

# 3705 - 3737 DRENNAN ROAD

OFFERING MEMORANDUM



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# 3705 - 3737 DRENNAN ROAD

COLORADO SPRINGS, CO 80910

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EXCLUSIVELY  
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# EXECUTIVE SUMMARY

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3705-3737 Drennan Road  
Colorado Springs, CO 80910

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## LOCATION OVERVIEW

### **SOUTHPOINTE PLAZA**

COLORADO SPRINGS, CO 80910

Discover an exceptional investment opportunity with this fully leased shopping center now available for sale. Boasting a recently installed new roof and a freshly paved parking lot, this property not only ensures a modern and well-maintained exterior but also underlines its commitment to long-term durability and aesthetic appeal.

With every retail space fully occupied, this shopping center stands as a testament to its popularity and success within the community. Investors can benefit from a stable and lucrative income stream from established businesses, providing a secure foundation for a promising investment portfolio.

The property's design includes a thoughtful allocation of space, leaving room for growth and expansion. This feature presents an enticing prospect for prospective tenants looking to join the bustling retail landscape or for current tenants aiming to expand their operations. The flexibility of the available space caters to a variety of business needs, making it an ideal choice for entrepreneurs seeking opportunities for development.

Strategically located near Amazon's massive 3.7 million square feet warehouse, this shopping center enjoys proximity to one of the world's leading e-commerce giants. This geographical advantage opens doors to enhanced visibility, increased foot traffic, and the potential to tap into the thriving e-commerce ecosystem, offering a competitive edge for businesses operating within the shopping center.

Seize the opportunity to invest in a fully leased shopping center that combines a prime location, modern infrastructure, full occupancy, and room for future growth. This property represents a sound investment with the potential for both immediate returns and long-term appreciation.

## OFFERING HIGHLIGHTS

### 3705 - 3737 DRENNAN ROAD

COLORADO SPRINGS, CO 80910

OFFERING PRICE

**\$5,750,000**

NOI

**\$378,919**

- New Roof
- New Parking Lot
- Fully Occupied
- Room for Growth
- Near Amazon's 3.7 Million SF Warehouse

#### OVERVIEW

Price:	\$5,750,000.00
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NOI:	\$378,919.00
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Price / SF:	\$191.28
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Net Rentable Area:	30,060 SF
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Occupancy:	100%
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Estimated Property Taxes:	\$19,643.00
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**30,060 SF**

BUILDING SIZE



**1985**

YEAR BUILT



**C6**

ZONING

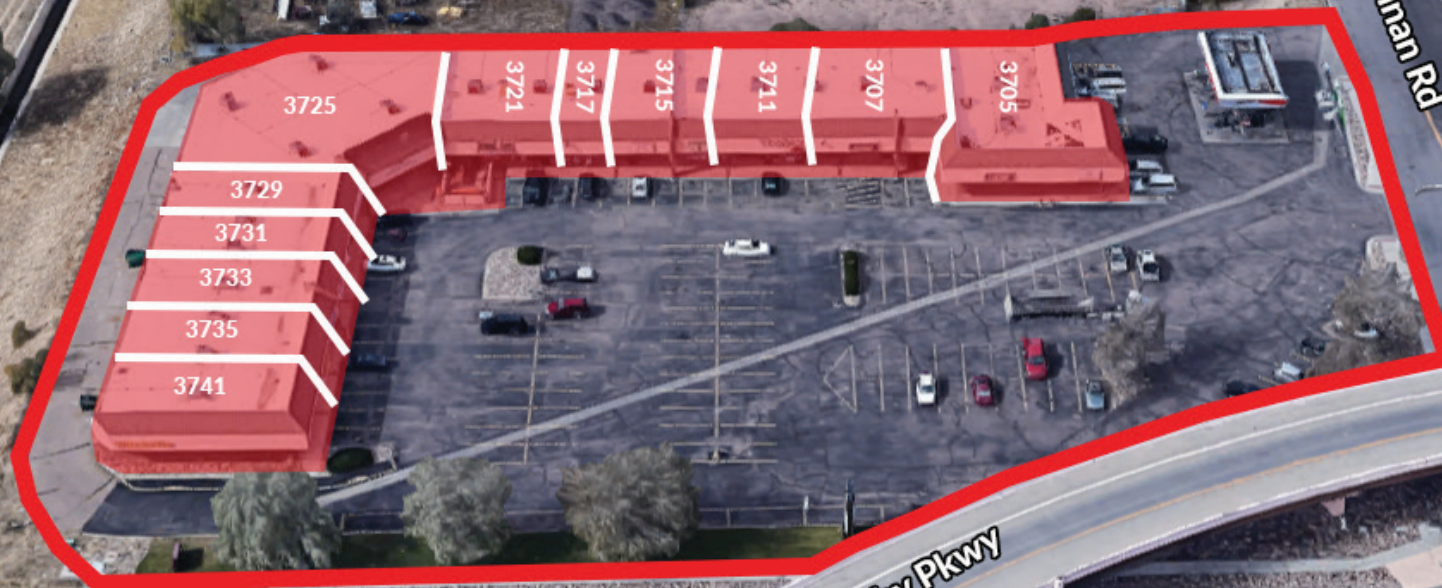




EXTERIOR PHOTOS



## CLOSE-IN PARCEL MAP









# FINANCIAL ANALYSIS

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3705 - 3737 Drennan Road  
Colorado Springs, CO 80910





# STATIC CASH FLOW

	ANNUALIZED PER SQ. FT.	ANNUALIZED	MONTHLY
<b>INCOME</b>			
POTENTIAL BASE RENTS	\$13.00	\$390,744	\$32,562
RENT ABATEMENTS	0.00	0	0
LESS ACTUAL VACANCY	0.00	0	0
TOTAL MINIMUM RENTS	13.00	390,744	32,562
RECOVERIES	5.61	168,744	14,062
GROSS RENTAL INCOME	18.61	559,488	46,624
CREDIT LOSS	0.00	0	0
<b>TOTAL INCOME</b>	<b>18.61</b>	<b>559,488</b>	<b>46,624</b>
<b>EXPENSES</b>			
OPERATING EXPENSES	3.64	109,272	9,106
MANAGEMENT FEE	0.53	16,080	1,340
PROPERTY TAX	0.66	19,848	1,654
INSURANCE	0.45	13,620	1,135
TOTAL EXPENSES	5.28	158,820	13,235
<b>NET OPERATING INCOME</b>	<b>13.33</b>	<b>400,668</b>	<b>33,389</b>

## RENT ROLL

<b>Tenant</b>	<b>Suite</b>	<b>RSF</b>	<b>Expiration</b>	<b>Mo Rent</b>	<b>\$ PSF</b>	<b>Reimb.</b>
Loaf N' Jug	3705	3,560	Dec-2025	\$87,750	\$24.65	NNN
Warrior Fitness	3707	2,400	Mar-2026			NNN
Warrior Fitness	3711	2,400	Mar-2026	\$45,072	\$18.78	NNN
Healthy Leaf	3715	1,200	Mar-2026	\$20,052	\$16.71	NNN
Mickey K. Henry	3717	1,200	Dec-2024	\$14,400	\$12.00	NNN
Time Out Sports Loung	3721	3,900	Dec-2027	\$33,150	\$8.50	NNN
Certified Tattoo Stud	3725	7,000	Mar-2026	\$71,100	\$10.16	NNN
Beards and Fades Barb	3729	1,200	Nov-2026	\$16,800	\$14.00	NNN
OMNI Financial of Col	3731	2,400	May-2024	\$31,608	\$13.17	NNN
AFBN	3733	1,200	Aug-2024	\$18,000	\$15.00	NNN
Ohana Vapors	3735	1,200	Oct-2028	\$16,800	\$14.00	NNN
Romantix Southpointe	3737	2,400	Sep-2028	\$36,000	\$15.00	NNN
Total Occupied		30,060		\$390,732	\$13.00	
Total Vacant		0		\$0	\$0.00	
<b>Total</b>		<b>30,060</b>		<b>\$390,732</b>	<b>\$13.00</b>	





Our Network is Your Edge.



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