

AUTO-REPAIR FACILITY | NEW 5 YEAR LEASE | ANNUAL INCREASES



**2446 E PLATTE AVE**  
**COLORADO SPRINGS, CO 80909**

PRICE  
**\$850,000**

CAP RATE  
**6.31%**

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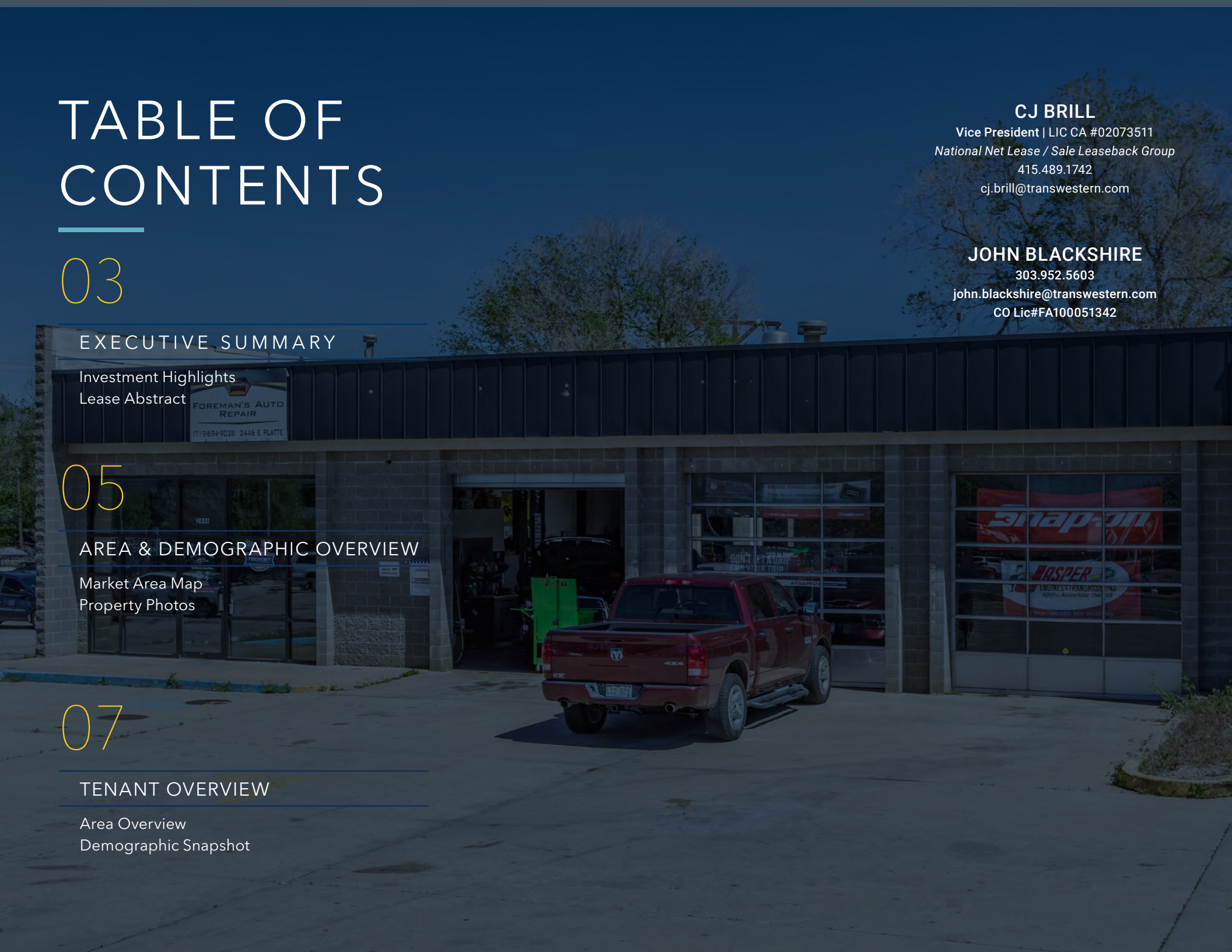
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New five year lease term with annual rent increases and CPI based renewal



NNN lease with minimal landlord responsibilities



6 bays (3 drive-thru and 3 drive-in) with 2 pits



2,719 square foot building on 0.44 acre lot



Dense demographics with 284k+ residents within a 5 mile radius and growing



High traffic street with traffic counts of 35k+ vehicles per day



Average household income of \$77k+



Infill location supporting local regional customer base



Dedicated turn lane and large pylon sign

ASKING PRICE	CAP RATE	PRICE PSF
\$850,000	6.31%	\$312

## LEASE ABSTRACT

<b>Guarantor</b>	Personal Guarantee
<b>Lease Type</b>	Net Lease
<b>Landlord Responsibilities</b>	Roof, Structure, HVAC (only repairs over \$1,000), Property Taxes, Insurance
<b>Base Rent</b>	\$64,800
<b>Property Taxes (Current)</b>	\$5,163
<b>Insurance (Current)</b>	\$5,995
<b>NOI</b>	<b>\$53,642</b>

## RENT SCHEDULE

BASE RENT SCHEDULE			
<b>Primary Lease Term</b>	6/15/26 - 6/14/27	\$5,400	\$64,800
	6/15/27 - 6/14/28	\$5,500	\$66,000
	6/15/28 - 6/14/29	\$5,600	\$67,200
	6/15/29 - 6/14/30	\$5,700	\$68,400
	6/15/30 - 6/14/31	\$5,800	\$69,600
<b>Option</b>	6/15/31 - 6/14/36	CPI Increase (not to exceed 10%) and then 2% annual increase	

## OVERVIEW

<b>Tenant</b>	Enos Weaver EZ mobile Brake LLC dba EZ Brake & Service
<b>Website</b>	ezbrakesandservice.com
<b>Address</b>	2446 E Platte Ave, Colorado Springs, CO 80909
<b>Year Built</b>	1988
<b>Gross Leaseable Area (SF)</b>	2,719 SF
<b>Lot Size (AC)</b>	0.44 AC
<b>Bays</b>	(3 drive-thru / 3 drive-in) with 2 pits
<b>Ownership</b>	Fee Simple

## LEASE TERM

<b>Lease Commencement</b>	6/15/2026
<b>Lease Expiration</b>	6/14/2031
<b>Renewal Options</b>	1 x 5 year
<b>Rent Increases</b>	\$100 increase on monthly rent per year
<b>Rent Increase In Option</b>	CPI Increase at renewal (capped at 10%) and 2% annual increases

MARKET AREA MAP



Little Caesars Walgreens  
SAFEWAY McDonald's  
AMF Pizza Hut ACE

U-HAUL EZPAWN  
Shamrock Arby's  
FOODSERVICE WAREHOUSE  
Applebee's KFC McDonald's

MATTRESS FIRM BARNES & NOBLE Guitar Center  
Olive Garden LOWE'S Office DEPOT  
verizon Black Bear Diner

IHOP Burlington  
PET SMART SONIC  
JCPenney JD  
SPORTSMANS PARKBOULE

AUTO TRUCK Parkor TIRE PROS  
SUBWAY AutoZone  
native grill wings MOUNTAIN MOTORSPORTS  
GABE'S WELLS FARGO DOLLAR TREE Domino's CVS

Wendy's BLUE CORNERS  
Walmart ANR TIRE EXPRESS RMCP  
AMERICAN FURNITURE GALLERIES

29,000 Cars Per Day

24,000 Cars Per Day

32,000 Cars Per Day

47,000 Cars Per Day





## Tenant Overview

EZ Brakes & Service is a well-established automotive repair and maintenance provider specializing in brake service, general auto repair, and preventative vehicle maintenance. The business serves a broad customer base of local residents and daily commuters, benefiting from consistent, recurring demand driven by essential vehicle ownership and routine service needs. As a necessity-based operator, EZ Brakes & Service demonstrates resilience across economic cycles and generates reliable customer traffic.

Operating within a highly fragmented industry, the company is well positioned as a trusted local operator, often outperforming national chains through personalized service and strong community presence. This positioning supports stable long-term occupancy and predictable operating performance. Founded and owned by Enos Weaver, the business has experienced steady growth, culminating in its expansion into the subject property.

Website: [ezbrakesandservice.com](http://ezbrakesandservice.com)

PROPERTY PHOTOS



## Colorado Springs Overview

Colorado Springs, Colorado serves as a major economic, employment, and retail center for Southern Colorado and the broader Front Range region. The city benefits from a highly diversified economy anchored by military and defense operations, aerospace, healthcare, technology, tourism, and higher education, creating a stable employment base and consistent consumer demand. As one of Colorado's fastest-growing metropolitan areas, Colorado Springs attracts residents, employers, and visitors from across the region, supporting strong performance for necessity-based and service-oriented retailers.

Retail fundamentals in Colorado Springs are supported by sustained population growth, rising household incomes, and continued residential development, while new supply remains measured in many established corridors and suburban trade areas. National discount, grocery, and value-oriented retailers are well positioned due to the market's expanding residential base and ongoing demand for convenient daily-needs shopping. Combined with strong demographic trends, regional accessibility, and a resilient economic foundation, Colorado Springs offers investors an attractive market for long-term net-lease investment and stable income performance.

### POPULATION

	1 miles	2 miles	5 miles
2025 Population	15,165	63,661	286,961
2030 Population Projection	15,405	64,736	292,258
Annual Growth 2025-2030	0.2%	0.3%	0.4%
Median Age	37.6	36.6	36.6

### HOUSEHOLDS

	1 miles	2 miles	5 miles
2025 Households	6,795	27,857	119,817
Annual Growth 2025-2030	0.4%	0.4%	0.4%
Avg Household Size	2.1	2.2	2.3

### ESTIMATED HOUSEHOLD INCOME

	1 miles	2 miles	5 miles
Avg Household Income	\$71,422	\$75,814	\$88,449
Median Home Value	\$344,386	\$372,708	\$394,716



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