

1150 KELLY JOHNSON BLVD

COLORADO SPRINGS, CO 80920 | **FOR SALE** • INVESTMENT



Colorado Springs
Commercial



ASSET SUMMARY



LOCATION
COLORADO SPRINGS, CO



SQUARE FEET
45,796 SF



LEASED
91.5%



SALE PRICE
\$9,250,000



OF TENANTS
4



SITE ACRES
4.08 AC

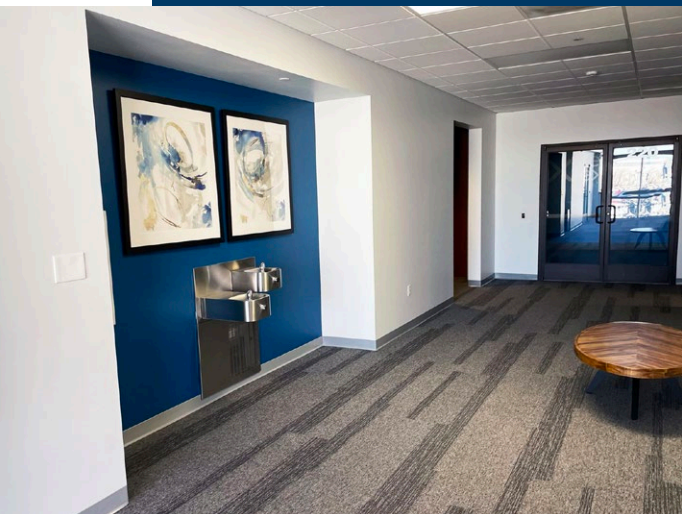


YEAR BUILT
2000



CAP RATE
8.013%

**Contact Broker for O.M. details and Confidentiality Agreement.*



FLOOR PLANS

1ST FLOOR



2ND FLOOR





NEARBY AMENITIES

FOOD

- F1** Chick-fil-A
Chipotle
Thai Basil
Amanda's Cantina
Del Taco
Wendy's
Burger King
- F2** Famous Dave's BBQ
Cracker Barrel
Schlotzsky's
KFC
McDonald's
- F3** Red Robin
IHOP
- F4** Saltgrass Steakhouse
Olive Garden
Drifter's
Steak 'n Shake
- F5** HuHot Mongolian
Applebee's
Starbucks
Culver's
- F6** On the Border
Raising Cane's
- F7** Crave Real Burgers
MOD Pizza
Buffalo Wild Wings
Tokyo Joe's
Jason's Deli
- F8** Panera
Five Guys
Cold Stone
- F9** Ted's Montana Grill
P.F. Chang's
Biaggi's Ristorante
QDOBA
- F10** Smashburger
Basil & Barley
Chuy's
Einstein Bagels

RETAIL

- R1** Walmart
FedEx Office
- R2** Macy's
Dillard's
H&M
Dick's
- R3** Nordstrom Rack
Whole Foods
DSW
Barnes & Noble
- R4** Apple Store
Pottery Barn
Sephora
ULTA

HOTELS

- H1** Baymont by Wyndam
Academy Hotel
Econolodge
- H2** Comfort Inn & Suites
(planned)
- H3** Hampton Inn
(proposed)
- H4** LaQuinta Inn & Suites
Super 8 by Wyndham
- H5** Homewood Suites
Hilton Garden Inn

GYMS

- G1** 24-Hour Fitness

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