

FOR SALE

\$1,400,000

9.0% Cap Rate



N. Academy Blvd & Constitution Avenue, Colorado Springs, CO

For more information:

DAN PREVEDEL

303-945-5697

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Property Highlights

- » Excellent investment opportunity of an Urban Loft-Style Office
- » Stable tenant with 3.5 years remaining in initial term
- » New developments in the immediate area
- » 12' exposed concrete beam ceilings, exposed HVAC, all new finishes and cabinetry
- » New EPDM Roof (6 years old)
- » \$1M of recent renovations
- » New mechanical RTU systems and upgraded electrical service



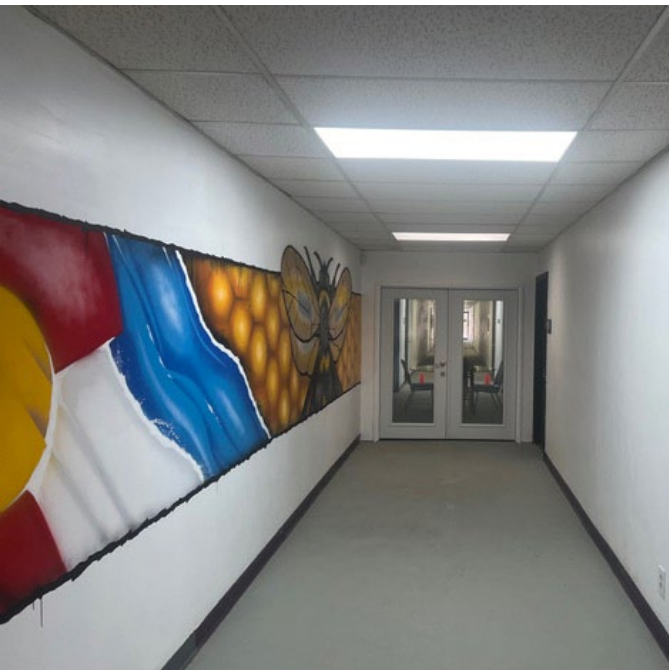
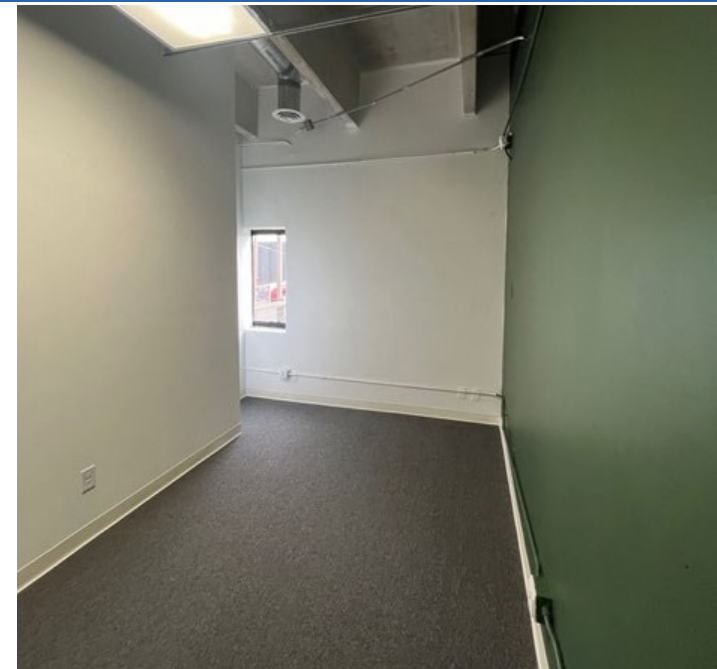
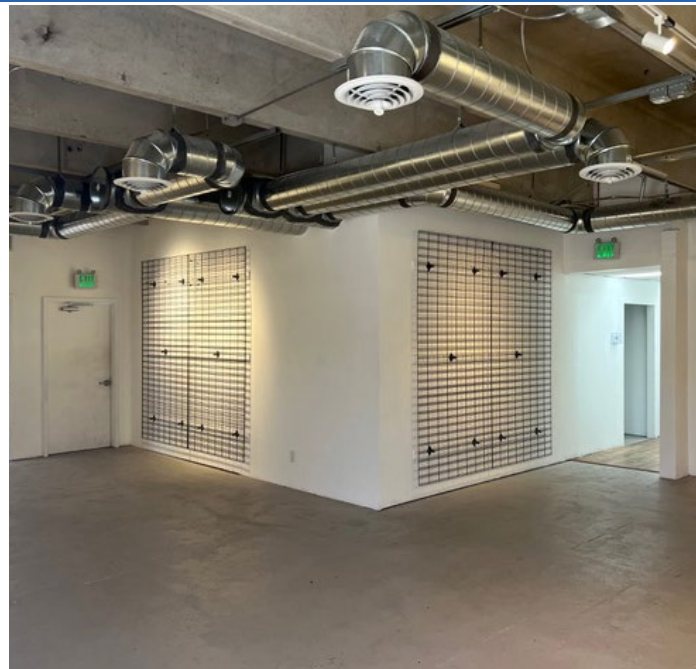
Property Details

Unit Size	11,450 SF
Building Size	24,328 SF
Zoning	MX-M
Clear Height	12 Feet
Building Parking	66 Spaces
County	El Paso
Year Built	1973
Year Renovated	2025
Taxes (2024)	Approx. \$10,348.63

Sale Price: \$1,400,000

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Floor Plan - Triplex Unit 1 - 11,450 SF



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2024)	16,109	123,297	292,497
Population (2029)	16,114	125,998	302,200

Households

Total Households (2023)	6,625	51,837	118,348
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Average Household Income	\$70,368	\$71,910	\$81,086
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Traffic Counts

N. Academy Blvd at Constitution Ave S (2025)	47,613
N Academy Blvd at Constitution Ave N (2025)	46,629
N Academy Blvd at E. La Salle St (2025)	42,298



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Meet the Broker



Dan Prevedel represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Dan joined Malman Real Estate in August 2022 with a focus on lease negotiations and acquisitions/dispositions in all asset types and classes. Prior to joining Malman RE, Dan began his career in tenant representation for TB Advisors, assisting clients with identifying and aligning their strategic business, financial and operational objectives with their real estate requirements. He has quickly developed a trustworthy reputation with his clients through his knowledge base and accountability. Dan is a Colorado native and holds a bachelor's degree in Business Management from Whittier College.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property

and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

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