

# 12-UNIT TOWNHOME COMPLEX

**6% Cap Rate    100% Leased**  
**Built in 2023**

**3547-3607 UINTAH STREET COLORADO SPRINGS**

Altitude Properties at Re/Max Real Estate Group presents this unique, fully-leased 12 unit complex in central Colorado Springs. Located close to 2 major thoroughfares, this property is near major hospitals, retail and restaurants. All units are individually metered and tenants pay all utilities. All six buildings feature a mix of 2 floor plans comprised of 3 bedrooms and 2.5 baths. Seller Financing is Available for Qualified Buyers.



**ALTITUDE PROPERTIES**

**KYLE TZITZICAS 719-310-3651**  
**KYLET@BUYCOLORADO.COM**



AT RE/MAX REAL ESTATE GROUP

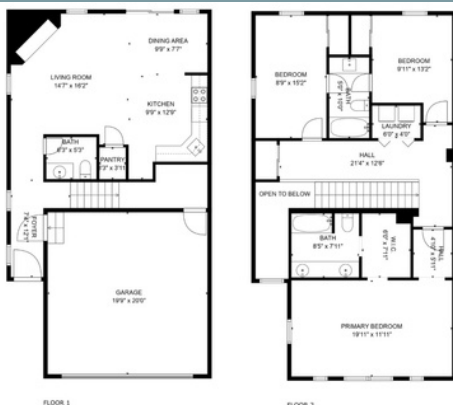
# FEATURES

- ALL BUILDINGS FEATURE COMMERCIAL ROOFS
- STAINLESS STEEL APPLIANCES IN ALL UNITS
- ALL UNITS HAVE A/C & WASHER/DRYERS
- RENT INCREASES OF \$100 PER UNIT HAVE BEEN IMPLEMENTED WITH RENEWALS



# FLOOR PLANS

- 2 CAR GARAGE UNIT IS 1,588 SQ FEET
- 1 CAR GARAGE UNIT IS 1,526 SQ FEET
- EACH BUILDING HAS A 1 CAR AND A 2 CAR GARAGE UNIT



GROSS INTERNAL AREA  
FLOOR 1: 433 sq. ft. FLOOR 2: 310 sq. ft.  
EXCLUDED AREAS: GARAGE: 293 sq. ft. OPEN TO BELOW: 59 sq. ft.  
TOTAL: 1,588 sq. ft.  
MEASUREMENTS ARE CALCULATED BY CURBEAM TECHNOLOGY. SHOWN HEAVILY RELIABLE BUT NOT GUARANTEED.



GROSS INTERNAL AREA  
FLOOR 1: 463 sq. ft. FLOOR 2: 343 sq. ft.  
EXCLUDED AREAS: ELECTRICAL ROOM: 34 sq. ft. GARAGE: 278 sq. ft. OPEN TO BELOW: 122 sq. ft.  
TOTAL: 1,526 sq. ft.  
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# DEMOGRAPHICS

3547-3607 E Uintah St, Colorado Springs, CO 80909

Building Type: **Multi-Family**      % Bldg Vacant: **8%**  
 Building Size: **18,000 SF**      Total Available: **0 SF**  
 # of Units: **12**      Rent/SF/Yr: **-**  
 Avg Unit Size: **1500 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	15,574		127,476		294,543	
2024 Estimate	14,974		121,830		282,086	
2020 Census	15,121		118,987		278,710	
Growth 2024 - 2029	4.01%		4.63%		4.42%	
Growth 2020 - 2024	-0.97%		2.39%		1.21%	
2024 Population by Hispanic Origin	4,301		32,760		69,967	
2024 Population	14,974		121,830		282,086	
White	9,135	61.01%	76,061	62.43%	181,488	64.34%
Black	1,178	7.87%	10,139	8.32%	21,308	7.55%
Am. Indian & Alaskan	331	2.21%	2,544	2.09%	5,285	1.87%
Asian	256	1.71%	2,420	1.99%	6,783	2.40%
Hawaiian & Pacific Island	31	0.21%	358	0.29%	780	0.28%
Other	4,043	27.00%	30,308	24.88%	66,441	23.55%
U.S. Armed Forces	294		2,755		7,508	
Households						
2029 Projection	6,549		54,041		120,393	
2024 Estimate	6,281		51,521		115,005	
2020 Census	6,315		50,065		113,009	
Growth 2024 - 2029	4.27%		4.89%		4.69%	
Growth 2020 - 2024	-0.54%		2.91%		1.77%	
Owner Occupied	2,830	45.06%	25,216	48.94%	61,518	53.49%
Renter Occupied	3,451	54.94%	26,305	51.06%	53,487	46.51%
2024 Households by HH Income	6,281		51,522		115,006	
Income: <\$25,000	1,416	22.54%	9,671	18.77%	18,081	15.72%
Income: \$25,000 - \$50,000	1,823	29.02%	13,333	25.88%	26,867	23.36%
Income: \$50,000 - \$75,000	1,276	20.32%	10,439	20.26%	23,989	20.86%
Income: \$75,000 - \$100,000	561	8.93%	6,865	13.32%	16,406	14.27%
Income: \$100,000 - \$125,000	530	8.44%	4,911	9.53%	10,803	9.39%
Income: \$125,000 - \$150,000	376	5.99%	2,720	5.28%	7,021	6.10%
Income: \$150,000 - \$200,000	204	3.25%	2,258	4.38%	7,171	6.24%
Income: \$200,000+	95	1.51%	1,325	2.57%	4,668	4.06%
2024 Avg Household Income	\$62,320		\$70,223		\$78,840	
2024 Med Household Income	\$48,954		\$55,698		\$62,157	

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