

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

PRIME RETAIL INVESTMENT FOR SALE  
ACADEMY COMMONS

1416 S ACADEMY BLVD, COLORADO SPRINGS, CO 80916

LIST PRICE: \$2,995,000  
CAP RATE: 6.13%



**BUILDING TYPE**

NEIGHBORHOOD SHOPPING CENTER

**SIZE** 9600 SF

**LOT SIZE** 1.32 ACRES

**PRICE PER SF** \$311.98

**PARKING SPACES** 44

**UNIT COUNT** 5

**BUILT** 2015

**OCCUPANCY** 100%

**ZONING** PBC AO

**COUNTY** EL PASO

**TRAFFIC** Approx. 41,266 (2023)

**PROPERTY OVERVIEW**

THIS IS A GREAT OPPORTUNITY TO ACQUIRE A FULLY STABILIZED RETAIL STRIP CENTER SITUATED IN THE PREMIER RETAIL SHOPPING DISTRICT OF THE AREA. THE WALMART NEIGHBORHOOD MARKET SHADOW ANCHOR AND THE EXCELLENT SURROUNDING DEMOGRAPHICS HAVE STABILIZED THE STRIP AS WELL AS INCREASED RENTAL RATES AT THE SITE. THE INCOMING INVESTOR IS GOING TO BENEFIT FROM A STABLE CASHFLOW WITH LITTLE TO NO TENANT ROLLOVER GIVEN THE CURRENTLY ESTABLISHED RETAILERS AND THE DESIRABILITY OF THE LOCATION.

**Rob Rolley**

(719) 235-7499

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Colorado Springs, CO 80903



S ACADEMY BLVD



## PROPERTY HIGHLIGHTS

- The asset benefits from the traffic generated by the Walmart Neighborhood Market shadow anchor provides exposure for the patrons at this site.
- Strategically located just off of major thoroughfares of Academy Blvd., East Fountain Blvd., Chelton Rd and S. Murray Blvd.
- Income investors will benefit from the stable cashflow with no lease rollovers until 2026.
- Academy Commons is surrounded by national businesses with solid mix of e-commerce resistant tenants consisting of restaurants and service based users.
- Large Monument sign for property placed directly on S Academy Blvd.

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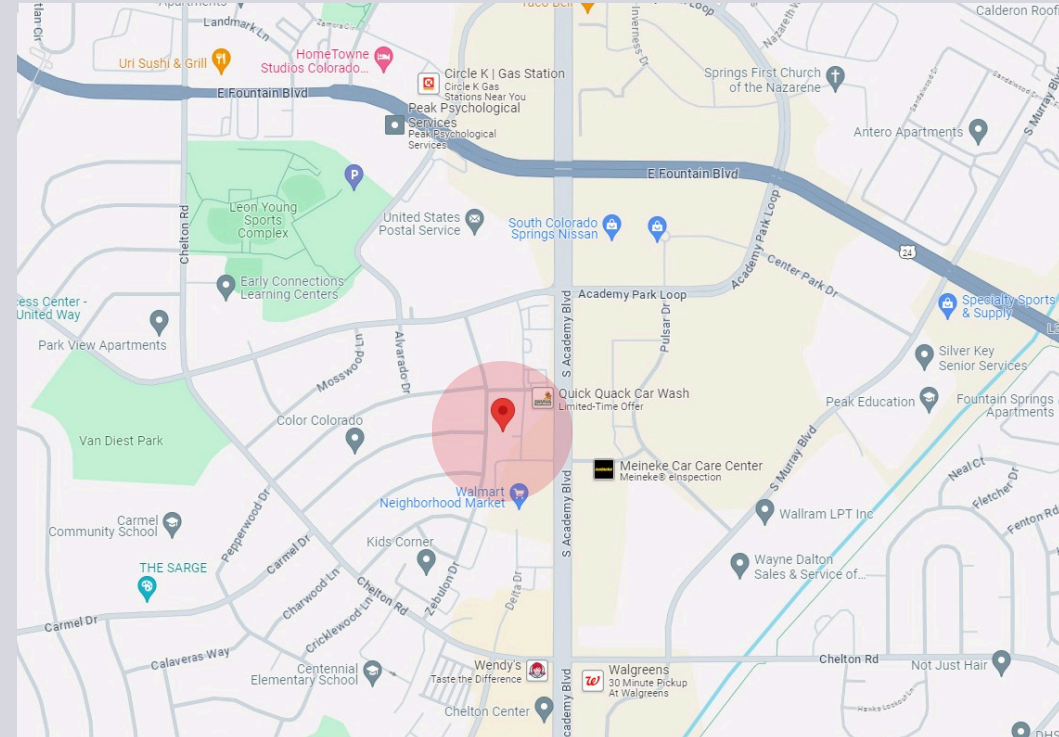
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# INCOME ANALYSIS

# ACADEMY COMMONS



<b>SALE PRICE</b>	<b>\$2,995,000</b>
<b>SALE PRICE / RSF</b>	<b>\$311.98</b>
<b>CAP RATE</b>	<b>6.13%</b>
<b>CURRENT OCCUPANCY</b>	<b>100%</b>

<b>BASE RENTAL REVENUE</b>	<b>\$183,675.60</b>
<b>EXPENSE REIMBURSEMENTS</b>	<b>\$53,098.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$53,098.00</b>
<b>CURRENT NET OPERATING INCOME</b>	<b>\$183,675.60</b>

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# RENT ROLL

# ACADEMY COMMONS

TENANT NAME	TERM	SQFT	RENT PER SQFT	RENT PER MONTH	ACTUAL RENT PER YEAR	FUTURE RENT INCREASE	LEASE TYPE
TACOS DEL GORDO	Mar 2021 - Mar 2026	2,400	19.50	\$4,024.30	\$48,291.60	3%	NNN
POSH NAIL BAR	Oct 2021 - Aug 2027	2,350	19.31	\$3,782.00	\$45,384.00	3%	NNN
STATE FARM	May 2018 - May 2026	2,400	18.25	\$3,650.00	\$43,800.00	3%	NNN
PINA'S SALON	Jun 2023 - May 2026	1,200	19.00	\$1,900.00	\$22,800.00	3%	NNN
SESSIONS TOBACCO	Dec 23 - Jan 2029	1,200	19.50	\$1,950.00	\$23,400.00	3%	NNN
MECHANICAL COMMON AREA		50					
TOTAL		9,600		\$15,306.30	\$183,675.60		

OCCUPIED SQUARE FEET	9,550
MECHANICAL COMMON AREA	50
TOTAL SQUARE FEET	9,600

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## Northgate Plaza

13395 Voyager Pky  
Colorado Springs, CO 80921

**Owner**

**Buyer** Az Re Holdings Llc

**Class**

**Building Size** 9,018 SF

**Year Built** 2017

## Retail Sold

1

<b>Sale Price</b>	\$4,300,000.00
<b>\$/SF</b>	\$476.82 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	9,023 SF
<b>Land Size</b>	1.89 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	12/22/2020

- All Tenants are Open, Current, and Paying Full Rent- Class A Retail I Shadow-Anchored by Grocer Sprouts Farmers Market- 100% Occupied I One Tenant Rolling Over in Next 6 Years- Located in the Best Sub-market in Colorado Springs - Northgate- Tremendous Demographics I Over \$117k HH Income within a 3



## Dublin Heights

7715 Dublin Blvd  
Colorado Springs, CO 80923

**Owner**

**Buyer** Ganapathy Sathis

**Class** A

**Building Size** 10,400 SF

**Year Built**

## Retail Sold

2

<b>Sale Price</b>	\$3,850,000.00
<b>\$/SF</b>	\$370.19 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	2.09 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	12/18/2019

NAI Highland, LLC is pleased to present the opportunity to acquire an exceptional retail asset along the City's fast-growing retail corridor. Dublin Heights is a newly constructed five tenant retail building, well positioned on the southwest corner of Dublin Blvd and Marksheffel Rd. Situated in direc



## 1817 N Union Blvd

1817 N Union Blvd  
Colorado Springs, CO 80909

**Owner**

**Buyer** Jomedeca LLC

**Class**

**Building Size** 7,400 SF

**Year Built** 1979

## Retail Sold

3

<b>Sale Price</b>	\$2,250,000.00
<b>\$/SF</b>	\$304.05 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	7,400 SF
<b>Land Size</b>	1.13 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	02/25/2022

