



## Overview

3729 and 3737 Austin Bluffs is a unique NNN investment property new to the market in Colorado Springs! The site is comprised of three retail condos, two of which are available for sale. The building is very clean, and well maintained. The property has high visuality from Austin Bluffs and Academy, which is one of the busiest lighted intersections in Colorado Springs.

The tenants have strong financials and have been in place for over 5 years. This is a great investment that provides steady cash-flow and low maintenance.

## Property Details



**Sales Price**  
\$2,252,000



**Cap Rate**  
7.27%



**NOI**  
\$163,812



**Building Size**  
6,000 SF



**Year Built**  
2008



**Zoning**  
PBC

Rev: September 3, 2024



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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## Tenants

### Best Budz, LLC:

Best Budz is located at 3729 Austin Bluffs and has been in the Colorado Springs market for over 5 years. They never miss a rent payment and enjoy a wonderful reputation in the medical marijuana community. They have great online reviews about their product and customer service.

Best Budz leases expires 7/31/2026. They operate out of 2,000 RSF.

### Romantix:

Romantix is located at 3737 Austin Bluffs. Romantix operates over 50 stores, in 15 states. Romantix caters to the adult pleasure industry. They have high-end clientele that enjoy shopping in their extremely clean, and well kept retail space.

Romantix leases expires 10/31/27 with (2) two x (5) five year options to renew. They operate out of 4,000 RSF.

## Area

3729 and 3737 Austin Bluffs is located centrally in Colorado Springs. Austin Bluffs is a majority throughfare that runs west to east in the Springs. The property sits just off Academy, which is also one of the busiest streets that runs South to North. The Academy/ Austin Bluffs is one of the strongest and most used intersections in Colorado Springs.

Other retails in the area include national credit tenants such as ACE Hardware, Jack-In-The-Box, Qdoba, Safeway, and more.

The property is located in a vibrant retail district that continues to thrive!

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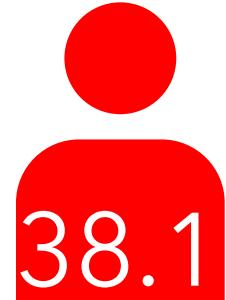
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3737 Austin Bluffs Pkwy, Colorado Springs, Colorado, 80918

## DEMOGRAPHICS



**127,326**  
Population



**38.1**  
Median Age



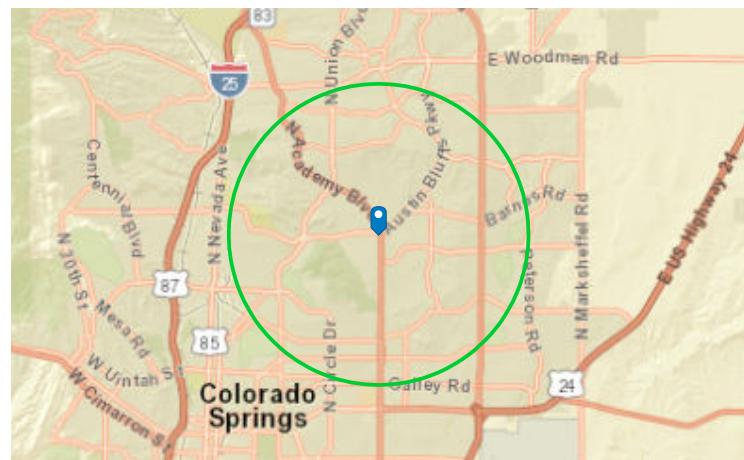
**2.4**  
Average  
Household Size



**\$66,357**  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Academy Blvd	36,974	0.0
American Dr	55,556	0.1
American Dr	55,374	0.1
N Academy Blvd	43,095	0.1
Austin Bluffs Pkwy	41,888	0.1



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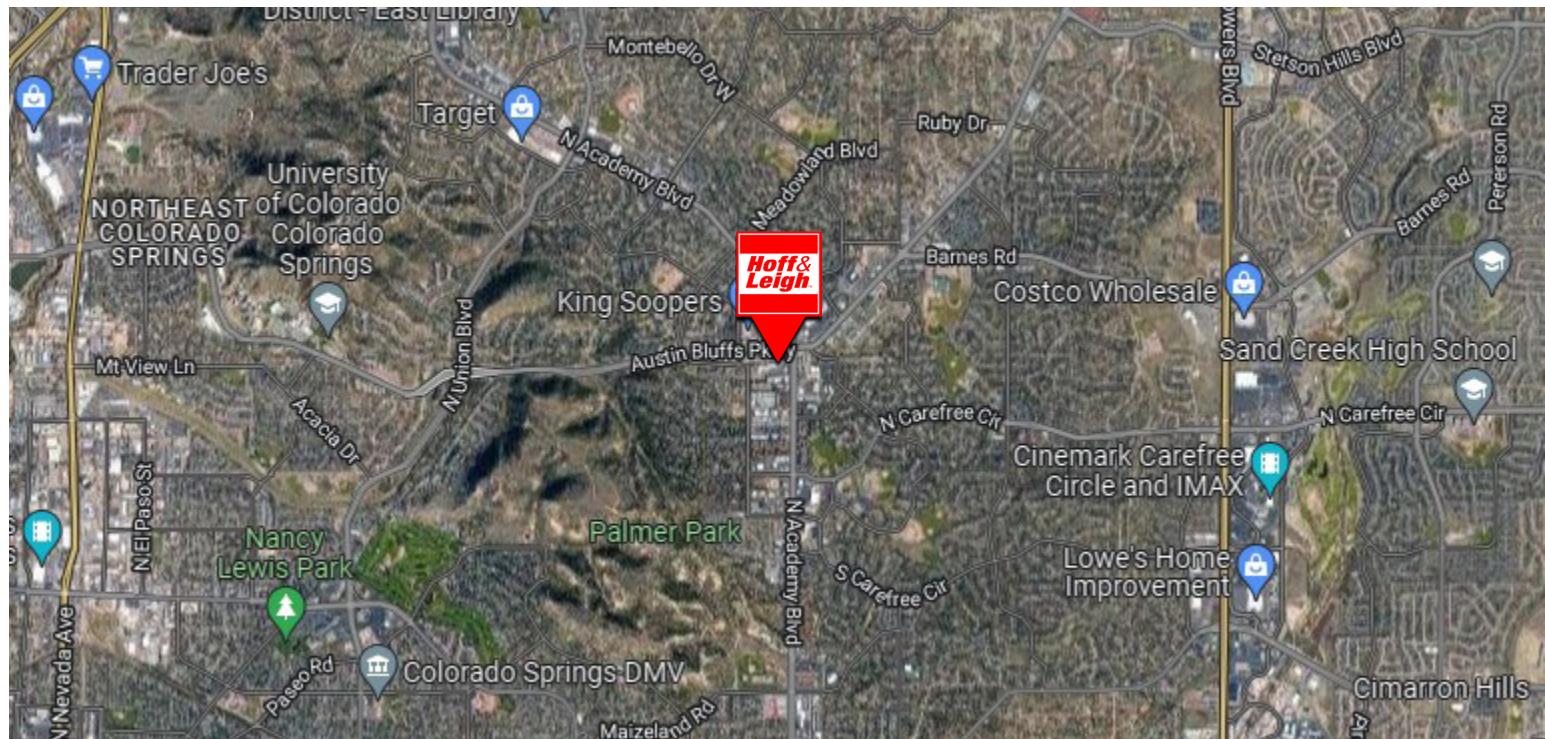
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