



7344 McLaughlin Road, Falcon, CO 80831

STABLE NNN RETAIL INVESTMENT  
6.2 % CAP RATE | HIGH-GROWTH FALCON, CO  
**\$3,490,000.00**

**6.2%**  
**CAP RATE**



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# PROPERTY SUMMARY

**RETAIL INVESTMENT**  
**7344 McLaughlin Road**  
**Falcon, CO 80831**



## PROPERTY OVERVIEW

**7344 McLaughlin Road** presents a fully stabilized, 100% leased retail investment in the rapidly growing Falcon submarket of Colorado Springs.

The 11,000 SF asset delivers immediate and predictable income supported by a NNN lease structure designed to minimize landlord responsibilities.

Strategically positioned within a high-growth corridor fueled by continued residential expansion and retail demand, the property benefits from strong visibility, convenient access, and limited competing inventory in the immediate trade area.

This offering combines stable in-place cash flow, attractive yield, and long-term upside in one of the region's most active expansion corridors—making it an ideal acquisition for investors seeking durable income and growth potential.

## DETAILS

**Price: \$3,490,000.00**

**Actual Cap Rate 6.2 %**

**One-story Retail Building 11,000 SF**

**Lot Size: 1.07 Acres**

**Parking: 48 Spaces; Ratio of 4.46/1,000 SF**

**Total Current Annual Net income: \$215,800.00**

**Year Built: 2019**

**Zoning: CR (Commercial / Residential)**

**APN: 4307202030**

**Traffic Count Woodmen at McLaughlin 26,021**

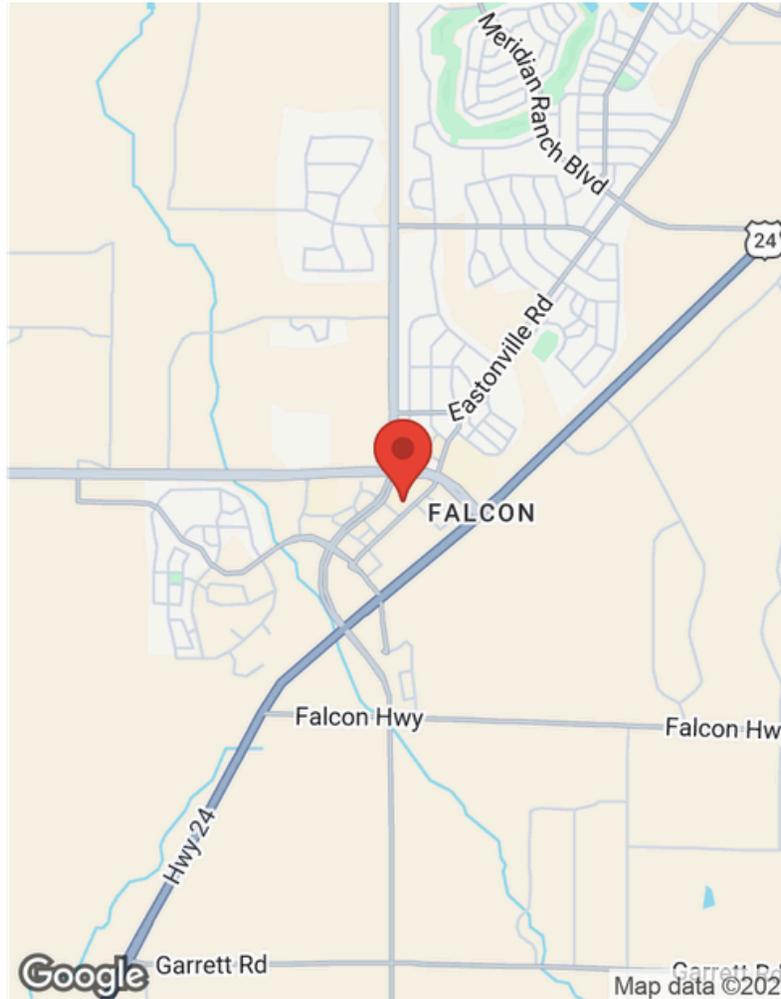
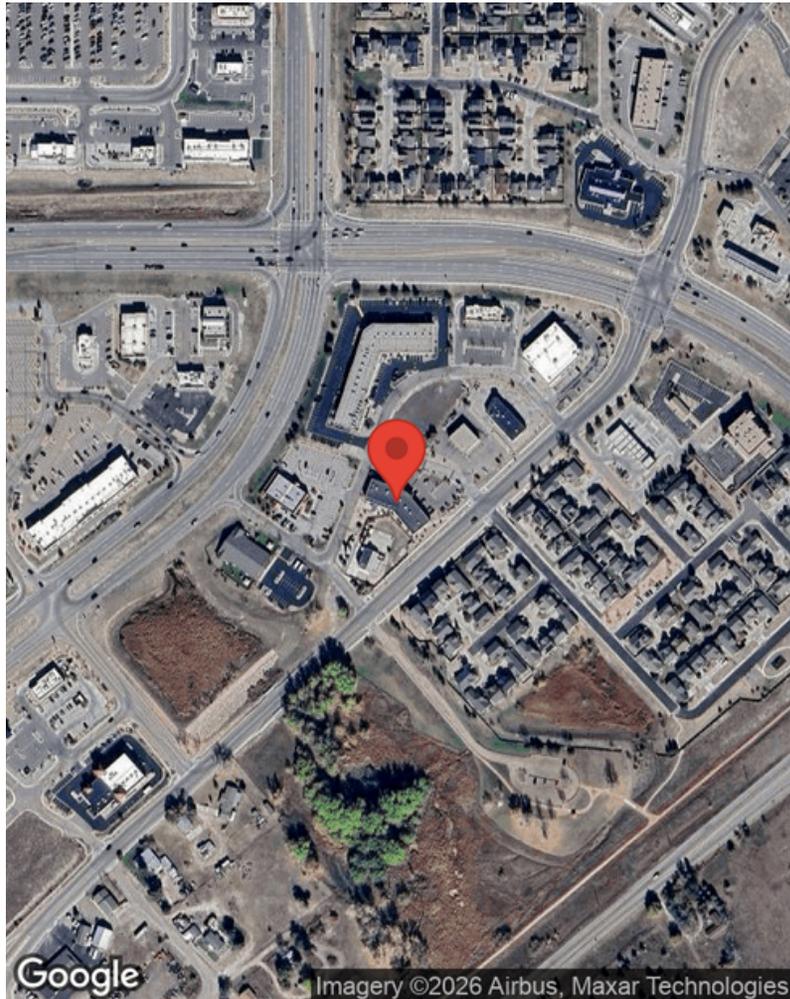


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# LOCATION OVERVIEW

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LOCATED ON McLAUGHLIN ROAD JUST WEST OF WOODMEN BLVD.



## LOCATION AND GROWTH ADVANTAGE

**7344 McLaughlin Road** is located in Falcon, Colorado, one of the fastest-growing submarkets within the Colorado Springs MSA. The property benefits from its proximity to Woodmen Road, a primary east-west corridor serving rapidly expanding residential communities and supporting strong daily traffic.

**Falcon** continues to experience significant population growth driven by ongoing housing development and eastward expansion from Colorado Springs. The area's increasing rooftops and limited retail inventory support sustained tenant demand and long-term investment stability, making this location highly attractive to both retailers and investors.

# AERIAL MAP

RETAIL INVESTMENT  
7344 McLaughlin Road  
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Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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# BUSINESS MAP

RETAIL INVESTMENT  
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## FALCON ANNUAL RENT ROLL

Unit	Tenant Name	SF	Annual Base Rent	Rent PSF	Annual CAM	CAM PSF	Lease Exp.
100	Red Star Vapor LLC	1,800	\$38,700	\$21.50	\$16,272	\$9.04	3/31/2031
110	Falcon Liquor Outlet, LLC	9,200	\$177,100	\$19.25	\$67,344	\$7.32	10/31/2029
	<b>TOTAL</b>	<b>11,000</b>	<b>\$215,800</b>		<b>\$83,616</b>		

	Total
Total Square Footage	11,000 SF
Occupancy	100%
Total Annual Base Rent	\$215,800
Total Annual CAM	\$83,616
Combined Annual Income	\$299,416
Security Deposits Held	\$13,800

### INVESTMENT HIGHLIGHTS

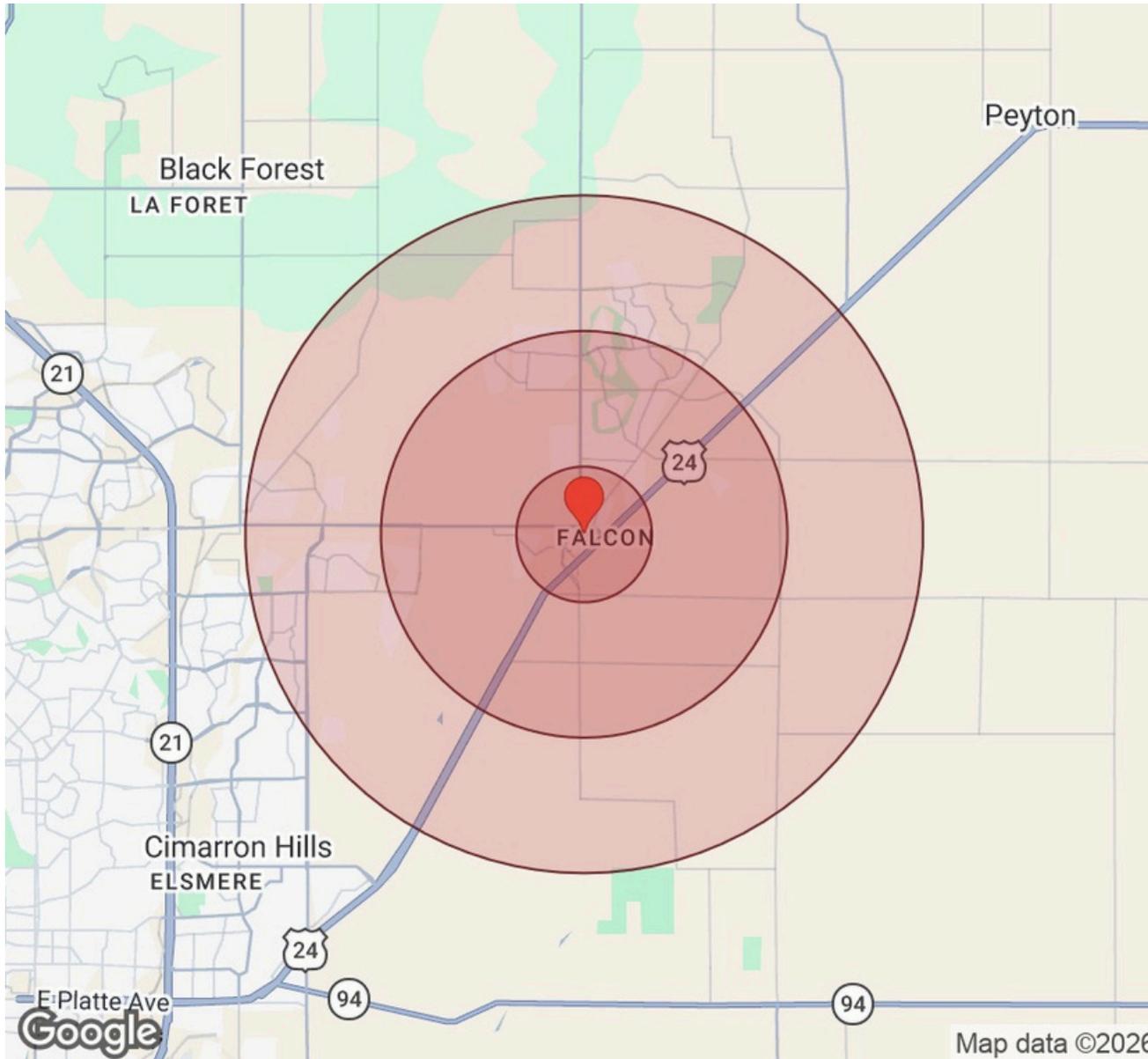
- 6.2% Cap Rate with in-place income
- 100% Leased NNN Retail Asset
- Built in 2019 – Modern Construction
- Strong Anchor Tenant – Falcon Liquor Outlet (9,200 SF)
- Located in High-Growth Falcon Submarket
- 26,000+ VPD along Woodmen Rd Corridor
- Surrounded by Rapid Residential Expansion
- Limited Competing Retail Inventory



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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
<b>Male</b>	<b>2,518</b>	<b>13,556</b>	<b>29,371</b>
<b>Female</b>	<b>2,429</b>	<b>13,287</b>	<b>29,389</b>
<b>Total Population</b>	<b>4,947</b>	<b>26,843</b>	<b>58,761</b>

Race / Ethnicity	1 Mile	3 Miles	5 Miles
<b>White Black</b>	<b>3,474</b>	<b>18,586</b>	<b>39,987</b>
<b>Am In/AK Nat</b>	<b>257</b>	<b>1,455</b>	<b>3,543</b>
<b>Hawaiian</b>	<b>15</b>	<b>83</b>	<b>165</b>
<b>Hispanic Asian</b>	<b>4</b>	<b>30</b>	<b>94</b>
<b>Multiracial</b>	<b>866</b>	<b>4,563</b>	<b>9,954</b>
<b>Other</b>	<b>121</b>	<b>878</b>	<b>2,245</b>
	<b>202</b>	<b>1,203</b>	<b>2,650</b>
	<b>8</b>	<b>43</b>	<b>118</b>

Housing	1 Mile	3 Miles	5 Miles
<b>Total Units</b>	<b>1,845</b>	<b>9,746</b>	<b>21,711</b>
<b>Occupied</b>	<b>1,683</b>	<b>8,852</b>	<b>19,740</b>
<b>Owner Occupied</b>	<b>1,459</b>	<b>7,964</b>	<b>17,430</b>
<b>Renter Occupied</b>	<b>224</b>	<b>888</b>	<b>2,310</b>
<b>Vacant</b>	<b>163</b>	<b>894</b>	<b>1,972</b>

Age	1 Mile	3 Miles	5 Miles
<b>Ages 0 14</b>	<b>1,027</b>	<b>6,083</b>	<b>13,251</b>
<b>Ages 15 24</b>	<b>618</b>	<b>3,045</b>	<b>6,498</b>
<b>Ages 25 54</b>	<b>2,217</b>	<b>12,376</b>	<b>26,803</b>
<b>Ages 55 64</b>	<b>517</b>	<b>2,554</b>	<b>5,769</b>
<b>Ages 65+</b>	<b>568</b>	<b>2,785</b>	<b>6,440</b>



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