

COLLEGE PLAZA

2027-2059 B STREET, COLORADO SPRINGS, CO 80906

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY



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NON-ENDORSEMENT AND DISCLAIMER NOTICE

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2027 - 2059 B STREET

COLORADO SPRINGS, CO 80906

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EXECUTIVE SUMMARY

2027 - 2059 B Street
Colorado Springs, CO 80906



LOCATION OVERVIEW

COLLEGE PLAZA

COLORADO SPRINGS, CO 80906

Discover an exceptional investment opportunity with this almost fully leased shopping center now available for sale. This property not only ensures a modern and well-maintained exterior but also underlines its commitment to long-term durability and aesthetic appeal.

The property at 2027-2059 B Street in Colorado Springs, is located in a vibrant commercial area near notable landmarks like The Broadmoor World Arena and Fort Carson. This location ensures consistent visibility and foot traffic from military, locals and visitors. Additionally, the property is easily accessible to major thoroughfares, making it convenient for customers, employees, and vendors to commute.

This shopping center stands as a testament to its popularity and success within the community. Investors can benefit from a stable and rewarding income stream from established businesses, providing a secure foundation for a promising investment portfolio.

This retail center is anchored by a well-established 7-Eleven, which generates good foot traffic and increases exposure for neighboring businesses. The property offers ample parking, with a newly repaved parking lot. With a range of suite and sizes, the building is primed to meet your investment needs.

With its prime location, established anchor tenant, and flexible space offerings, 2027-2059 B Street is an excellent opportunity for investors seeking a strategic purchase in Colorado Springs. Seize the opportunity to invest in a fully leased shopping center that combines a prime location, modern infrastructure, full occupancy, and room for future growth. This property represents a sound investment with the potential for both immediate returns and long-term appreciation.

OFFERING HIGHLIGHTS

2027 - 2059 B STREET

COLORADO SPRINGS, CO 80906

OFFERING PRICE

\$4,836,613

PROFORMA NOI

\$338,562

- Near Broadmoor World Area and Fort Carson
- New Parking Lot
- Fully Occupied
- Room for Growth

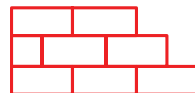
OVERVIEW

Price:	\$4,836,613
Proforma NOI:	\$338,562
Price / SF:	\$175.24
Net Rentable Area:	27,600 SF
Occupancy:	94%
Proforma Cap Rate:	7.00%



27,600 SF

BUILDING SIZE



1984/1985

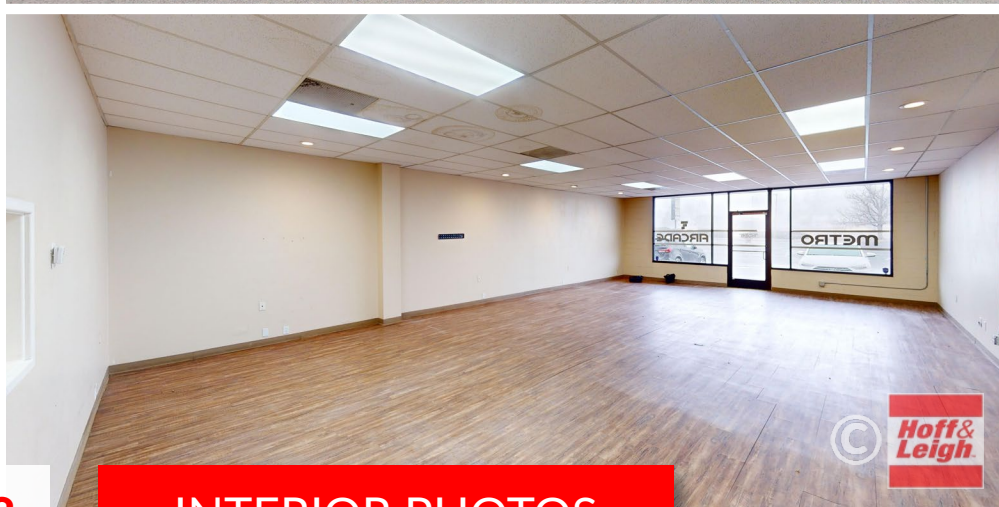
YEAR BUILT



7.00%

PROFORMA CAP RATE





CLOSE-IN PARCEL MAP





VICINITY MAP

FINANCIAL ANALYSIS

2027 - 2059 B Street
Colorado Springs, CO 80906



PROFORMA RENT ROLL

Unit #	Tenant Name	Unit SqFt	Base Rent	Rent per Sqft	Move In Date	Lease Expiration
2025	7-Eleven, Inc.	2,640	\$90,000.00	34.09	04/19/1985	07/31/2026
2027	Well & Good Property Services Corp	1,800	\$14,400.00	8.00	06/01/2024	06/30/2027
2031	AlphaGainz LLC	4,518	\$40,662.00	9.00	06/08/2021	10/07/2028
2035	Graze Craze	1,542	\$13,492.56	8.75	03/23/2023	03/30/2028
2045	Colorado Springs Army Surplus, LLC	3,040	\$35,720.04	11.75	01/01/2012	01/31/2027
2049	Fat Belly Pizza Inc	1,882	\$20,112.00	10.69	04/01/2020	03/31/2025
2051	VACANT - PROFORMA	1,663	\$19,956.00	12.00	-	-
2053	Daniel's Taco Shop, LLC	1,458	\$18,589.56	12.75	02/28/2014	02/29/2028
2055	All N One Store LLC	3,042	\$31,636.80	10.40	02/01/2018	04/30/2027
2059	Area 51 Smoke & Vape	1,500	\$21,000.00	14.00	07/01/2024	09/30/2029
2047A/B	719 Barbershop LLC	3,427	\$32,994.00	9.63	11/15/2024	01/31/2030
			\$338,562.96	\$12.82		



Our Network is Your Edge.



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