

RARE INVESTMENT OPPORTUNITY IN THRIVING COLORADO SPRINGS AREA

FOR SALE

1856 DEMOCRACY POINT
COLORADO SPRINGS, CO 80908



JAKE HALLAUER, CCIM & LAUREN LARSEN - 970 305 8113



3665 John F. Kennedy Pkwy, Bldg 2, Suite 202 | Fort Collins, CO 80525 | +1 970 663 3150 | naiaffinity.com



PROPERTY SUMMARY

NAI Affinity presents an exceptional investment: a brand new restaurant property in the bustling Victory Ridge mixed-use development in northern Colorado Springs. Ideally situated less than a mile from Interstate 25 with frontage on Interquest Parkway, this prime location ensures high visibility and easy access. The surrounding area boasts a dynamic mix of major retailers, large office complexes, entertainment venues, hotels, and numerous residential apartments, guaranteeing a diverse and steady customer base. Located on the vibrant Interquest Parkway corridor, known for its array of dining options, this property stands out with its inviting rooftop patio and outdoor seating areas, designed to attract and retain patrons.

HIGHLIGHTS

- Highly visible building with Interquest Parkway frontage.
- Less than 1 mile from Interstate 25.
- Part of the thriving Victory Ridge community.
- Nearby Amenities Include: Scheels, Great Wolf Lodge Water Park, Main Event, Icon Cinema, hotels, restaurants and more.

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OFFERING SUMMARY

RESTAURANT BUILDING:

SALE PRICE:	\$3,700,000 (\$875.12/SF)
CAP RATE:	5.68%
BUILDING AREA:	4,228± SF
LAND AREA:	0.71± Acres (30,738± SF)
YEAR BUILT:	2023
COUNTY:	El Paso

TENANT SUMMARY



Cheba Hut is a "Toasted" sub concept that has been curing munchies since its start in 1998. The menu features over 30 signature sub sandwiches, as well as a variety of Rice Krispy treats, salads and munchies. Most locations also offer craft beer bars that feature local beers from neighborhood breweries.

What really sets Cheba Hut apart, though, can only be experienced in our shops. We combine homegrown food with real people in a relaxed environment. Cheba Hut currently has 70 locations and this Cheba Hut is the largest franchisee (25 locations).

WEBSITE: [CLICK HERE](#)



Mochi Thai'm Donuts brings a unique twist to Colorado Springs' dessert scene. These naturally gluten-free treats, always served warm and fresh, quickly became a local sensation. Made-to-order mochi donut shop, complete with a drink menu featuring popular boba toppings. Two locations currently.

WEBSITE: [CLICK HERE](#)

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INTERIOR PHOTOS



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TENANT PLAN AND LEASE SUMMARY



LEASE SUMMARY

TENANT:	Cheba Hut
PREMISES*:	2,740± SF
ANNUAL BASE RENT:	\$150,700.00
BASE RENT PER SF:	\$55.00 / SF NNN

*Does not include 730 SF rooftop patio area.



LEASE SUMMARY

TENANT:	Mochi Thai
PREMISES:	1,488± SF
ANNUAL BASE RENT:	\$59,520.00
BASE RENT PER SF:	\$40.00 / SF NNN

For more information regarding the Lease Agreement, financial information, etc., please sign and return the Confidentiality Agreement ("CA") to NAI Affinity:

[Click here for CA](#)

PROPERTY OVERVIEW



Polaris Pointe Shops



InterQuest Marketplace

AVAILABLE

Victory Ridge



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COLORADO SPRINGS: HIGH QUALITY OF LIFE & JOB GROWTH

Colorado Springs' culture and economy are significantly shaped by military sectors, such as defense, aerospace, and software/IT. With a population of approximately 486,000, the military employs a significant portion of the city's workforce. The city's appeal to businesses lies in its low cost of doing business, affordable cost of living, and access to a pool of highly skilled workers. As a result, companies like Cherwell Software, Intelligent Software Solutions, Oracle, and various emerging startups are establishing their presence in Colorado Springs.

MAJOR EMPLOYERS

CommonSpirit St. Francis Hospital
 Compassion International
 Fort Carson
 Hewlett Packard Enterprises
 Lockheed Martin
 Memorial Hospital – UCHealth
 Microchip Technology
 Oracle
 School Districts 2, 3, 8, 11, 20 & 49
 Peterson Air Force Base
 United States Air Force Academy
 University of Colorado Colorado Springs
 Vectrus
 Young Life



NEARBY CATALYSTS

The Sunset - 8,000 seat outdoor amphitheater (2024)

Air Force Academy

Garden of the Gods - National Natural Landmark

University of Colorado Colorado Springs

Children's Hospital Colorado

CommonSpirit St. Francis Hospital

Peterson Space Force Base

Colorado Springs Municipal Airport

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AREA INFORMATION AND DEMOGRAPHICS

REASONS WHY PEOPLE OFTEN CONSIDER RELOCATING TO COLORADO SPRINGS, CO:

- **Natural Beauty:** Surrounded by stunning natural landscapes, including the Rocky Mountains, Pikes Peak, and Garden of the Gods, offering abundant outdoor recreational opportunities.
- **Strong Job Market:** Diverse economy with job opportunities in various sectors, including aerospace, defense, technology, healthcare, and tourism.
- **Quality Education:** The city is home to reputable educational institutions, including the University of Colorado Colorado Springs and the United States Air Force Academy.
- **Low Crime Rate:** Consistently ranks as one of the safest cities in the United States, providing a sense of security for residents.
- **Cultural Attractions:** The city offers a vibrant arts and culture scene, with numerous museums, galleries, theaters, and music festivals to explore.
- **Family-Friendly Environment:** Provides a family-friendly environment with excellent schools, parks, and recreational facilities for children and families.
- **Active Lifestyle:** The city promotes a healthy and active lifestyle, with a wide range of fitness centers, sports leagues, and community events.
- **Community Spirit:** Strong sense of community, with friendly residents, a welcoming atmosphere, and a variety of community events and organizations.

	3-MILES	5-MILES	7-MILES
2024 Est. Population	39,147	123,546	232,620
2029 Projected Population	42,861	132,077	256,310
2024 Est. Avg. HH Income	\$177,330	\$157,894	\$147,621
Median Age	38.5	36.7	37.1
Daytime Employment	41,098	79,980	127,922

Source: Site To Business - July 2024

COLORADO SPRINGS ACCOLADES

Colorado Springs is consistently being recognized on “top and best of” lists.

- Colorado Springs was named the United States’ most desirable place to live and placed third overall for 2024-25 Best Places to Live. U.S. News & World Report’s. May, 2024
- Colorado Springs ranks 9th for 2023-2024 Best Places. U.S. News & World Report’. May, 2023
- Colorado Springs No. 29 among nation’s fastest-growing large cities. Denver Post. July, 2022
- Colorado Springs ranks 2nd for 2022-2023 Best Places. U.S. News & World Report’. May, 2022
- Colorado Springs ranks 6th for 2021-2022 Best Places. U.S. News & World Report’. July, 2021

HOUSING STATS



Colorado Springs Detached Home Prices:
Average: \$396,317; Median: \$402,250 (Q2' 2024, Source: IRES)



Colorado Springs Attached Home Prices:
Average: \$378,430; Median: \$339,000 (Q2' 2024, Source: IRES)

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