

1702 DUBLIN BOULEVARD

NNN INVESTMENT BUILDING SALE

**Hoff &
Leigh**



1702 DUBLIN BOULEVARD

COLORADO SPRINGS, CO 80918



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Tenant

Grease Monkey



Lease Type

Absolute NNN



Lease Term

10 Years (New)



Purchase Price:

\$999,000



Year 1 NOI:

\$54,000



Cap Rate:

5.40%

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About The Building:

The property at **1702 Dublin Boulevard, Colorado Springs, CO 80918** is zoned **PBC (Planned Business Center)**, which is a commercial zoning designation allowing for a variety of retail and service-oriented businesses, including automotive service centers like Grease Monkey.

The building is situated on a **0.58-acre lot**, providing ample space for the service bays, customer parking, and drive-thru access typical of quick-lube operations.

This zoning and lot size support the property's current use as an automotive service center and offer flexibility for potential future tenants or uses within the commercial sector.

About The Tenant:

Grease Monkey International, LLC is a well-established automotive maintenance franchise brand founded in 1978, now operating **over 500 locations worldwide**. The company provides a wide range of quick-lube and light automotive services, such as oil changes, brake services, fluid exchanges, and preventative maintenance.

- Grease Monkey is part of Full Speed Automotive, which also owns brands like Speedee Oil Change & Auto Service and has aggressive nationwide expansion plans.
- Most Grease Monkey locations are franchised, meaning they are often operated by experienced local owners with strong ties to the community.
- Automotive service is a resilient, recession-resistant industry due to the necessity of vehicle maintenance and increasing vehicle life spans. Grease Monkey International, LLC is a well-established automotive maintenance franchise brand founded in 1978, now operating over 500 locations worldwide. The company provides a wide range of quick-lube and light automotive services, such as oil changes, brake services, fluid exchanges, and preventative maintenance.
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