THE SHOPS AT BRIARGATE CROSSING

9673 PROMINENT POINT | COLORADO SPRINGS, CO 80924







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EXCLUSIVELY MARKETED BY



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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for a unique retail opportunity at 9673 Prominent Point in Colorado Springs, Colorado.

This is a great opportunity to acquire a fully stabilized retail strip center situated in the premier retail shopping district of the area. The Target shadow anchor and the excellent surrounding demographics have stabilized the strip as well as increased rental rates at the site. The incoming investor is going to benefit from a stable cashflow with little to no tenant rollover given the national retailers and the desirability of the location.



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THE SHOPS AT BRIARGATE CROSSING 9673 PROMINENT POINT | COLORADO SPRINGS, CO

Building Type:	Multi-Tenant Strip Center
Leasable Square Feet:	18,200 SF
Land Area (AC):	2.23 AC
Unit Count:	5
Occupancy:	100%
Year Built/Remodeled:	2015
Parking:	83 spaces
Zoning:	PBC
County:	El Paso

LIST PRICE: \$9,000,000 (\$495/SF)

CAP RATE: 5.00%

HIGHLIGHTS

- The asset benefits from the traffic generated by the Super Target shadow anchor as well as the Kum & Go and Wells Fargo out parcels
- Three national tenants anchor the strip and help provide exposure for the other users at the site
- The average household income in the immediate 1-mile radius is an outstanding \$154,304
- Hand & Stone recently renewed, solidifying their commitment to the site and showcasing the success they have experience at Briargate Crossing
- Strategically located off the major Colorado Springs thoroughfare of N. Powers Blvd.
- Incoming investors will benefit from a stable cashflow with no lease rollovers until 2026
- Healthy e-commerce resistant tenant mix consisting of restaurants and service based users



PROPERTY OVERVIEW



PROPERTY OVERVIEW



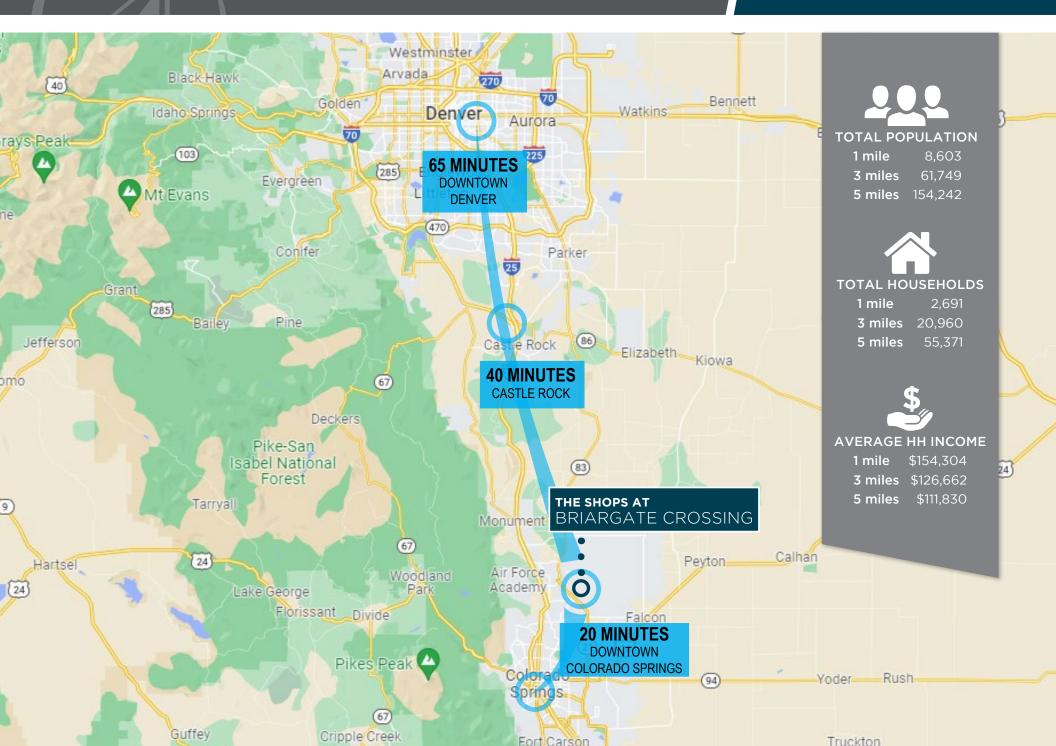




PROPERTY OVERVIEW



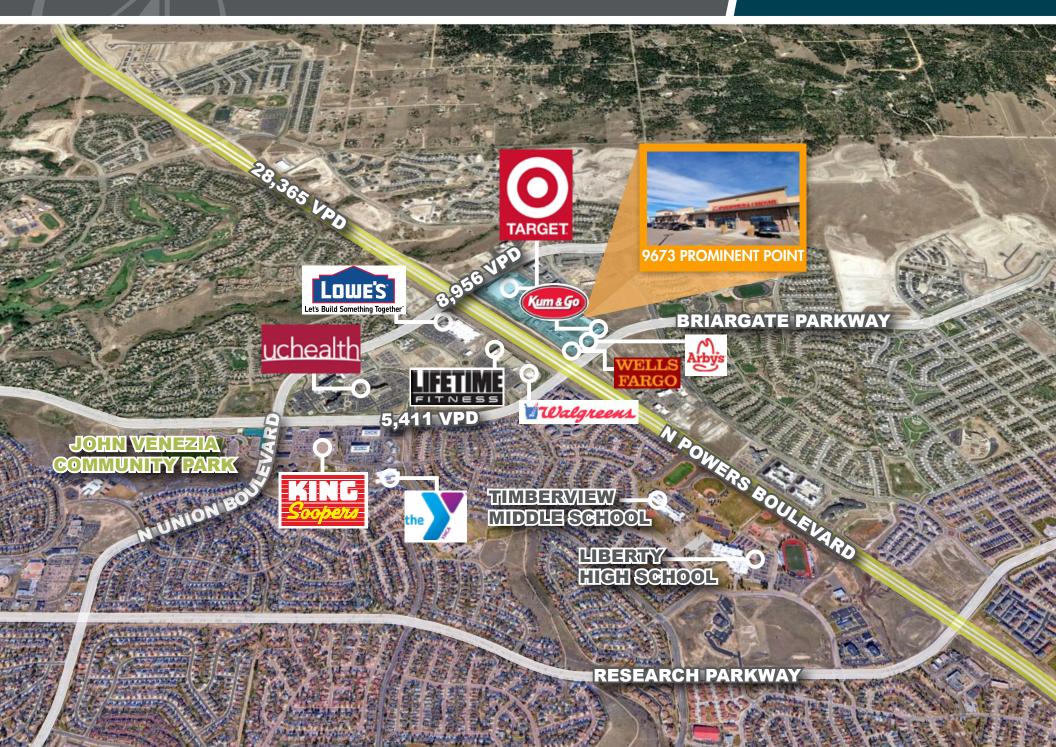
LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



AREA OVERVIEW



Located just 60 miles south of Denver, Colorado Springs is the second largest city in Colorado and is located in El Paso County, the most populous county in the state of Colorado. Known for its natural attractions and mild climate, Colorado Springs experiences 300 days of sunshine annually. The community's beautiful setting and high quality-of-life have helped to build a growing community of academic, government, high-tech, non-profit, and defense-related businesses.

- A Thriving Metropolitan Area—Located one hour south of Denver and 30 minutes north of Pueblo, Colorado Springs is home to over 698,000 people and is an easy commute for more than 3 million.
- Tourism—The city-owned Garden of the Gods Park is one of the area's most popular recreation spots, and
 the famed Broadmoor Hotel hosts thousands of tourists and vacationers monthly from all over the world.
 Other significant attractions include the U.S. Olympic Training Center, Cheyenne Mountain Zoo and Pikes
 Peak.
- Military—Home to the prestigious United States Air Force Academy, Fort Carson, Peterson Air Force Base and Schriever Air Force Base, Colorado Springs is an epicenter for our military. Total military employment on installations in 2014 was over 51,000 in El Paso County. The military is a significant driver of Colorado's economy, accounting for 7.5% of total State labor earnings, making it the third largest industry in the State. Military economic stimulus spending from Schriever AFB alone adds approximately \$1.2 billion annually to the local economy in government contracts. In 2015, \$636 million of this spending made its way to small businesses boosting area employment capabilities dramatically.











- **Employment**—Colorado Springs boasts a strong economy with 7.25% job growth over the past three years and a median household income of \$57,948. Government, education, healthcare, tech and aerospace are leading industries in the economically diverse city. Colorado Springs has the infrastructure in place to become the cybersecurity capital of the United States. Cybersecurity is an industry that in the next five years is expected to grow from a \$70 billion industry to a \$170 billion a year business.
- Education—Home to numerous higher education institutions, The University of Colorado-Colorado Springs (UCCS), Colorado College, Pikes Peak Community College and United States Air Force Academy are the main schools in the city which offer degree programs to over 37,000 students.

MOST POPULOUS CITY IN COLORADO

#2

U.S. CENSUS BUREAU

TOP CITY FOR BUSINESS AND CAREERS

#12

FORBES MAGAZINE

FOUR MAJOR HIGHWAYS LEAD INTO THE CITY OF COLORADO SPRINGS

1 HOUR

DRIVETIME FROM DENVER

POPULAR TOURIST DESTINATION

\$1.35B

YEARLY TOURISM EARNINGS





The Broadmoor in Colorado Springs is known for being a member of the Historic Hotels of America of the National Trust for Historic Preservation, as well as the longest-running consecutive winner of both the AAA Five- Diamond and Forbes Five-Star awards. The property originally started as a dairy farm, was turned into a casino in 1891, and became a hotel in 1918. Blending European elegance and Western hospitality, The Broadmoor has been the destination of a long list of presidents, statesmen, foreign dignitaries, sports stars, and celebrities. The Broadmoor is not only the premier attraction for the Springs, but draws consistent visitors nationwide.

The Broadmoor continues to offer impeccable service, distinctive amenities, and endless opportunities to explore the picturesque mountains, streams, and canyons that have inspired generations. The hotel offers over 185,000 square feet of meeting space and 779 rooms including suites, cottages, and cabins. Fine dining includes 18 awardwinning restaurants and lounges, including the Five Diamond Penrose Room. The Forbes Five-Star Spa at The Broadmoor offers luxurious spa services. The Broadmoor features three of Colorado's championship golf courses and is also ranked among the Top 10 tennis resorts in the United States. Additionally, there are 26 specialty shops located across from the resort. Nearby activities include fly fishing, horseback riding, waterfall treks, and ziplining adventures.

AREA OVERVIEW



The U.S. Air Force Academy, located north of Colorado Springs, is both a military organization and university for the undergraduate education of officers for the United States Air Force. Graduates of the four-year program receive a Bachelor of Science degree and most are commissioned as second lieutenants. The Academy is also one of the largest tourist attractions in Colorado, welcoming more than one-million visitors each year.

The U.S. Air Force Academy is among the most selective colleges in the United States. Candidates are judged based on their academic achievement, demonstrated leadership, athletics and character. The academy offers more than 500 courses across 32 academic disciplines. To gain admission, candidates must also pass a fitness test, undergo a thorough medical examination and secure a nomination, which usually comes from one of the candidate's members of Congress. Recent incoming classes have usually consisted of about 1,400 cadets; just under 1,000 of those usually make it through to graduation. Cadets pay no tuition, but are committed to serve a number of years in the military service after graduation.

In addition to serving 4,400 cadets, the U.S. Air Force Academy employs 300 Air Force and civilian support personnel and manages more than \$250 million worth of staff agencies and faculty resources. The surrounding military community includes 25,000 people, including 3,000 military, civilian, and contract personnel who conduct all base-level support activities, including law enforcement and force protection, civil engineering, communications, logistics, financial management, the clinic, and other services.

AREA OVERVIEW

THE SHOPS AT BRIARGATE CROSSING



Manitou Springs is a small town located at the base of Pike's Peak, just 15 minutes west of Colorado Springs with about six miles from one downtown to the other. "Manitou" is a Native American word meaning "great spirit." The Ute, Cheyenne and other Native Americans considered this area sacred for its healing springs and clean mountain air. Manitou Springs features eight naturally carbonated mineral spring fountains, which are free to use. Health and wellness continues to be a draw for residents and visitors who come to the area for its unparalleled quality of life and holistic, spiritually uplifting charm. Additionally, with Colorado Springs banning recreational marijuana

stores, Manitou Springs has emerged as the closest option for those in Colorado Springs to purchase marijuana. Manitou Springs is a vibrant artisan community with art, music, theater, and sidewalk sculpture displays. The Historic District is lined with unique art galleries, one of a kind gift shops, and trading posts with handcrafted Native American treasures. It is also home to dozens of artists and art galleries.

Manitou Springs is known for its proximately to Pikes Peak. The Manitou and Pikes Peak Cog Railway take travelers to the top of Pikes Peak with an elevation of 14,115 feet. For those that prefer to walk, there are a variety of hiking trails leading to spectacular views at the top, with the 13-mile Barr Trail serving as one of the most popular routes. The area also features the famous Garden of the Gods Park and The Incline, a popular hiking train that gains over 2,000 feet of elevation in less than 1 mile. The Cave of the Winds, Miramont Castle, and Cliff Dwellings Museum are also popular destinations. Additionally, the North Pole and Santa's Workshop, Cheyenne Mountain Zoo, Seven Falls, Dinosaur Resource Center, Colorado Wolf and Wildlife Center, and the Air Force Academy are all a short drive away.

AREA EMPLOYMENT

Colorado Springs' economy is based primarily on government, education and healthcare occupations. While the military outposts boast the majority of the metro area's employment, companies such as Memorial Health-UCHealth and Penrose-St. Francis Heath Services also have a large

presence. The military concentration has led to many large aerospace employers in the area, including Lockheed Martin which has more than 1,400 employees. Total military employment on installations in 2014 was over 51,000 in El Paso County.

TOP 10 COLORADO SPRINGS EMPLOYERS		
Ranking	Employer	Description
1	Fort Carson	Military Installation
2	Peterson Air Force Base	Military Installation
3	United States Air Force Academy	Higher Education
4	School District #11- Colorado Springs	Public Education
5	Memorial Health- UCHealth	Hospital/Healthcare
6	School District #20- Air Academy	Public Education
7	Penrose- St. Francis Health Services	Hospital/Healthcare
8	Schriever Air Force Base	Military Installation
9	City of Colorado Springs	City Government
10	Colorado Springs Utilities	Four Service Utility Provider



RENT ROLL

Tenant Name Term	SqFt	PRS	Current Rate	per Year per Month	Rental Increases	Rental Rate (\$/SF)	Lease Type
Domino's Pizza	1,750	9.6%	\$30.50	\$53,376	Apr-22	31.00	NNN
Apr-2018 to Mar-2028	1,730	3.070	730.30	\$4,448	Apr-23	31.50	
p				, , -	Apr-24	32.00	
					Apr-25	32.50	
					Apr-26	33.00	
					Apr-27	33.50	
China Menu Restaurant	1,400	7.7%	\$30.00	\$42,000	Jun-22	30.90	NNN
Feb-2022 to May-2029				\$3,500	Jun-23	31.83	
					Jun-24	32.78	
					Jun-25	33.76	
					Jun-26	34.78	
					Jun-27	35.82	
					Jun-28	36.90	
Sport Clips	1,400	7.7%	\$32.46	\$45,437	Oct-22	33.43	NNN
Jun-2022 to Sep-2026				\$3,786	Oct-23	34.43	
					Oct-24	35.46	
					Oct-25	36.53	
	2.172	.=/	404.00	407.550			
Hand & Stone Massage and	3,150	17.3%	\$31.00	\$97,650			NNN
Jul-2018 to Jun-2026				\$8,138			
Twins Wine & Liquor	10,500	57.7%	\$20.00	\$210,000	Dec-24	22.00	NNN
Now-2019 to Nov-2029	20,000	37.77	Ψ20.00	\$17,500	2002.	22.00	
				7 = 1 /2 = 2			
TOTAL	18,200	100.0%	\$24.64	\$448,463			
	_						
OCCUPIED SQUARE FEET	18,200 1	.00%					
AVAILABLE SQUARE FEET	<u>o</u> o	1%					
TOTAL SQUARE FEET	18,200						

INCOME ANALYSIS

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Sale Price	\$9,000,000
Sale Price / RSF	\$495
Cap Rate (As-Is)	5.00%
Base Rental Revenue	\$450,488
Expense Reimbursements	\$123,283
Total Operating Expenses	\$123,283
Current Net Operating Income	\$450,488





From humble beginnings as a single pizza restaurant in 1960, Domino's has become today's recognized world leader in pizza delivery. At Domino's we're all about pizza — and from the day our doors opened, we have dedicated ourselves to making and delivering delicious food with high-quality ingredients. Beyond pioneering the concept of efficiently delivering our made-to-order pizzas, we have been a part of innovations that have made a significant impact on the entire food delivery industry

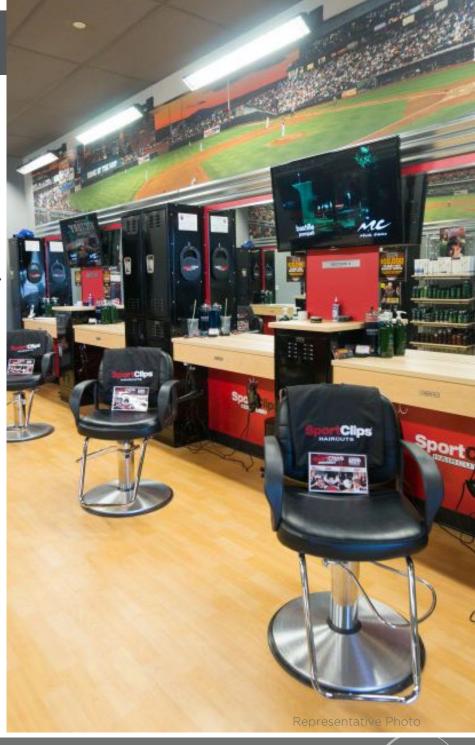
Web Site	www.dominos.com
Number of Locations	17,000
Headquartered	Ann Arbor, MI
Year Founded	1960





Sport Clips is like no other place you've ever gotten your hair cut. Sports everywhere. TVs everywhere - playing sports. And guysmart stylists who know how to give you the haircut you want, and the haircut you need. You don't ever need an appointment, walk ins are welcome. And you'll walk out feeling like an MVP. Guaranteed.

Web Site	www.sportclips.com
Number of Locations	1,800
Headquartered	Georgetown, TX
Year Founded	1993





Family owned and operated wine and liquor store established in 2013. We have been true locals to Colorado Springs for over two decades. We're pleased to offer you more than 3,000 wines, 700+ beers, and 1,500 types of liquor from around the world.

Web Site	www.facebook.com/twinsliquorbriargate
Number of Locations	2
Headquartered	Colorado Springs, CO
Year Founded	2013





Our philosophy is simple. Consistently deliver the highest quality professional massage and facial services at affordable prices seven days a week. Guests entering Hand and Stone Massage and Facial Spa will be enveloped in soothing aromas and sounds while leaving behind the stress of deadlines of hectic schedules. Hand and Stone Massage and Facial Spa offers deluxe experiences perfect for both the spa beginner and seasoned veteran seven days a week with convenient hours. Hand & Stone Massage and Facial Spas feature several treatment rooms, including private sanctuaries reserved for couples.

Web Site	www.handandstone.com
Number of Locations	501
Headquartered	Gilbert, AZ
Year Founded	2005



CHINA MENU

Welcome to China Menu Restaurant. Located in the beautiful city of Colorado Springs, our restaurant has been dedicated to offering the most memorable dining experience for you. We pick ingredients carefully and use only the freshest and natural ones to prepare every dish, and have been trying to cook them in a healthier way to provide the most nutritious food. Much attention has been attached to ensure you a cozy and inviting ambiance where you could enjoy not only the great meal but also the authentic atmosphere.

Web Site	www.chinamenuco.com
Number of Locations	1
Headquartered	Colorado Springs, CO
Year Founded	2021



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 9673 Prominent Point located in Colorado Springs, Colorado (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



9673

\$4.96B
TOTAL TRANSACTION VOLUME

2006 ESTABLISHED 2,866+
TOTAL TRANSACTIONS

DENVER BUSINESS JOURNAL HEAVY HITTERS



POWER BROKER FOR TOP SALES



THE DENVER POST
TOP 100 WORKPLACES

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