



Retail For Sale

Pikeview Point | 2761 Briargate Boulevard
Colorado Springs, CO

Exclusively Marketed by:



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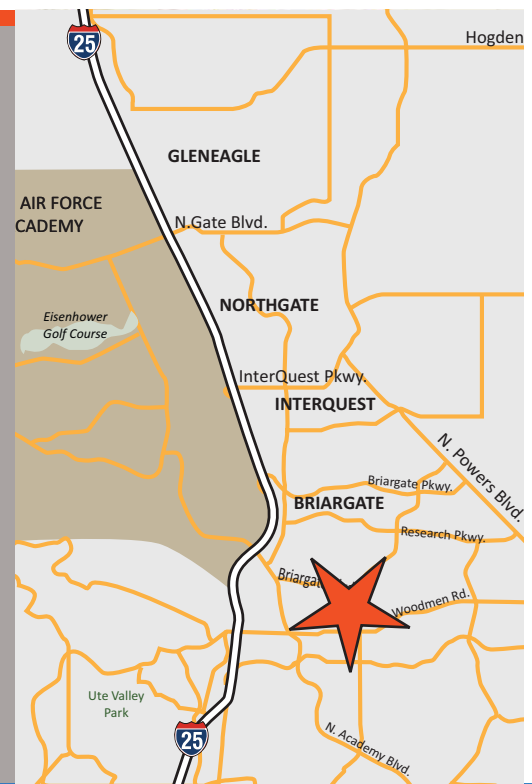
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Offered for sale for the first time in more than twenty years is 2761 - 2771 Briargate Boulevard in Colorado Springs, CO.

This eight unit, five tenant building on 1.78 acres represent a rare opportunity to purchase a total of 12,043 SF cash flowing asset on a high visibility corner in the desirable Briargate neighborhood in Colorado Springs.

Located adjacent the North Academy and Briargate avenue retail corridors, the property is an ideal cash flowing asset and is primed for redevelopment as QSR or a similar future retail use.

The property was constructed in 1987 and was remodeled in 2016 with the facade, roof most of the HVAC units being replaced at that time. The property has been well-maintained and professionally managed for the last twenty years.



Quick Facts
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Asking Price: \$2,800,000

Net Operating Income (2025 Est.): \$177,886

Cap Rate: 6.35%

Property Details

- Address: 2761-2771 Briargate Blvd
- Building Size: 12,043 SF (\$228 PSF)
- Land Size: 1.78 Acres (77,536 SF)
- Year of Construction: 1987
- Parking Ratio: 6.7 per 1,000 SF
- Number of Tenants: 5
- Zoning: PBC-CR

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Tenant Overview

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Property Photos
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