

3705 - 3737 DRENNAN ROAD

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY



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3705 - 3737 DRENNAN ROAD

COLORADO SPRINGS, CO 80910

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EXECUTIVE SUMMARY

3705-3737 Drennan Road
Colorado Springs, CO 80910

LOCATION OVERVIEW

SOUTHPOINTE PLAZA

COLORADO SPRINGS, CO 80910

Discover an exceptional investment opportunity with this fully leased shopping center now available for sale. Boasting a recently installed new roof and a freshly paved parking lot, this property not only ensures a modern and well-maintained exterior but also underlines its commitment to long-term durability and aesthetic appeal.

With every retail space fully occupied, this shopping center stands as a testament to its popularity and success within the community. Investors can benefit from a stable and lucrative income stream from established businesses, providing a secure foundation for a promising investment portfolio.

The property's design includes a thoughtful allocation of space, leaving room for growth and expansion. This feature presents an enticing prospect for prospective tenants looking to join the bustling retail landscape or for current tenants aiming to expand their operations. The flexibility of the available space caters to a variety of business needs, making it an ideal choice for entrepreneurs seeking opportunities for development.

Strategically located near Amazon's massive 3.7 million square feet warehouse, this shopping center enjoys proximity to one of the world's leading e-commerce giants. This geographical advantage opens doors to enhanced visibility, increased foot traffic, and the potential to tap into the thriving e-commerce ecosystem, offering a competitive edge for businesses operating within the shopping center.

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

3705 - 3737 DRENNAN ROAD

COLORADO SPRINGS, CO 80910

OFFERING PRICE

\$5,750,000

NOI

\$426,822

- New Roof
- New Parking Lot
- Fully Occupied
- Room for Growth
- Near Amazon's 3.7 Million SF Warehouse

OVERVIEW

Price:	\$5,750,000
NOI:	\$426,822
Price / SF:	\$191.28
Net Rentable Area:	30,060 SF
Occupancy:	100%
Cap Rate:	7.4%



30,060 SF

BUILDING SIZE



1985

YEAR BUILT



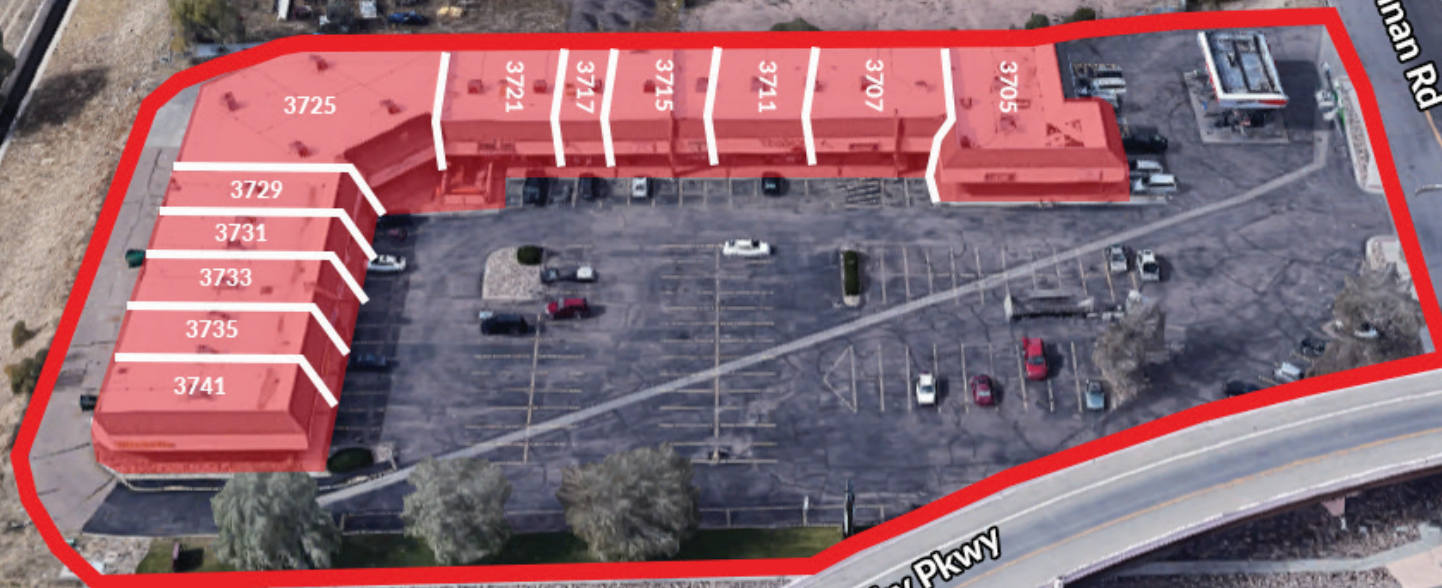
7.4%

CAP RATE



EXTERIOR PHOTOS

CLOSE-IN PARCEL MAP





VICINITY MAP

FINANCIAL ANALYSIS

3705 - 3737 Drennan Road
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RENT ROLL

Tenant Name	Unit SqFt	Unit #	Actual Rent	Actual Rent per Sqft	Move In Date	Lease Expiration
Loaf N' Jug	3,560	3705	87,750.00	24.65	04/04/1985	12/31/2025
Warrior Fitness	2,400	3707	0.00	0.00	08/01/2014	03/31/2026
Warrior Fitness	2,400	3711	47,472.00	19.78	08/01/2014	03/31/2026
Honey Leaf Inc.	1,200	3715	20,652.00	17.21	07/01/2021	03/31/2026
Mickey K. Henry	1,200	3717	14,400.00	12.00	04/01/2013	
Time Out Sports Lounge and Deli	3,900	3721	35,100.00	9.00	11/16/2017	12/31/2027
Certified Tattoo Studios CS2, LLC	7,000	3725	99,000.00	14.14	02/01/2022	01/31/2026
Beards and Fades Barber Shop	1,200	3729	16,800.00	14.00	09/01/2023	11/30/2026
OMNI Financial of Colorado, Inc.	2,400	3731	31,608.00	13.17	05/01/2015	05/31/2027
AFBN, Inc.	1,200	3733	18,600.00	15.50	09/01/2018	08/31/2027
Ohana Vapors LLC	1,200	3735	17,640.00	14.70	11/01/2023	10/31/2028
Romantix Southpointe, Inc.	2,400	3737	37,800.00	15.75	04/01/2018	06/30/2028
			\$426,822.00	\$14.20		



Our Network is Your Edge.



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