

FOR SALE - RETAIL CENTER HIGH VISIBILITY

TRENT PROPERTIES GROUP



RETAIL CENTER

11,058 SF

Built 1968

LAND

1.56 ACRES

MX-M Zoning

PRICE

~~\$1,950,000~~

NEW PRICE

\$1,790,000

831 S CIRCLE DRIVE
COLORADO SPRINGS, CO 80910



This is a tremendous value-add opportunity. The center is fully leased with 3,170 SF potentially available for an owner occupant. Roof coated in 2016, some HVAC units replaced 2017.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

Amanda Miller Luciano

amanda@TrentPropertiesGroup.com

719.650.9913



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VALUE-ADD OPPORTUNITY

Space Available For Owner

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

VALUE-ADD OPPORTUNITY AT THIS NEIGHBORHOOD CENTER

This attractive midcentury shopping center sits on busy S Circle, just north of the light at Fountain Blvd. with quick access from Highway 24 and I25 and within close proximity to downtown.

The large 1.56-acre lot provides tons of parking for the center. Interiors have updated finishes, and most have ADA bathrooms. 50-year roof coating installed 2016. Some new HVAC units in 2017.

Below market rents with 3% annual increases. There is 3,170 SF that could be available for an owner occupant of for re-tenanting at a higher rate.

• **Projected NOI:**
\$120,000

• **Great visibility in a high-traffic area**

• **Opportunity for owner/occupant**

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