



PRIME RETAIL INVESTMENT FOR SALE ACADEMY COMMONS

1614 S ACADEMY BLVD, COLORADO SPRINGS, CO 80916

LIST PRICE: \$2,825,000
CAP RATE: 6.75%



BUILDING TYPE

NEIGHBORHOOD SHOPPING CENTER

SIZE 9600 SF

LOT SIZE 1.32 ACRES

UNIT COUNT 5

PARKING SPACES 44

OCCUPANCY 100%

BUILT 2015

COUNTY EL PASO

ZONING PBC AO

TRAFFIC Approx. 41,266 (2023)

PROPERTY OVERVIEW

THIS IS A GREAT OPPORTUNITY TO ACQUIRE A FULLY STABILIZED RETAIL STRIP CENTER SITUATED IN THE PREMIER RETAIL SHOPPING DISTRICT OF THE AREA. THE WALMART NEIGHBORHOOD MARKET 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 CURRENTLY ESTABLISHED RETAILERS AND THE DESIRABILITY OF THE LOCATION.

Rob Rolley

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RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100
Colorado Springs, CO 80903



S ACADEMY BLVD



PROPERTY HIGHLIGHTS

- The asset benefits from the traffic generated by the Walmart Neighborhood Market shadow anchor provides exposure for the patrons at this site.
- Strategically located just off of major thoroughfares of Academy Blvd., East Fountain Blvd., Chelton Rd and S. Murray Blvd.
- Income investors will benefit from the stable cashflow with no lease rollovers until 2026.
- Academy Commons is surrounded by national businesses with solid mix of e-commerce resistant tenants consisting of restaurants and service based users.
- Large Monument sign for property placed directly on S Academy Blvd.

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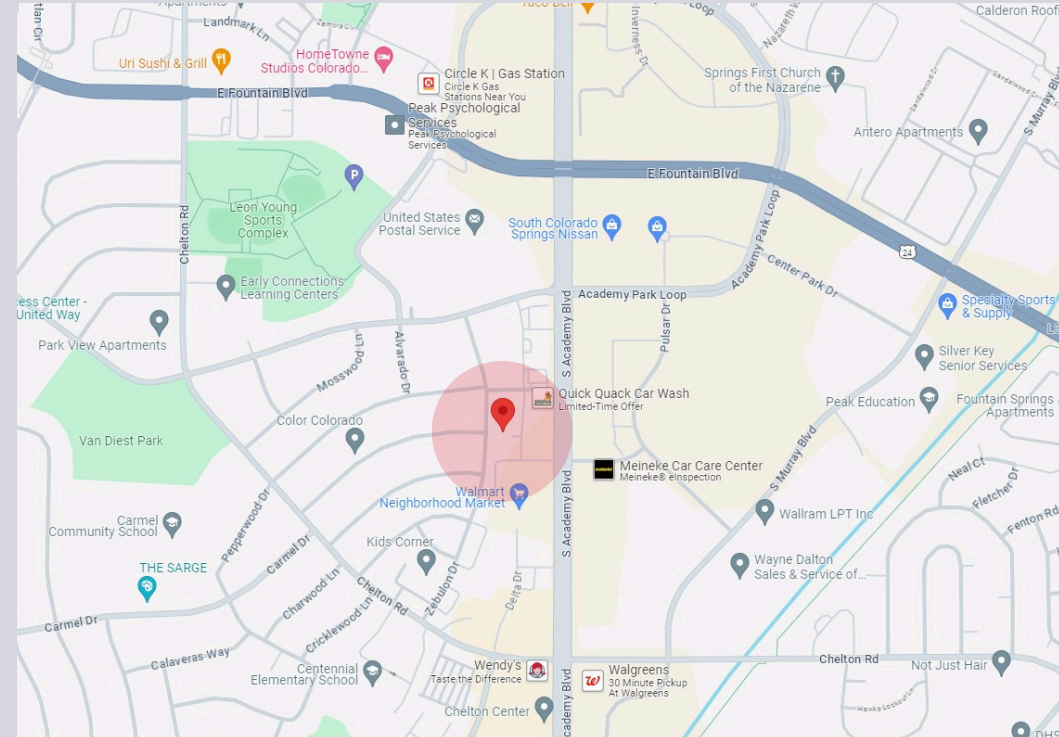
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INCOME ANALYSIS

ACADEMY COMMONS



| | |
|--------------------------|--------------------|
| SALE PRICE | \$2,825,000 |
| SALE PRICE / RSF | \$294.27 |
| CAP RATE | 6.75% |
| CURRENT OCCUPANCY | 100% |

| | |
|-------------------------------------|---------------------|
| BASE RENTAL REVENUE | \$190,440.00 |
| EXPENSE REIMBURSEMENTS | \$53,098.00 |
| TOTAL OPERATING EXPENSES | \$53,098.00 |
| CURRENT NET OPERATING INCOME | \$190,440.00 |

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RENT ROLL

ACADEMY COMMONS

| TENANT NAME | TERM | SQFT | RENT PER SQFT | RENT PER MONTH | ACTUAL RENT PER YEAR | FUTURE RENT INCREASE | LEASE TYPE |
|------------------------|---------------------|--------------|---------------|--------------------|----------------------|----------------------|------------|
| TACOS DEL GORDO | Mar 2021 - Mar 2026 | 2,400 | 20.71 | \$4,142.00 | \$49,704.00 | 3% | NNN |
| POSH NAIL BAR | Oct 2021 - Mar 2027 | 2,350 | 19.86 | \$3,889.25 | \$46,671.00 | 3% | NNN |
| STATE FARM | Jun 2023 - May 2026 | 2,400 | 18.75 | \$3,750.00 | \$45,000.00 | 3% | NNN |
| PINA'S SALON | Jun 2023 - May 2026 | 1,200 | 19.38 | \$1,938.00 | \$23,265.00 | 3% | NNN |
| VAPE SHOP | Dec 2024 - Nov 2027 | 1,200 | 17.50 | \$1,750.00 | \$21,000.00 | 3% | NNN |
| SIGN REVENUE | | | | \$400.00 | \$4,800.00 | | |
| MECHANICAL COMMON AREA | | 50 | | | | | |
| TOTAL | | 9,600 | | \$15,869.25 | \$190,440.00 | | |

| | |
|--------------------------|--------------|
| OCCUPIED SQUARE FEET | 9,550 |
| MECHANICAL COMMON AREA | 50 |
| TOTAL SQUARE FEET | 9,600 |

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Northgate Plaza

13395 Voyager Pky
Colorado Springs, CO 80921

Owner

Buyer Az Re Holdings Llc

Class

Building Size 9,018 SF

Year Built 2017

Retail Sold

1

| | |
|----------------------|-----------------|
| Sale Price | \$4,300,000.00 |
| \$/SF | \$476.82 Per SF |
| Office SF | |
| Industrial SF | |
| Retail SF | 9,023 SF |
| Land Size | 1.89 Acres |
| Parking Ratio | |
| Sale Date | 12/22/2020 |

- All Tenants are Open, Current, and Paying Full Rent- Class A Retail I Shadow-Anchored by Grocer Sprouts Farmers Market- 100% Occupied I One Tenant Rolling Over in Next 6 Years- Located in the Best Sub-market in Colorado Springs - Northgate- Tremendous Demographics I Over \$117k HH Income within a 3



Dublin Heights

7715 Dublin Blvd
Colorado Springs, CO 80923

Owner

Buyer Ganapathy Sathis

Class A

Building Size 10,400 SF

Year Built

Retail Sold

2

| | |
|----------------------|-----------------|
| Sale Price | \$3,850,000.00 |
| \$/SF | \$370.19 Per SF |
| Office SF | |
| Industrial SF | |
| Retail SF | |
| Land Size | 2.09 Acres |
| Parking Ratio | |
| Sale Date | 12/18/2019 |

NAI Highland, LLC is pleased to present the opportunity to acquire an exceptional retail asset along the City's fast-growing retail corridor. Dublin Heights is a newly constructed five tenant retail building, well positioned on the southwest corner of Dublin Blvd and Marksheffel Rd. Situated in direc



1817 N Union Blvd

1817 N Union Blvd
Colorado Springs, CO 80909

Owner

Buyer Jomedeca LLC

Class

Building Size 7,400 SF

Year Built 1979

Retail Sold

3

| | |
|----------------------|-----------------|
| Sale Price | \$2,250,000.00 |
| \$/SF | \$304.05 Per SF |
| Office SF | |
| Industrial SF | |
| Retail SF | 7,400 SF |
| Land Size | 1.13 Acres |
| Parking Ratio | |
| Sale Date | 02/25/2022 |