

Marcus & Millichap
THE KRAMER GROUP



OFFERING MEMORANDUM

EASTSIDE MEDICAL - DENTAL BUILDING

1304 N ACADEMY BLVD, COLORADO SPRINGS, CO 80909

CHADD NELSONDirector Investments
303-328-2056chadd.nelson@marcusmillichap.com
License: CO: FA100073491**CLAYTON PRIMM**Managing Director Investments
303-328-2075clayton.primm@marcusmillichap.com
License: CO: FA100024161**ERIK ENSTAD**Associate Director Investments
303-328-2013erik.enstad@marcusmillichap.com
License: CO: FA100089977**BRANDON KRAMER**Managing Director Investments
303-328-2020brandon.kramer@marcusmillichap.com
License: CO: FA100045203***CONFIDENTIALITY & DISCLAIMER***

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

ACTIVITY ID: ZAH0050366

EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP



1304 N ACADEMY BLVD

COLORADO SPRINGS, CO 80909

\$1,950,000

OFFERING PRICE

1965
YEAR BUILT

22,664 SF
BUILDING SIZE

1.14
LOT SIZE (ACRES)





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present the Eastside Medical – Dental building. This 22,664-gross-square-foot, class C medical office is located at 1304 N Academy Blvd in Colorado Springs, Colorado. 100 percent occupied with longer term tenants, this opportunity provides an owner/user or investor with amazing upside.

Short-term leases and below market rents allow a new investor to increase their upside signing new tenants or bringing current tenants to market rates. Additionally, most of the tenants have occupied space for longer periods, demonstrating the desirability of the building and location. Positioned at the signalized intersection of North Academy Boulevard and East San Miguel Street, the property offers outstanding visibility, accessibility, and proximity to major healthcare providers, retail amenities, and residential neighborhoods.

A new owner/user can benefit from the short-term leases and occupy a great building and location, helping to offset the expenses and build equity in a desirable building and great location.

Marcus & Millichap
THE KRAMER GROUP



INVESTMENT HIGHLIGHTS

- 100% Occupied with Short-Term Leases, and Below Market Rents
- Long-Term Tenants Demonstrate Desirability of The Building and Location
- Mid-Century Modern Design and Feel
- 22,664 Gross Square Feet per El Paso County
- Built in 1965
- Two Parcels Included in Sale, 1.14 Total Acres
- 61 Parking Spaces / 2.77 / 1,000 Ratio
– Does not include additional Parcel
- Located on The Signalized Intersection of North Academy Blvd & East San Miguel Street
- 2025 – 2026 Taxes \$32,518
- Extensive Recent Electronic upgrades - Security System, Cameras, Access control, Door Intercom , Digital Directory, Lobby Music, Building Website













SECTION

2

PROPERTY FINANCIALS

Marcus & Millichap
THE KRAMER GROUP



FINANCIAL SUMMARY

SUMMARY

Price	\$1,950,000
Down Payment	\$393,120
Down Payment %	20%
Number of Suites	12
Price Per SqFt (Gross)	\$86.04
Rentable Built Area (RBA)	17,361 SF
Gross Area	22,664 SF
Lot Size	1.14 Acres
Year Built	1965
Occupancy	100.00%

RETURNS

	Current	Pro Forma
CAP Rate	7.02%	7.61%
Cash-on-Cash	3.40%	6.32%
Debt Coverage Ratio	1.11	1.20

Financing

	1st Loan
Loan Amount	\$1,560,000
Loan Type	New
Interest Rate	6.25%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME

		Current		Pro Forma
Scheduled Base Rental Income		\$269,038		\$282,490
Potential Gross Revenue		\$269,038		\$282,490
General Vacancy	10.0%	(\$26,904)	10.0%	(\$28,249)
Effective Gross Revenue		\$242,134		\$254,241
Less: Operating Expenses	43.5%	(\$105,293)	41.7%	(\$105,898)
Net Operating Income		\$136,841		\$148,343
Cash Flow		\$136,841		\$148,343
Debt Service		(\$123,490)		(\$123,490)
Net Cash Flow After Debt Service	3.40%	\$13,351	6.32%	\$24,852
Principal Reduction		\$26,748		\$28,468
Total Return	10.20%	\$40,099	13.56%	\$53,321

OPERATING EXPENSES

	Current	Pro Forma
CAM	\$50,946	\$50,946
Insurance	\$9,722	\$9,722
Real Estate Taxes	\$32,518	\$32,518
Management Fee	\$12,107	\$12,712
Total Expenses	\$105,293	\$105,898
Expenses/Suite	\$8,774	\$8,825
Expenses/SF	\$6.06	\$6.10

SECTION

3

STRATEGIC LOCATION

Marcus & Millichap
THE KRAMER GROUP



PARCEL MAP

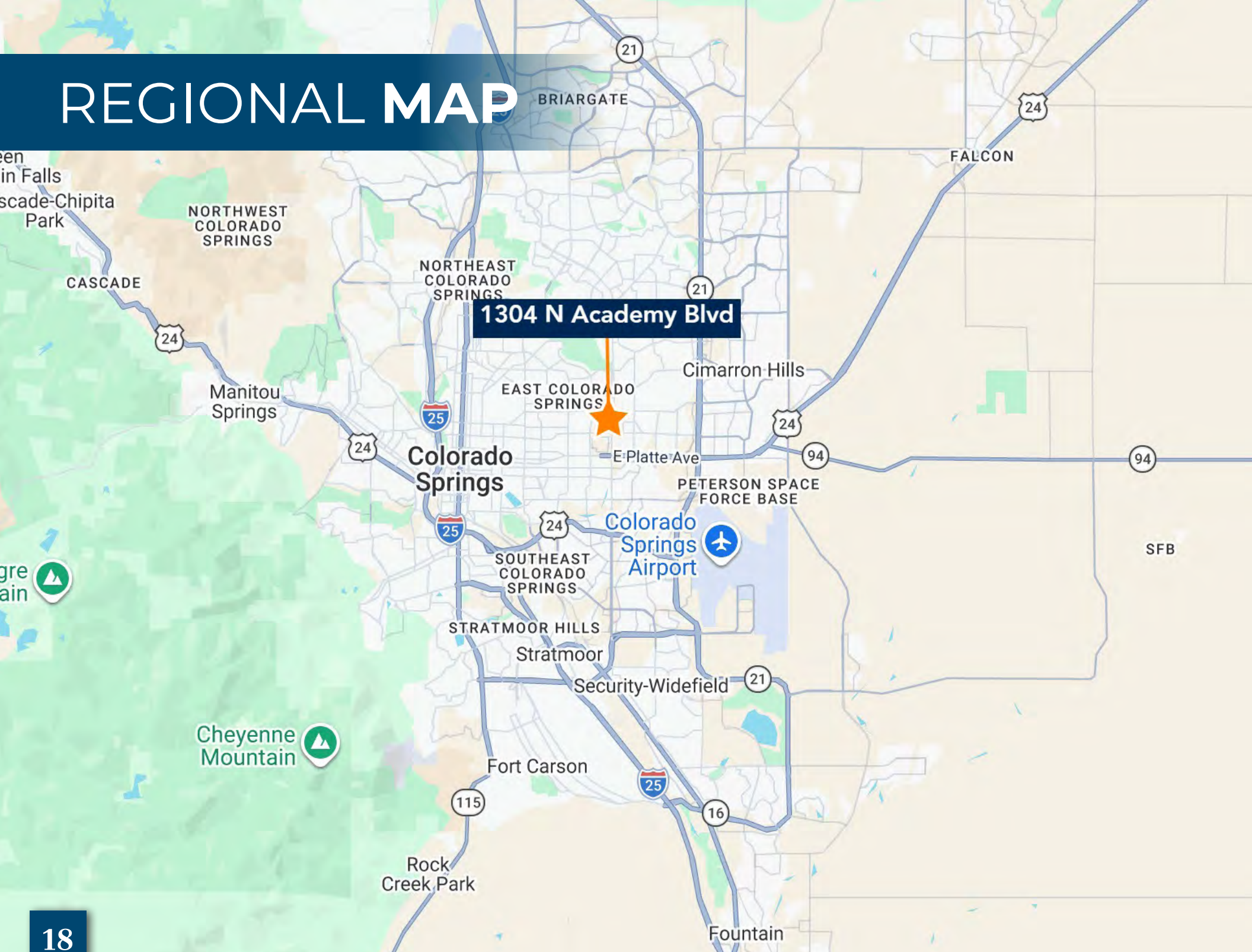


LOCAL MAP

1304 N Academy Blvd



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

COLORADO SPRINGS

Colorado Springs boasts a magnificent natural landscape, including the 14,100-foot Pikes Peak that draws residents and visitors to the area. The metro encompasses El Paso and Teller counties, and local geology limits development in certain locations. The market contains a population of approximately 789,000 people. Colorado Springs is the most populous city with around 489,000 residents, followed by Security-Widefield and Fountain. The population in the metro is expected to grow by nearly 48,000 residents by 2029.

ECONOMY

- Colorado Springs uses the economic stimulus the military provides to build other economic engines. Among the business sectors growing through incentives are aerospace, defense and homeland security, renewable energy, software, and information technology.
- Sports health and wellness is another segment the city would like to expand. Colorado Springs is home of the U.S. Olympic Training Center and headquarters of the U.S. Olympic Committee.
- Technology is another major economic component, as high-tech firms employ thousands of residents. The region has recently recorded a wave of established firms and start-ups opening offices.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION

789K

Growth 2024-2029*
6.1%



HOUSEHOLDS

310K

Growth 2024-2029*
6.4%



MEDIAN AGE

37.0

U.S. Median:
39.0

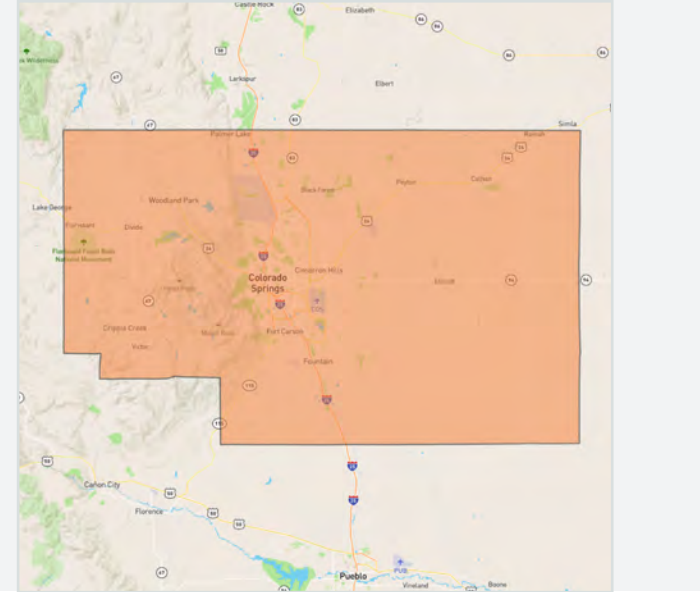


MEDIAN HOUSEHOLD INCOME

\$91,600

U.S. Median:
\$76,100

*Forecast



METRO HIGHLIGHTS



LOWER COST OF LIVING

Colorado Springs offers cost advantages over nearby Denver and Boulder, as the metro's median home price is significantly below those areas.



STRONG HIGH-TECH INDUSTRY

High-tech manufacturing provides a solid base for the area's economy. Companies include Hewlett-Packard, Oracle and Microchip.



NATIONAL STRATEGIC AND MILITARY PRESENCE

The U.S. military plays a vital role in the local economy. Fort Carson, Peterson Space Force Base, NORAD, NORTHCOM and the U.S. Air Force Academy are all located here.

COLORADO SPRINGS, CO

DEMOGRAPHICS

17,251

2025 POPULATION
WITHIN 1 MILE

128,171

2025 POPULATION
WITHIN 3 MILES

313,932

2025 POPULATION
WITHIN 5 MILES

36

MEDIAN AGE
WITHIN 1 MILE

\$75,327

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$78,158

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

6,987

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

54,995

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.4

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

1304 N Academy Blvd, Colorado Springs, CO 80909

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

EASTSIDE MEDICAL - DENTAL BUILDING

1304 N ACADEMY BLVD, COLORADO SPRINGS, CO

OFFERING MEMORANDUM

CHADD NELSON

Director Investments

303-328-2056

chadd.nelson@marcusmillichap.com

License: CO: FA100073491

CLAYTON PRIMM

Managing Director Investments

303-328-2075

clayton.primm@marcusmillichap.com

License: CO: FA100024161

ERIK ENSTAD

Associate Director Investments

303-328-2013

erik.enstad@marcusmillichap.com

License: CO: FA100089977

BRANDON KRAMER

Managing Director Investments

303-328-2020

brandon.kramer@marcusmillichap.com

License: CO: FA100045203

