

3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904



### **Overview**

Investment property now for sale. This commercial property is located at 3044 West Colorado Avenue. Located in a prime location along the Highway 24 corridor, at the busy intersection of West Colorado Avenue and South 31st Street, it offers the ideal balance of accessibility and seclusion, with easy access to many of the area's amenities. This multi-use building consists of 714 SF, and offers potential for multiple uses. It is currently a dispensary with a long term lease in place. The exterior of the building is decorated with a beautiful mural. Only minutes away from Manitou Springs and Downtown, this property is the perfect fit for any commercial or retail business. Don't miss your chance to acquire this unique opportunity. For more information or to set up a private showing please contact Jayme Wilson or Tim Leigh today!

### **Highlights**

- Convenient Location
- Just West of Old Colorado City
- High Traffic Counts
- C5 Zoning
- Dispensary Tenant in Place

### **Property Details**



Sales Price \$360,000



**Building Size** 714 SF



**Lot Size** 0.11 Acres



**Zoning** C5

Rev: November 7, 2023



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.

Jayme Wilson
C: 719.722.8632
O: 719.630.2277
JWilson@HoffLeigh.com



3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904





Rev: November 7, 2023



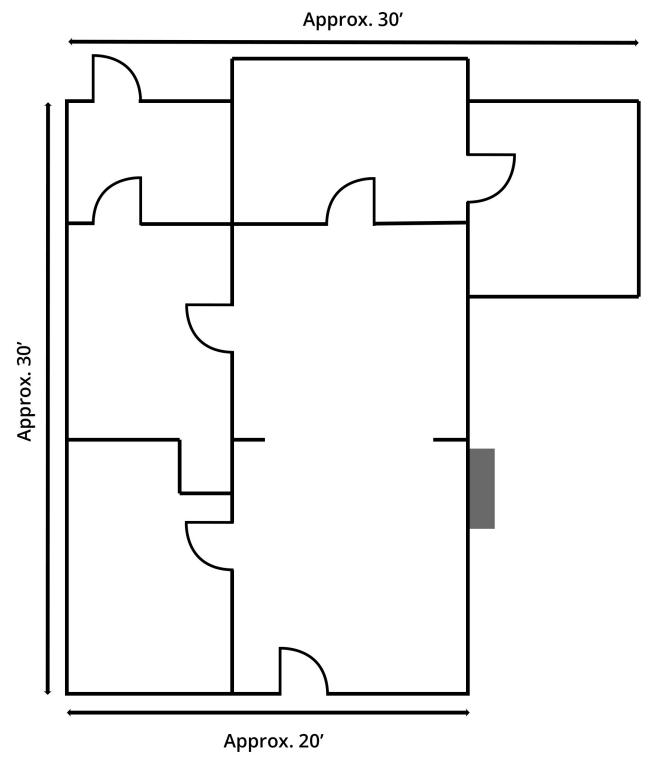
### Our Network Is Your Edge

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.

Jayme Wilson
C: 719.722.8632
O: 719.630.2277
JWilson@HoffLeigh.com



3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904



Rev: November 7, 2023



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.

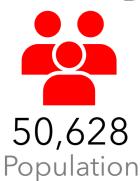
Jayme Wilson C: 719.722.8632 O: 719.630.2277 JWilson@HoffLeigh.com



3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

3044 W Colorado Ave, Colorado Springs, Colorado, 80904

### **DEMOGRAPHICS**





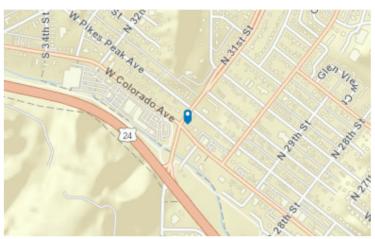
Average Household Size





## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Colorado Ave	16,180	0.0
Pike Dr	18,737	0.0
N 31st St	759	0.0
Golden LnRd	21,114	0.1
W Colorado Ave	19,000	0.1



Rev: November 7, 2023



### 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 Jayme Wilson
C: 719.722.8632
O: 719.630.2277
JWilson@HoffLeigh.com



3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904





Rev: November 7, 2023



### 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.

Jayme Wilson C: 719.722.8632 O: 719.630.2277 JWilson@HoffLeigh.com



3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

#### 3044 E Colorado Avenue APOD

3044 W Colorado Avenue										
Tenant Business Name		Appx. SQ FT	Curi	-	Per	Rate Square Ft	Percentage Share	Lease Expiration Date	Secu	Suite rity Deposit
Confidential Cannabis Dispensary		714	\$	2,537.50	\$	42.65	100.0%	·	\$	2,500.00
		714	\$	2,537.50			100%		\$	2,500.00
						PSF				
Annual Base Rent	\$	30,450.00			\$	42.65				
Annual Expenses										
Real Property Taxes (Actual)	\$	2,891.99			\$	4.05				
Property Insurance	\$	1,680.01			\$	2.35				
Maintenance	\$	1,200.00			\$	1.68				
Utilities - Gas - Electric - Gas - Janitorial	\$	-			\$	-				
Snow / Landscaping	\$	<u> </u>			\$					
Annual Gross Expenses	\$	5,772.00			\$	8.08				
NOI	\$	24,678.00								
<b>Building Notes</b>										
Lot Size SF		4,800								
Building Size SF - Assessor		714								
Year of Construction		1909								
Zoning		C5								
Swamp Cooler/Condition										
	Tenant Business Name  Confidential Cannabis Dispensary  Annual Base Rent  Annual Expenses Real Property Taxes (Actual) Property Insurance Maintenance Utilities - Gas - Electric - Gas - Janitorial Snow / Landscaping Annual Gross Expenses  NOI  Building Notes Lot Size SF Building Size SF - Assessor Year of Construction Zoning	Tenant Business Name  Confidential Cannabis Dispensary  Annual Base Rent \$  Annual Expenses  Real Property Taxes (Actual) \$  Property Insurance \$  Maintenance \$  Utilities - Gas - Electric - Gas - Janitorial \$  Snow / Landscaping \$  Annual Gross Expenses \$  NOI \$  Building Notes  Lot Size SF  Building Size SF - Assessor  Year of Construction  Zoning	Tenant Business Name  Confidential Cannabis Dispensary  Annual Base Rent  Annual Base Rent  Annual Expenses  Real Property Taxes (Actual)  Property Insurance  Maintenance  Utilities - Gas - Electric - Gas - Janitorial Snow / Landscaping  Annual Gross Expenses  NOI  Building Notes  Lot Size SF  Building Size SF - Assessor  Year of Construction  Zoning  Construction  Appx. Sapt.  Appx. Sapt.  Appx. Solf  Annual Gross  Appx. Solf  Alamon  Annual Base Rent  Annual Base Rent  \$ 2,891.99  1,680.01  \$ 24,678.00  Building Size SF - Assessor  714 Year of Construction  1909 Zoning	Tenant Business Name  Confidential Cannabis Dispensary  Appx. SQ FT  Confidential Cannabis Dispensary  714 \$  714 \$  Annual Base Rent  Annual Expenses  Real Property Taxes (Actual)  Property Insurance  Maintenance  Utilities - Gas - Electric - Gas - Janitorial  Snow / Landscaping  Annual Gross Expenses  NOI  Building Notes  Lot Size SF  A,800  Building Size SF - Assessor  714  Year of Construction  Joning  Currents  Appx.  Currents  Appx.  Sur F  4,800  Currents  5	Tenant Business Name         Appx. SQ FT Rent Rent         Current Monthly Rent           Confidential Cannabis Dispensary         714         \$ 2,537.50           Annual Base Rent         \$ 30,450.00         \$ 2,537.50           Annual Expenses         \$ 2,891.99         \$ 1,680.01           Real Property Taxes (Actual)         \$ 1,200.00         \$ 1,200.00           Utilities - Gas - Electric - Gas - Janitorial         \$ -         \$ 5,772.00           Noil         \$ 24,678.00         \$ 5,772.00           Noil         \$ 4,800         \$ 801.00           Building Notes         \$ 4,800         \$ 801.00           Lot Size SF         \$ 4,800         \$ 801.00           Building Size SF - Assessor         714         \$ 74.00           Year of Construction         1909         \$ 74.00           Zoning         \$ 5.00         \$ 74.00         \$ 74.00	Tenant Business Name         Appx. SQ FT Rent Rent Rent         Current Monthly \$ 2,537.50         Per Rent \$ 2,537.50         Per You \$ 2,537.50         \$ 30,450.00         \$ 2,537.50         \$ 30,450.00 <t< th=""><th>Tenant Business Name         Appx. SQFT         Current Monthly Rent         Rent Per Square Ft           Confidential Cannabis Dispensary         714         \$ 2,537.50         \$ 42.65           Total         \$ 2,537.50         \$ 2,537.50         \$ 2,537.50           Annual Base Rent         \$ 30,450.00         \$ 2,537.50         \$ 2,527.50           Annual Expenses         \$ 2,891.99         \$ 4.05           Property Taxes (Actual)         \$ 2,891.99         \$ 4.05           Property Insurance         \$ 1,680.01         \$ 2.35           Maintenance         \$ 1,200.00         \$ 1.68           Utilities - Gas - Electric - Gas - Janitorial         \$ 7.00         \$ 3.00           Sonow / Landscaping         \$ 7.72.00         \$ 8.08           NOI         \$ 24,678.00         \$ 8.08           Building Notes         \$ 4,800         \$ 4.05           Building Size SF - Assessor         714         \$ 4.00           Year of Construction         1909         \$ 4.05           Zoning         \$ 5.00         \$ 4.00</th><th>Tenant Business Name         Appx. SQFT         Current Monthly Rent         Rate Per Square Ft Share         Share Share           Confidential Cannabis Dispensary         714         \$ 2,537.50         \$ 42.65         100.0%           Annual Base Rent         \$ 30,450.00         \$ 2,537.50         \$ 42.65         100%           Annual Expenses         \$ 2,891.99         \$ 40.05         \$ 2.35           Property Taxes (Actual)         \$ 2,891.99         \$ 4.05         \$ 2.35           Maintenance         \$ 1,680.01         \$ 2.35         \$ 1.68           Utilities - Gas - Electric - Gas - Janitorial         \$ 7.2         \$ 7.2         \$ 7.2           Snow / Landscaping         \$ 7.772.00         \$ 8.08         \$ 8.08           NOI         \$ 24,678.00         \$ 8.08         \$ 8.08           Building Notes         \$ 4,800         \$ 8.08         \$ 8.08           Lot Size SF         4,800         \$ 8.08         \$ 8.08           Poing Construction         1909         \$ 8.08         \$ 8.08</th><th>  Appx   SQ FT   Rent   Per Square Pt   SQ FT   SQ FT</th><th>  Appx.   Current Monthly   Rate   Percentage   Lease   SQFT   Rent   Per Square Ft   Share   Expiration Date   Security   SQFT   Square Ft   Square Ft   Share   Expiration Date   Square Ft   Square</th></t<>	Tenant Business Name         Appx. SQFT         Current Monthly Rent         Rent Per Square Ft           Confidential Cannabis Dispensary         714         \$ 2,537.50         \$ 42.65           Total         \$ 2,537.50         \$ 2,537.50         \$ 2,537.50           Annual Base Rent         \$ 30,450.00         \$ 2,537.50         \$ 2,527.50           Annual Expenses         \$ 2,891.99         \$ 4.05           Property Taxes (Actual)         \$ 2,891.99         \$ 4.05           Property Insurance         \$ 1,680.01         \$ 2.35           Maintenance         \$ 1,200.00         \$ 1.68           Utilities - Gas - Electric - Gas - Janitorial         \$ 7.00         \$ 3.00           Sonow / Landscaping         \$ 7.72.00         \$ 8.08           NOI         \$ 24,678.00         \$ 8.08           Building Notes         \$ 4,800         \$ 4.05           Building Size SF - Assessor         714         \$ 4.00           Year of Construction         1909         \$ 4.05           Zoning         \$ 5.00         \$ 4.00	Tenant Business Name         Appx. SQFT         Current Monthly Rent         Rate Per Square Ft Share         Share Share           Confidential Cannabis Dispensary         714         \$ 2,537.50         \$ 42.65         100.0%           Annual Base Rent         \$ 30,450.00         \$ 2,537.50         \$ 42.65         100%           Annual Expenses         \$ 2,891.99         \$ 40.05         \$ 2.35           Property Taxes (Actual)         \$ 2,891.99         \$ 4.05         \$ 2.35           Maintenance         \$ 1,680.01         \$ 2.35         \$ 1.68           Utilities - Gas - Electric - Gas - Janitorial         \$ 7.2         \$ 7.2         \$ 7.2           Snow / Landscaping         \$ 7.772.00         \$ 8.08         \$ 8.08           NOI         \$ 24,678.00         \$ 8.08         \$ 8.08           Building Notes         \$ 4,800         \$ 8.08         \$ 8.08           Lot Size SF         4,800         \$ 8.08         \$ 8.08           Poing Construction         1909         \$ 8.08         \$ 8.08	Appx   SQ FT   Rent   Per Square Pt   SQ FT   SQ FT	Appx.   Current Monthly   Rate   Percentage   Lease   SQFT   Rent   Per Square Ft   Share   Expiration Date   Security   SQFT   Square Ft   Square Ft   Share   Expiration Date   Square Ft   Square

Rev: November 7, 2023



### Our Network Is Your Edge

Roof Inspection/Condition Structural Inspection Environmental Inspection Number of parking spaces

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.

Jayme Wilson
C: 719.722.8632
O: 719.630.2277
JWilson@HoffLeigh.com