

509 SCOTT AVE

WOODLAND PARK • CO

VALUE-ADD INVESTMENT OR
OWNER-USER OPPORTUNITY

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navpoint

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present for sale a charming professional office building located in the heart of Woodland Park, Colorado. Positioned with prime visibility along Highway 24, this well-maintained professional office building stands out as one of the most attractive commercial properties in Woodland Park. With 81% occupancy, the asset offers immediate in-place income with significant upside through lease-up of the remaining space.

Spanning 12,028 sf, this high-quality building blends curb appeal with functionality, appealing to both professional tenants and long-term investors. Its location along the city's main thoroughfare ensures excellent exposure, high traffic counts, and easy access for tenants and clients alike. This quality office building offers an excellent opportunity for either an owner-user buyer or a value-add investment purchase.



PROPERTY OVERVIEW



ADDRESS

509 Scott Ave,
Woodland Park, CO 80863



YEAR BUILT

2006



PRICE:

\$1,899,000



NOI

\$82,292



PROFORMA CAP RATE

7.81%



PROPERTY TYPE

Office Building



BUILDING SIZE

12,028 SF



PARCEL NUMBER

R0000839

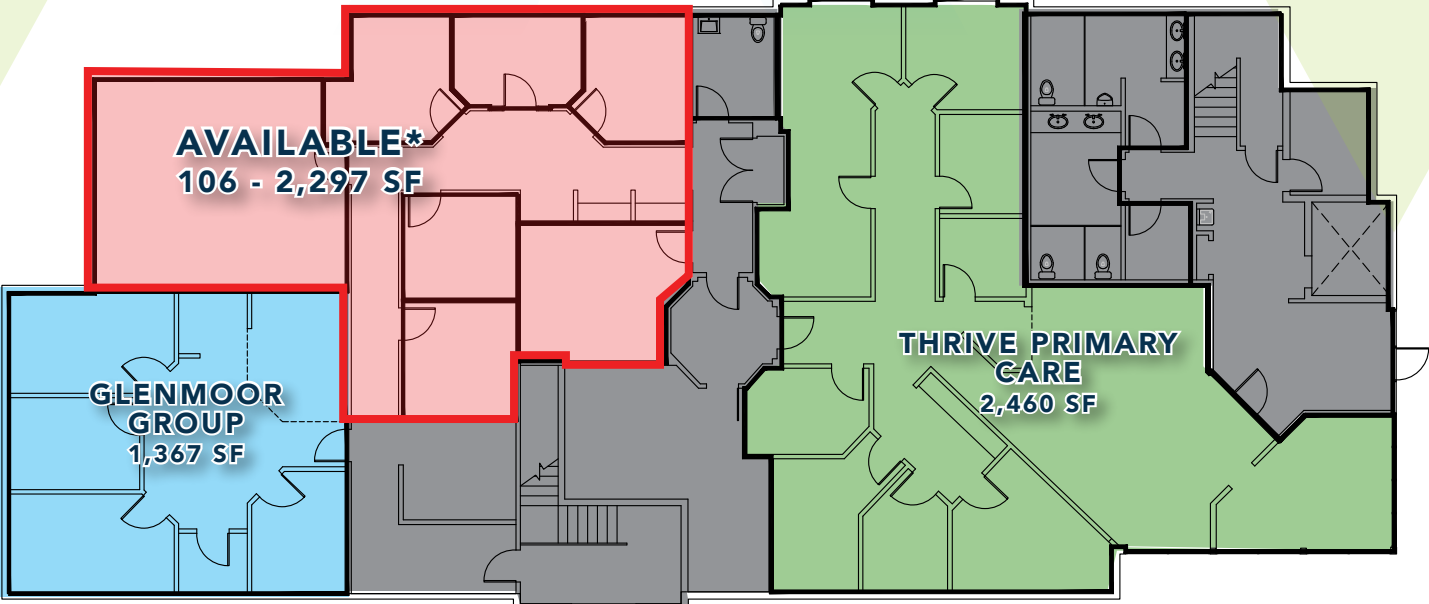
- **VISIBLE FRONTAGE ON HWY 24 – HIGH EXPOSURE IN A GROWING SUBMARKET**
- **81% LEASED – INCOME-PRODUCING WITH ROOM TO GROW**
- **STRONG CURB APPEAL – ONE OF THE MOST VISUALLY APPEALING OFFICE ASSETS IN THE AREA**
- **WELL-MAINTAINED STRUCTURE**
- **IDEAL FOR OWNER-USERS, INVESTORS, OR 1031 EXCHANGE BUYERS**



\$1,899,000 PURCHASE PRICE | **7.81%** PROFORMA CAP RATE

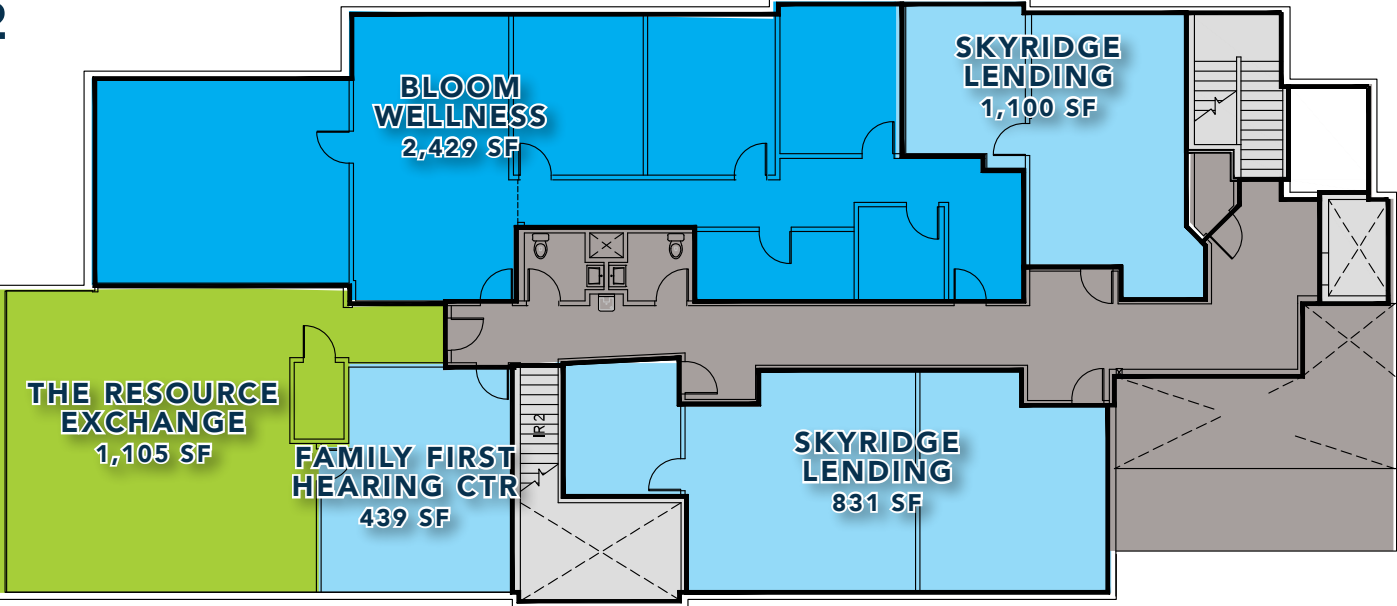
FLOOR PLANS

FLOOR 1



*CAN BE LEASED
OUT AS ONE USER
OR AS INDIVIDUAL
EXECUTIVE SUITES

FLOOR 2



LEASE EXPIRATION

2026

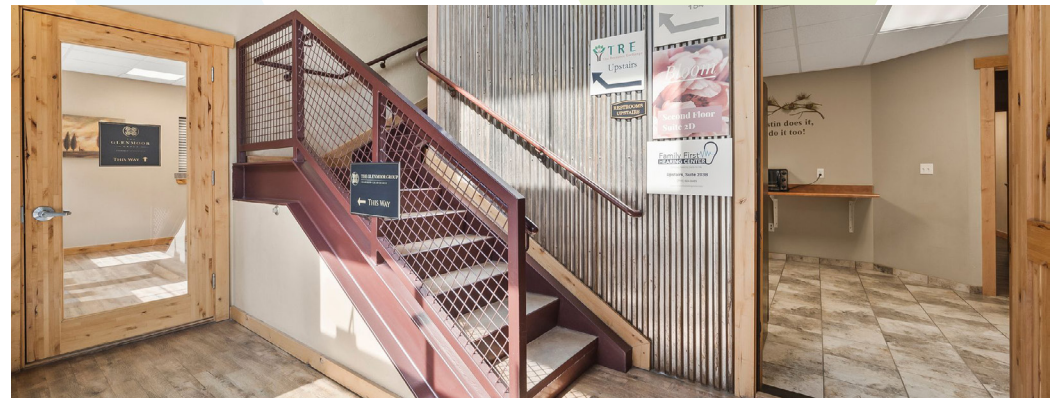
2027

2028

2029

Vacant

PROPERTY PHOTOS



PROPERTY AERIAL



MARKET OVERVIEW

Why Choose Woodland Park?

Woodland Park, known as the “City Above the Clouds,” is a fast-growing mountain community in the Pikes Peak region, offering stunning scenery, a close-knit atmosphere, and convenient access to the amenities of Colorado Springs. Perched at an elevation of over 8,400 feet, the city provides a high quality of life with excellent schools, abundant outdoor recreation, and a charming downtown.

With a strong tourism draw, proximity to military installations, and growing residential base, Woodland Park offers a unique blend of small-town character and economic opportunity—making it an attractive location for both residents and businesses.

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.

GROWTH

Strong in-migration from both the Colorado Front Range and out-of-state buyers seeking mountain living.

BUSINESSES

564 businesses employing a total of 4,301 workers, averaging about 7.6 employees per business. The local unemployment rate is around 5.9%, with projected job growth over the next decade at around 49.8%, higher than the national average.

•— Strategic Location

Woodland Park is situated along Highway 24, just 18 miles northwest of Colorado Springs, providing quick access to I-25, the Colorado Front Range, and mountain destinations. Its location offers the perfect balance—close enough to major employment hubs while surrounded by national forests, trails, and open spaces.

•— Business Friendly

With breathtaking views of Pikes Peak, a business-supportive local government, and a growing customer base, Woodland Park is well-positioned for entrepreneurs and expanding companies. The city benefits from a steady influx of visitors year-round, tax incentives for certain developments, and streamlined permitting for business projects.

•— Major Employers

Woodland Park supports a diverse mix of employers in sectors such as Healthcare, Education, Retail, Hospitality, and Tourism. Teller County’s economy is bolstered by local medical centers, public schools, small manufacturing firms, outdoor recreation businesses, and a vibrant hospitality industry serving both residents and visitors.

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