

FOR SALE

Verizon Wireless

4302 Austin Bluffs Parkway
Colorado Springs, CO



Long-Term Single Tenant Retail Investment Opportunity

5-YEAR NN LEASE

UNBEATABLE LOCATION

OUTSTANDING DEMOGRAPHICS

NEWMARK

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Colorado Springs, CO

PROPERTY SALE DETAILS

Address	4302 Austin Bluffs Parkway Colorado Springs, CO 80918
Purchase Price/PSF:	Contact Broker for Pricing
Cap Rate:	6.0%
NOI/PSF:	Contact Broker
Tenant:	Cellular Sales of Colorado dba Verizon Wireless
Guarantor:	Cellular Sales of Knoxville, Inc.
Verizon Credit Rating:	S&P: BBB+ Moody's: Baa1

Long-Term Single Tenant Retail Investment Opportunity

Property Highlights

- 2017 New Build & Continuously Occupied by Verizon
- Exceptional Lease Guaranteed by Largest Verizon Authorized Retailer in the U.S.
 - Cellular Sales of Knoxville Inc. (800+ Locations)
- Dense & Affluent Retail Corridor in Highly Sought After, Stable & Growing Colorado Springs MSA
 - o Colorado Springs ranks among the top cities in the country for population and economy
 - o The Colorado Springs MSA is the 40th-most populated city in the United States & Colorado Springs is the 2nd largest economy in Colorado, only behind Denver.
- 5 Year NN Lease with Minimal Landlord Responsibilities and 10% Rental Increases in the Option Period
- Unbeatable Location on Heavily Traveled Austin Bluffs Parkway & Academy Blvd
 - o Austin Bluffs Parkway @ Barnes Rd: 43,000 CPD
 - o Austin Bluffs Parkway @ Siferd Blvd: 48,335 CPD
 - o N Academy Blvd @ Austin Bluffs Blvd: 55,222 CPD
- Located in Market Center with over 25 national retailers in the immediate area
- Outstanding Demographics & Anticipated Long-Term Continued Growth
 - o Population of 311,418 within a 5 Mile Radius with an expected growth rate of 4.21% by 2029
 - o Average HH Income of \$94,459 within a 5 Mile Radius

**VERIZON WIRELESS IS CURRENTLY RANKED 31ST ON FORTUNE 500 RANKINGS
WITH REVENUES SURPASSING \$134B**

Surrounding Retail Amenities



UNBEATABLE LOCATION ON HEAVILY TRAVELED AUSTIN BLUFFS PARKWAY & ACADEMY BLVD

43,000 CPD
Austin Bluffs Parkway @ Barnes Rd

48,335 CPD
Austin Bluffs Parkway @ Siferd Blvd

55,222 CPD
N Academy Blvd @ Austin Bluffs Blvd



FOR MORE INFORMATION:

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