

6250 US Hwy 285

Poncha Springs, CO 81242

Retail
Investment Opportunity
Offering Memorandum



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Exclusively Listed By

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Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

Property Overview

6250 US Hwy 285
Poncha Springs, CO 81242



Investment Highlights

Property Highlights

- **Unbranded Fuel Operations** – The property operates without a fuel branding agreement, offering investors the flexibility to establish new branding or negotiate more favorable unbranded fuel supply contracts to enhance margins.
- **Potential 100% Bonus Depreciation (Year One)** – Fee simple ownership of the gas station may qualify for 100% bonus depreciation in the first year under the proposed "One Big Beautiful Bill Act," subject to CPA consultation, potentially delivering substantial upfront tax advantages.
- **Proximity to Tesla Supercharger Station** – A Tesla Supercharger station is located immediately adjacent to the property, increasing customer traffic as EV drivers seek convenient access to food, retail, and amenities during charging sessions.
- **On-Site Living Quarters** – The property includes ±2,952 SF with an attached residential space, offering owner-operator flexibility or potential for employee housing in a tight rental market.
- **High-Visibility Highway Location** – Strategically positioned along US Highway 285, a key corridor between Salida, Buena Vista, and Colorado's Front Range, the site benefits from steady year-round traffic from both regional residents and destination-driven tourists.





Poncha Springs Crossroads Welcome Center



US Hwy 285



Harriet Alexander Field
Airport (KANK)



W US Hwy 50

Iron Chest Steakhouse



Salida Stove & Spa

Subject Property

Tesla Supercharging Station

6250 US Hwy 285
Poncha Springs, CO 81242

±2,952 SF
GLA

1980
Year Built

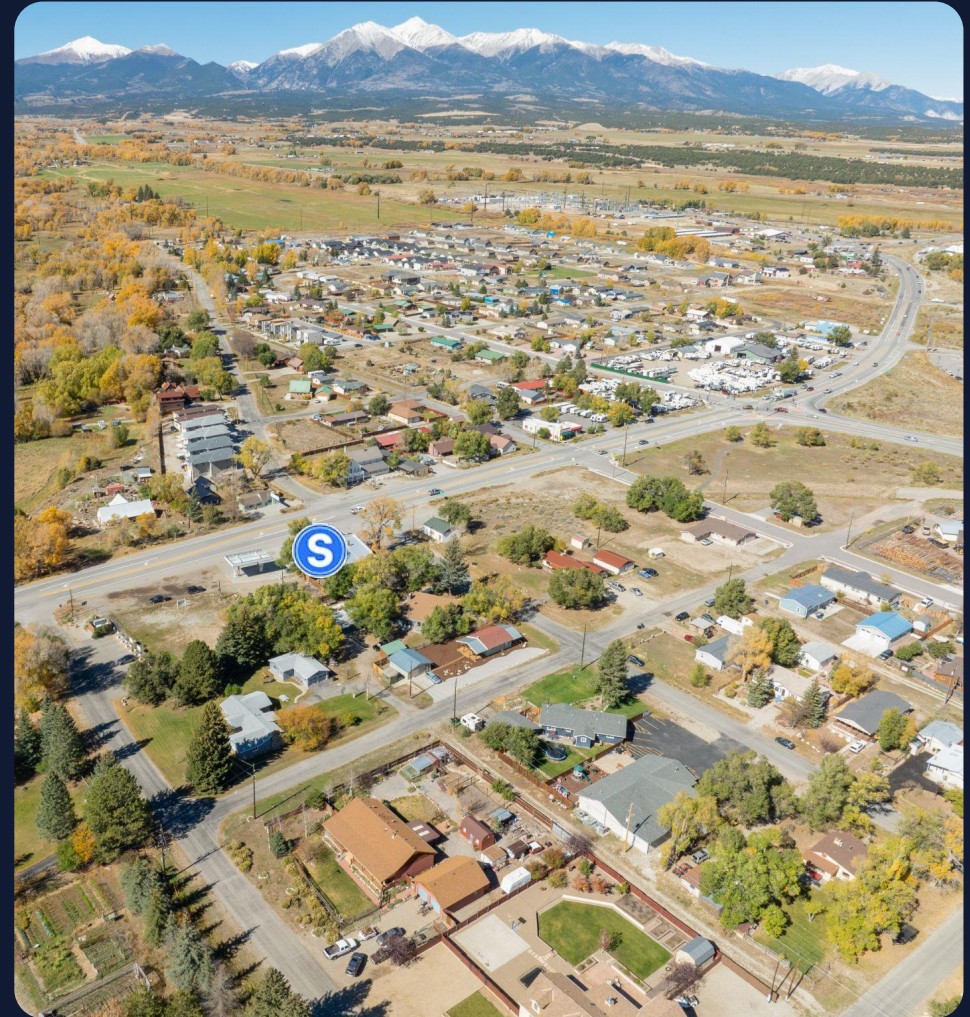
±0.38 AC
Lot Size

\$970,000
List Price

\$328.59
Price Per SF



Property Photos



Financial Overview

6250 US Hwy 285
Poncha Springs, CO 81242



Financial Summary

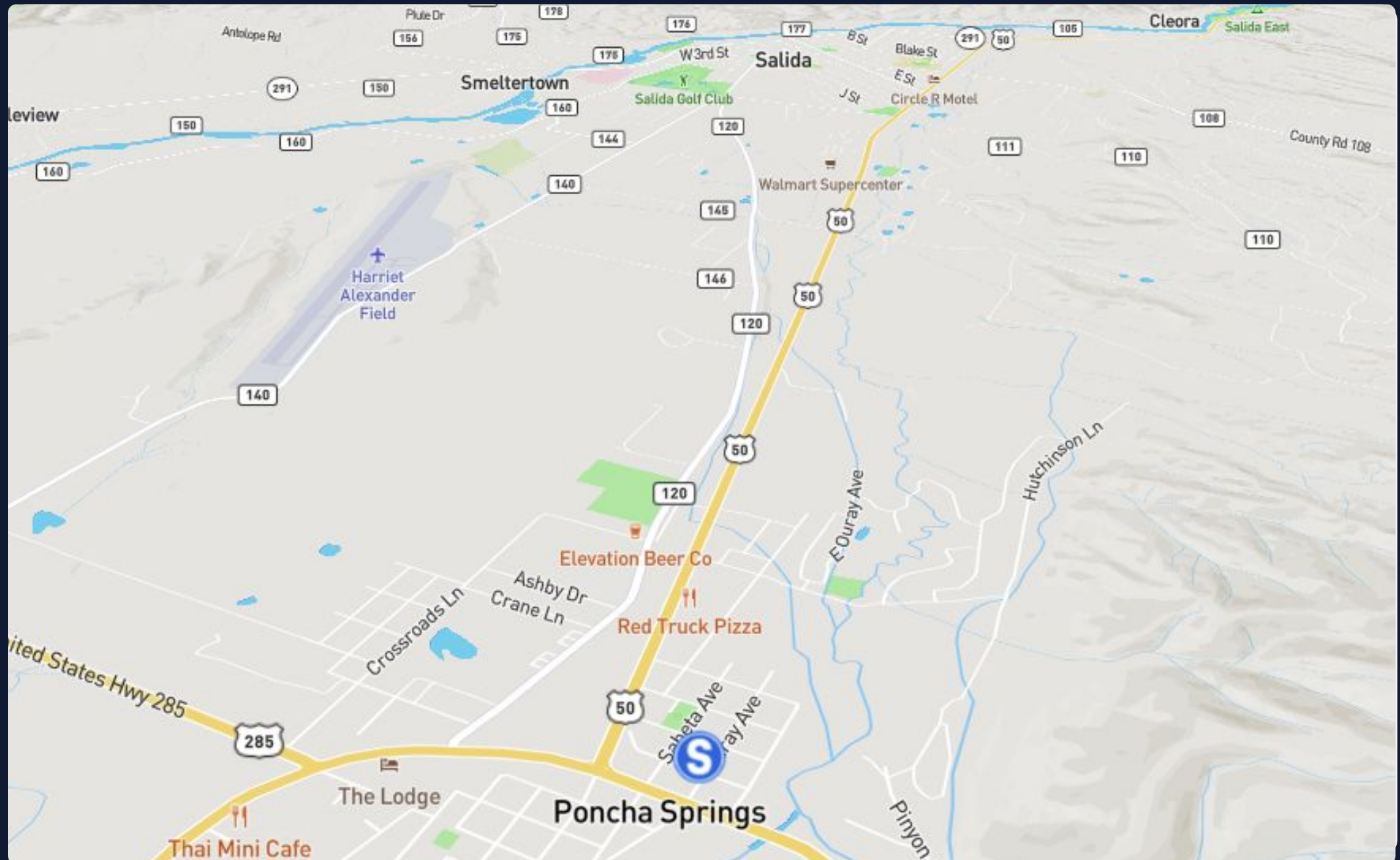
Property Details

Name	Poncha Market
Address	6250 US Hwy 285, Poncha Springs, CO 81242
List Price	\$970,000
Store Size	±2,952 SF
Lot Size	±0.38 AC
Year Built	1980
Fuel Infrastructure	Canopy With 2 Dispensers / 4 Fueling Points
2024 Total Inside Sales	\$1,134,816
2024 Gallons Sold	131,872



Market Overview

6250 US Hwy 285
Poncha Springs, CO 81242



Poncha Springs , CO

Local Market Overview

Poncha Springs is emerging as a desirable residential hub, fueled by steady population growth and a rising influx of higher-income households seeking an elevated quality of life. Known as the "Crossroads of the Rockies," the town benefits from its strategic position at the junction of U.S. Highways 50 and 285, offering direct access to major regional employment centers, outdoor recreation, and tourism corridors. This geographic advantage enhances both mobility and economic opportunity, attracting residents who value convenience without sacrificing scenic surroundings.

The local demographic profile reflects strong market fundamentals, with a growing median household income and a stable, mature population that supports long-term housing demand. The area's mix of full-time residents, retirees, and second-home owners creates a diverse and economically resilient community. As lifestyle migration continues to influence residential preferences across Colorado, Poncha Springs stands out for its blend of small-town charm, modern infrastructure, and increasing investment appeal—making it a prime location for multifamily development and sustained occupancy.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,460	8,933	11,608
Current Year Estimate	2,217	8,124	10,592
2020 Census	1,921	7,855	10,138
Growth Current Year-Five-Year	10.97%	9.97%	9.60%
Growth 2020-Current Year	15.41%	3.42%	4.47%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,086	4,153	5,401
Current Year Estimate	997	3,822	4,981
2020 Census	883	3,674	4,729
Growth Current Year-Five-Year	8.94%	8.65%	8.43%
Growth 2020-Current Year	12.89%	4.04%	5.34%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$103,775	\$112,384	\$112,447

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6250 US Hwy 285, Poncha Springs, CO, 81242** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.