIT
Address	1765 N Academy Boulevard
City, State, Zip Code	Colorado Springs, CO 80909
Sale Type	Investment or Owner User
Sale Condition	1031 Exchange
Property Type	Retail
Property Subtype	Restaurant
Building Size	5,655 SF
Building Class	B
Year Built	1972
Tenancy	Single
Building FAR	.10
Land Acres	1 AC
Zoning	PBC
Parking	25 Spaces (4.42 Spaces per 1,000 SF Leased)
Frontage	115 FT on Academy Blvd

Amenities

Bus Line
Pylon Sign
Signage



SUBJECT PROPERTY





TRAFFIC COUNTS

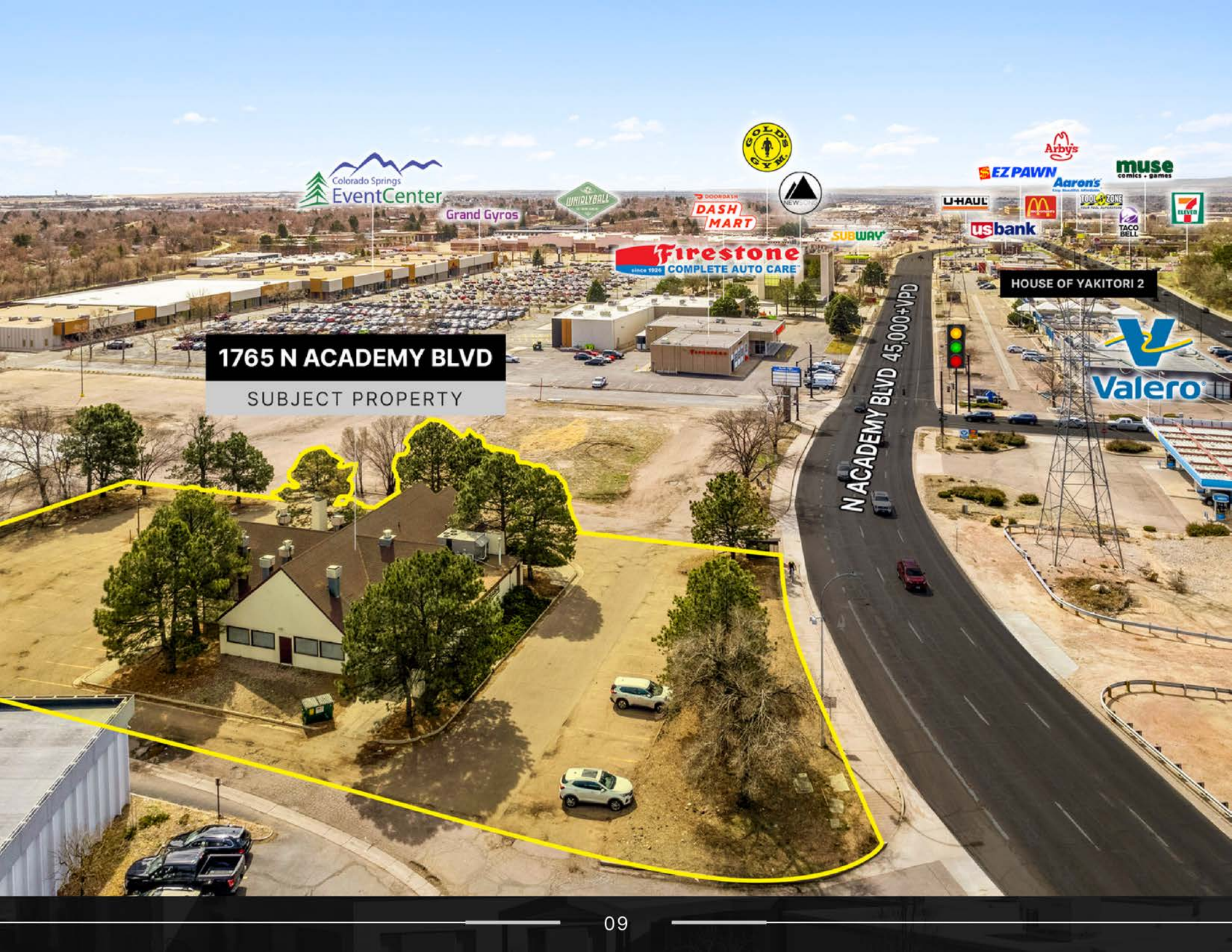
Collection Street	Cross Street	Traffic Volume	Year	Distance
N Academy Blvd	Constitution Ave, N	45,923	2022	0.08 mi
Constitution Ave	N Academy Blvd, SW	14,986	2022	0.14 mi
N Academy Blvd	La Salle St, N	41,483	2022	0.14 mi
Constitution Ave	N Academy Blvd, E	15,531	2022	0.15 mi
N Academy Blvd	Constitution Ave, S	46,914	2022	0.17 mi
Palmer Park Blvd	N Academy Blvd, W	12,241	2022	0.25 mi
Potter Dr	Palmer Pk Blvd, N	2,442	2022	0.33 mi
Palmer Park Blvd	Baylor Dr, W	8,909	2022	0.34 mi
PALMERPARBD	Baylor Dr, W	8,800	2019	0.34 mi
N Academy Blvd	Academy Cir, S	45,683	2022	0.39 mi

Transportation - Airport

Colorado Springs Airport	15 min drive	6.6 mi
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Property Taxes

Parcel Number	64023-07-008	Improvements Assessment	\$44,470
Land Assessment	\$105,730	Total Assessment	\$150,200



1765 N ACADEMY BLVD
SUBJECT PROPERTY

HOUSE OF YAKITORI 2

Valero

PURPLE ONION
TURKISH & GREEK GRILL

1765 N ACADEMY BLVD

SUBJECT PROPERTY

CONSTITUTION AVE 15,000+VPD
N ACADEMY BLVD 45,000+VPD



AMERICAN CLASSICS
MARKETPLACE



PURPLE ONION
TURKISH & GREEK GRILL

CONSTITUTION AVE 15,000+VPD

N ACADEMY BLVD 45,000+VPD

1765 N ACADEMY BLVD
SUBJECT PROPERTY

AMERICAN CLASSICS
MARKETPLACE

Skate City

Mr. Handyman
Home Improvement Professionals
Neighborly company

Carl's Jr.

SEVEN 7 BREW
Schlottsky's

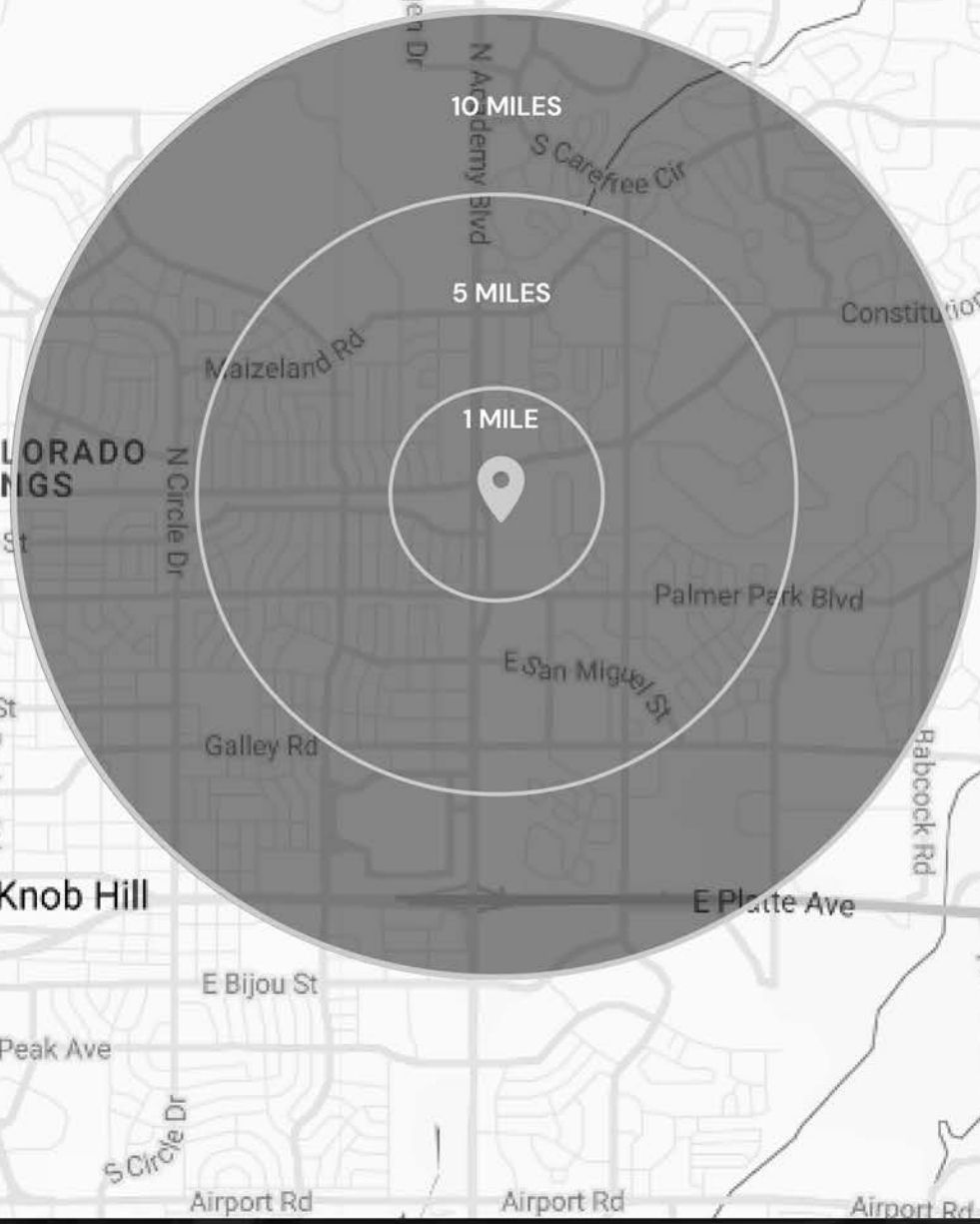
SECURITY SERVICE
FEDERAL CREDIT UNION

Sinclair

7 ELEVEN

Quality Choice

DEMOGRAPHICS

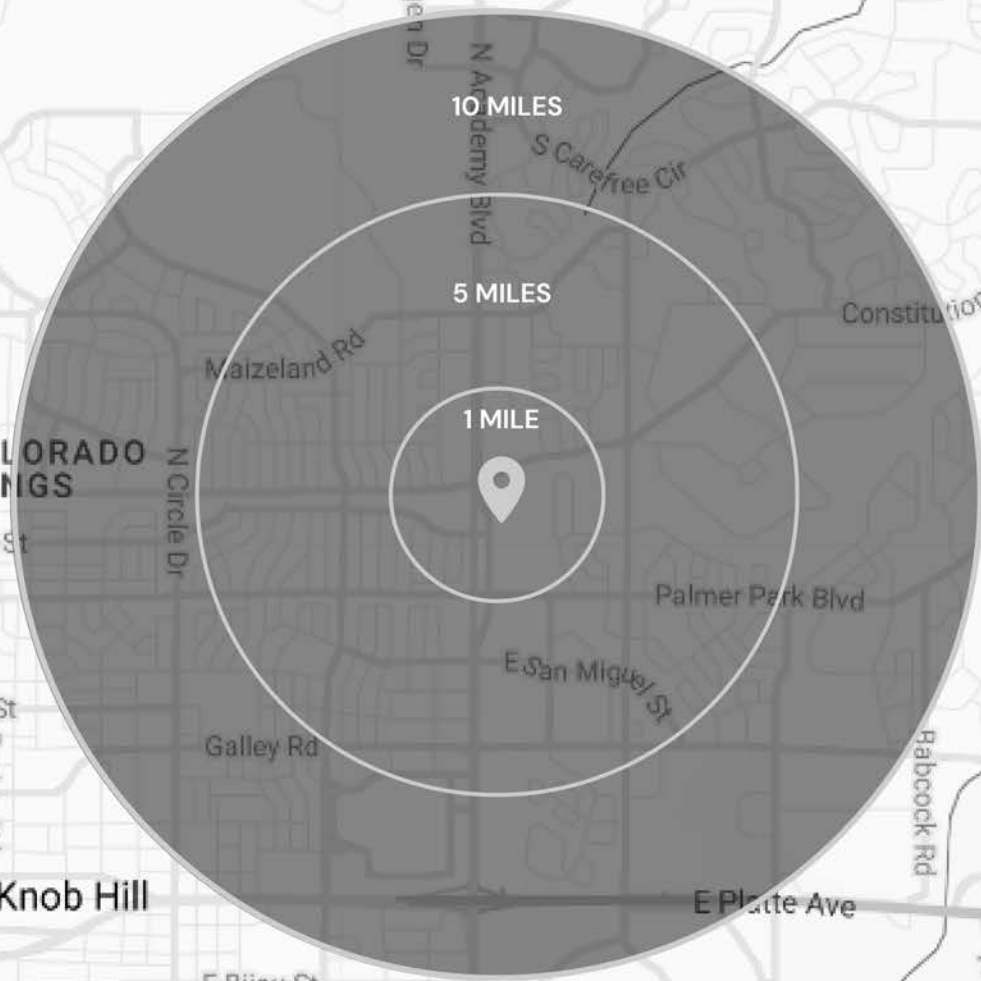


POPULATION	1 MILE	5 MILES	10 MILES
2028 Projection	16,516	304,217	598,021
2023	16,318	298,345	582,972
2010 Census	15,479	269,219	504,144
Projected Growth	1.21%	1.97%	2.58%

AGE	1 MILE	5 MILES	10 MILES
Ages 0-14	3,116	60,049	113,192
Ages 15-24	2,150	39,417	79,118
Ages 25-54	6,481	125,615	242,409
Ages 55-64	1,722	30,564	63,197
Ages 65+	2,851	42,701	85,054

RACE	1 MILE	5 MILES	10 MILES
White	13,097	238,445	477,135
Black	1,450	26,862	43,759
AM In/ AK Nat	376	5,526	8,647
Hispanic	4,154	72,287	19,656
Asian	408	8,788	2,542
Other	940	17,391	31,233

DEMOGRAPHICS



INCOME	1 MILE	5 MILES	10 MILES
Median	\$53,931	\$61,754	\$70,397
Average	\$65,005	\$76,228	\$90,387
< \$25,000	1,315	21,844	32,428
\$25,000-\$50,000	1,853	27,522	44,979
\$50,000-\$75,000	1,493	24,895	45,206
\$75,000-\$100,000	745	17,275	32,461
\$100,000-\$125,000	729	12,181	25,561
\$125,000-\$150,000	298	6,343	13,796
\$150,000-\$200,000	317	6,923	18,157
>\$200,000	57	4,522	15,744

HOUSING	1 MILE	5 MILES	10 MILES
Total Units	6,808	121,501	228,332
Occupied Owner	3,837	68,397	140,471
Occupied Renter	2,971	53,104	87,861

HH BY MARITAL STATUS	1 MILE	5 MILES	10 MILES
MARRIED	2,851	52,653	113,505
MARRIED NO CHILDREN	1,817	29,656	61,762
MARRIED W/ CHILDREN	1,034	22,997	51,743

SALES COMPARABLES



SALES COMPARABLES



SUBJECT PROPERTY



COMPARABLE 1

1765 N ACADEMY BLVD,
COLORADO SPRINGS, CO 80909

Price	SUBMIT	Year Built	1972
Sale Type	Investment or Owner User	Tenancy	Single
Property Type	Retail	Building FAR	0.10
Property Subtype	Restaurant	Land Acres	1 AC
Building Size	5,655 SF	Stories	1 Story
Building Class	B	Parking	25 Spaces

6523 N ACADEMY BLVD,
COLORADO SPRINGS, CO 80918

Sale Date	Jun 7, 2023	Sale Price	\$1,295,000
Land Area SF	31,799	Building SF	4,198 SF
Acres	0.73	Price/SF	\$308.48
\$/SF Land Gross	\$40.72	Property Type	Retail
Year Built, Age	1973, 50	FAR	0.13
Parking Space	60	Tenancy	Single

SALES COMPARABLES



COMPARABLE 2



COMPARABLE 3

18-24 E COLORADO AVE, COLORADO SPRINGS, CO 80903

Sale Date	Oct 16, 2023	Sale Price	\$1,500,000
Land Area SF	3,820	Building SF	3,750 SF
Acres	0.09	Price/SF	\$400.00
\$/SF Land Gross	\$382.61	Property Type	Retail
Year Built, Age	1920, 103	FAR	0.96
Parking Space	5	Tenancy	Single

3167 W COLORADO AVE, RED ROCK CANYON SHOPPING CENTER, COLORADO SPRINGS, CO 80904

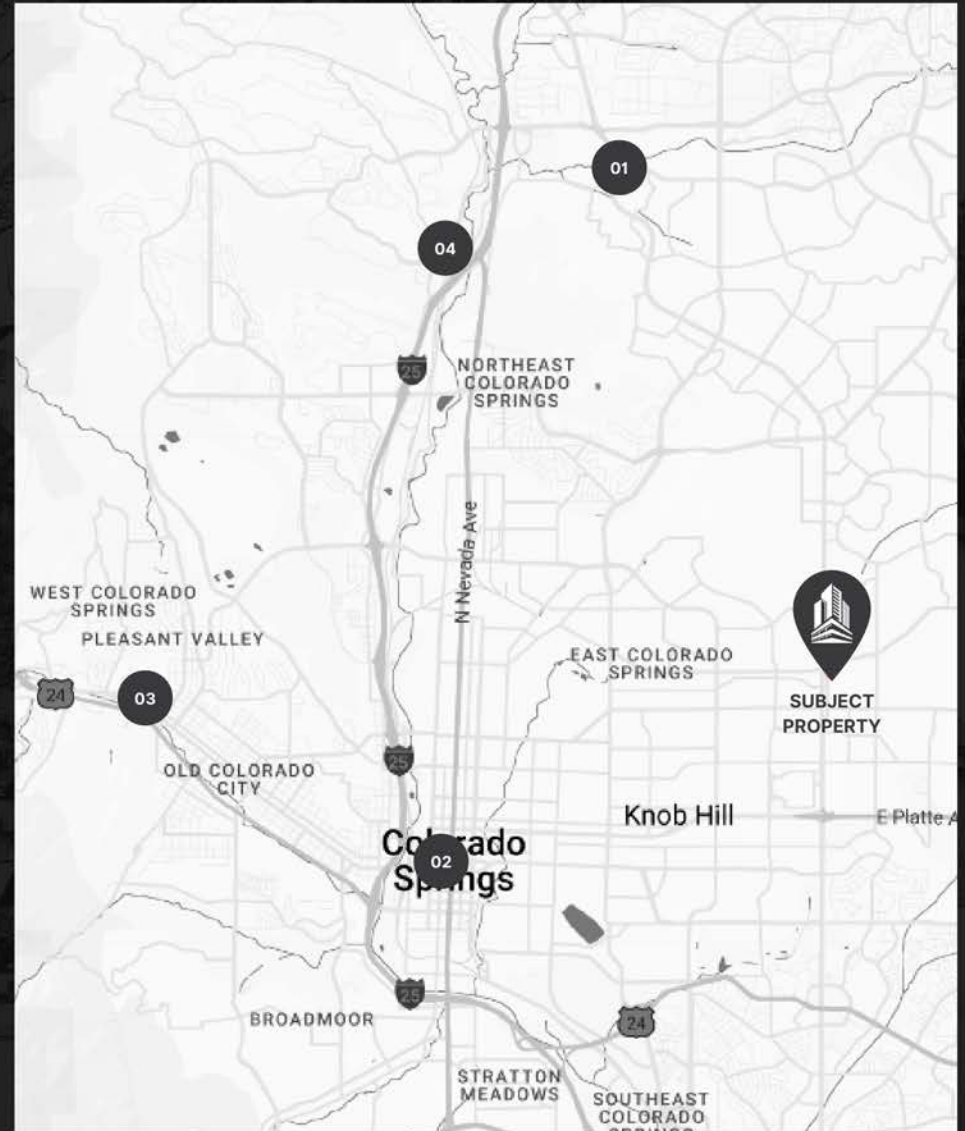
Sale Date	Nov 29, 2023	Sale Price	\$1,250,000
Land Area SF	33,106	Building SF	3,319 SF
Acres	0.76	Price/SF	\$376.62
\$/SF Land Gross	\$37.76	Property Type	Retail
Year Built, Age	1994, 29	FAR	0.10
Parking Space	30	Tenancy	Single

SALES COMPARABLES



5829 DELMONICO DR,
 NORTHPOINTE CENTER, COLORADO SPRINGS, CO
 80919

Sale Date	Oct 31, 2023	Sale Price	\$1,500,000
Land Area SF	25,849	Building SF	4,875 SF
Acres	0.59	Price/SF	\$307.69
\$/SF Land Gross	\$58.03	Property Type	Retail
Year Built, Age	1985, 38	FAR	0.19
Parking Space	30	Tenancy	Single



COLORADO SPRINGS

Colorado Springs is a city in Colorado with a population of 479,612. Colorado Springs is in El Paso County. Living in Colorado Springs offers residents a dense suburban feel and most residents own their homes. In Colorado Springs there are a lot of coffee shops and parks. Many families and young professionals live in Colorado Springs and residents tend to lean conservative. The public schools in Colorado Springs are highly rated.



479,612

CURRENT POPULATION



\$383,000

MEDIAN HOME VALUE



\$1,464

MEDIAN RENT



\$79,026

MEDIAN HH INCOME



<https://www.niche.com/places-to-live/colorado-springs-el-paso-co/>

LOCAL ECONOMY

TOP PUBLIC EMPLOYERS IN COLORADO SPRINGS	INDUSTRY	TOP PUBLIC EMPLOYERS IN COLORADO SPRINGS	INDUSTRY
City of Colorado Springs	City Government	Cherwell Software	Information Technology
Colorado Springs Utilities	Electric/Water	Cheyenne Mountain Conference Resort	Resort Hospitality
El Paso County	County Government	Cobham Semiconductor Solutions	Manufacturing
Fort Carson	Military Installation	Colorado College	Higher Education
Lockheed Martin	Aerospace/Engineering	Comcast	Telecommunications
Memorial Hospital - UC Health	Healthcare	Compassion International	Non-profit
Microchip Technology	Information Technology	DePuy Synthes Companies of Johnson & Johnson	Medical Innovation/Manufacturing
Northrop Grumman Corporation	Aerospace/Engineering	EviCore	Healthcare Customer Support
Peterson Air Force Base	Military Installation	Focus on the Family	Non-profit
Pikes Peak Community College	Higher Education	Harris Corporation	Information Technology
Progressive Insurance Company	Insurance	Hewlett Packard Enterprises	Information Technology
School Districts 2, 3, 8, 11, 20 & 49	Public Education	Interim Health Care	Healthcare
Schriever Air Force Base	Military Installation	Oracle America, Inc	Information Technology
United States Air Force Academy	Military Installation	Penrose - St. Francis/Centura Healthcare	Healthcare
University of Colorado Colorado Springs	Higher Education	T.Rowe Price Associates Inc.	Financial Services
		The Broadmoor	Hospitality
		Time Warner Cable	Telecommunications
		United Services Automobile Association	Financial/Insurance Services
		Western Forge Corporation	Manufacturing



Colorado Springs Utilities
It's how we're all connected





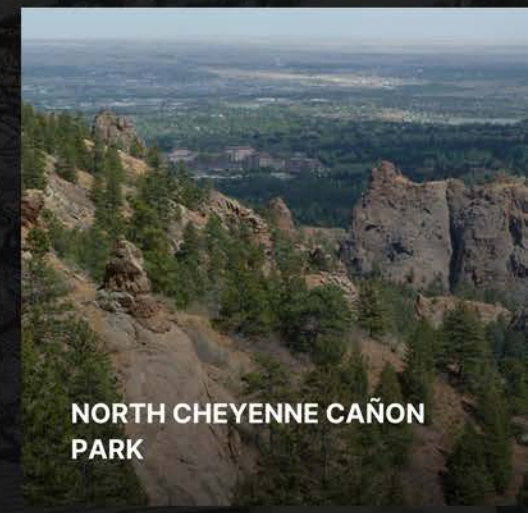
COLORADO SPRINGS PIONEERS MUSEUM



PALMER PARK



ROCK LEDGE RANCH HISTORIC SITE



NORTH CHEYENNE CAÑON PARK



NATIONAL MUSEUM OF WWII AVIATION



1765 N ACADEMY BLVD
 SUBJECT PROPERTY



30-MIN DRIVE,
 ON AVERAGE.



Colorado, often dubbed the "Centennial State," is a land of extraordinary natural beauty, characterized by its stunning rock formations and towering mountains. From the rugged peaks of the Rocky Mountains to the captivating red rock landscapes of Garden of the Gods, Colorado's diverse geological features attract visitors from around the globe.



57

WALK SCORE

**WALKER'S
PARADISE**

No car needed for daily
errands

27

TRANSIT SCORE

**GOOD
TRANSIT**

Plenty of nearby public
transport

58

BIKE SCORE

**BIKER'S
PARADISE**

Bike works for daily
errands

<https://zerodown.com/quality-of-life/colorado-springs--co>

5,655 SF | RETAIL BUILDING

1765 N ACADEMY BLVD

COLORADO SPRINGS, CO 80909

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