

OFFERING MEMORANDUM

FREESTANDING RESTAURANT BUILDING



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are

described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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FREESTANDING RESTAURANT BUILDING



250 E US HWY 24, WOODLAND PARK, CO 80863

PROPERTY OVERVIEW

OVERVIEW

CBRE is pleased to offer for sale a rare investment opportunity to acquire a landmark freestanding building with scenic patio views. The property is situated on a corner lot at 250 E US-24 and E. Grace Street in Woodland Park, Colorado. This 1,724 square foot building is on the heavily traveled main thoroughfare winding through the center of town, which offers a direct route into the nearby historic mining towns and mountains.

Woodland Park is just 18 miles west of Colorado Springs in Teller County at an elevation of 8,465 feet with over 7,500 residents. Known as The City Above the Clouds, it is popular with those who love the outdoor activities of the Pikes Peak region and want a quick mountain getaway!

HIGHLIGHTS

- Stroll along the main street with small town charm, quaint shops, restaurants and parks
- Outdoor patio with scenic mountain views and fresh mountain air
- Across the street from the Rocky Mountain Dinosaur Resource Center, a premier attraction in town

PROPERTY DETAILS

Address:	250 E US-24 Woodland Park, CO 80863
Building Size:	1,724 SF
Land Area:	0.49 Acres
Asking Price:	\$499,000
Zoning:	CBD
Frontage:	39' on E Hwy 24
Parking:	30 free Surface Spaces



AREA OVERVIEW

WOODLAND PARK

THE CITY ABOVE THE CLOUDS

Just 18 miles west of Colorado Springs in Teller County, at an elevation of 8,465 feet, experience the history, adventure and beauty of the Rocky Mountains. The natural surroundings include spectacular views of Pikes Peak and the Rampart Range. Thick stands of spruce, pine and aspen, and deep blue skies with fresh air.

Today with over 7,500 residents, Woodland Park, CO is a flourishing community of people who demand a high quality of life. Tourism continues to fuel the economy, often turning first-time visitors into lifelong residents. Enjoy comfortable summers and mild winters. With over 300 days of sunshine, the region is ideal for year-around outdoor adventures.

Surrounded by unspoiled wilderness, nestled among one million acres of Pike National Forest, bathed in sunshine at the base of Pikes Peak, is a pristine mountain community like no other. A recreational and scenic treasure. A small town with charm and friendliness. It's your perfect mountain hideaway . . . it's Woodland Park.

AREA OVERVIEW

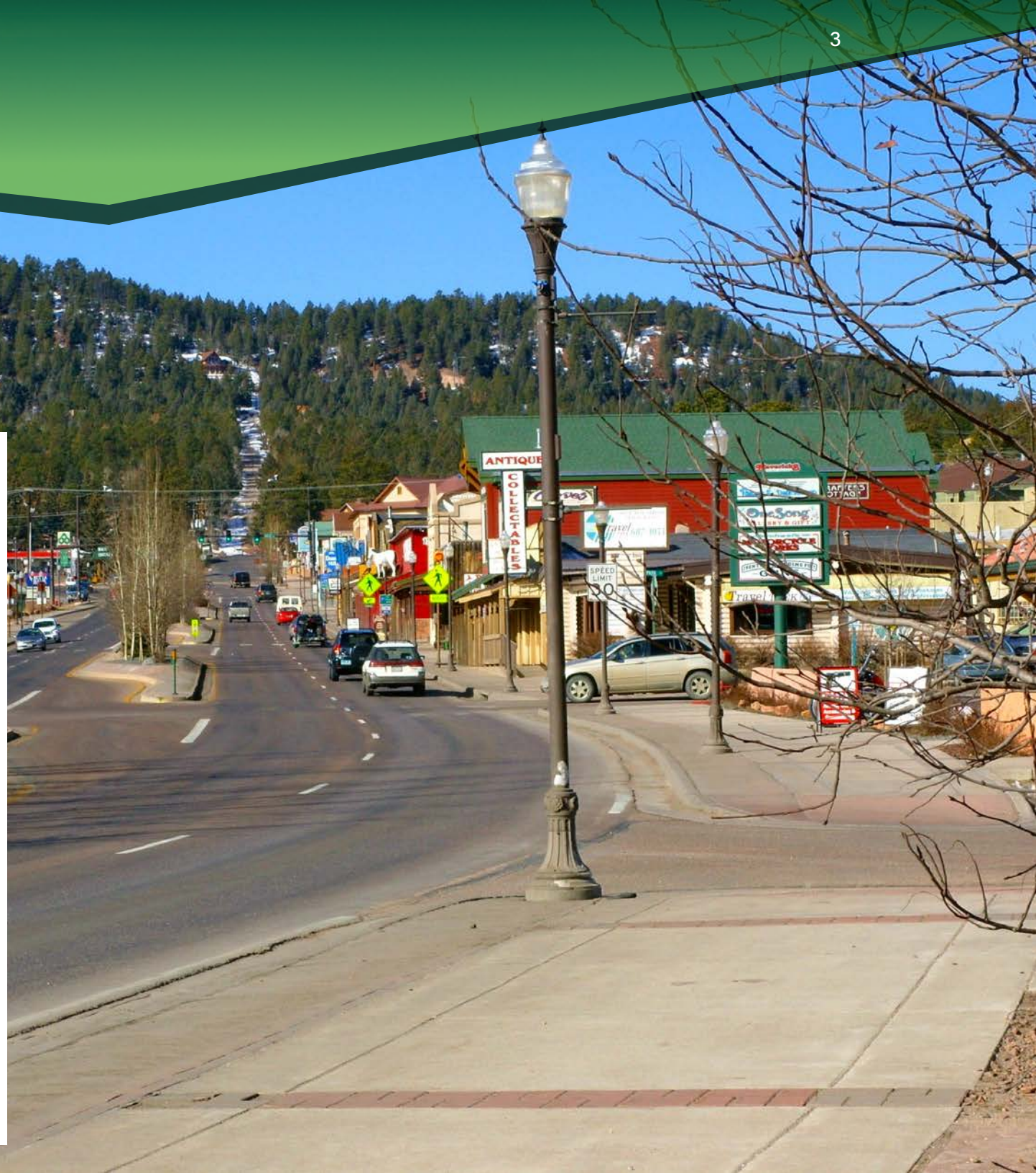
WELCOME TO MAIN STREET

Downtown Woodland Park is a vibrant, artistic center of the community where all generations gather, walk, play, shop, dine and live in an historic and majestic mountain western setting.

Explore unique retail outlets, antique treasures, art galleries, western wear stores, clothing boutiques, jewelry stores, fabric & scrapbooking boutiques, mountain home furnishing stores, and hand-crafted outlets offering specialty items in local gift shops that display the Rocky Mountain, western heritage.

MISSION STATEMENT

Enhance the quality of life in Woodland Park by engaging the community in historic preservation, downtown revitalization, and economic development by promoting a strong business climate.



AREA OVERVIEW

LOCAL AREA BUSINESSES

RESTAURANTS

Café Leo
 Joanie's Deli
 Hungry Bear
 Bierwerks
 Grandmother's Kitchen
 Historic Ute Inn
 Mountain View Yogurt Plus
 Donut Mill
 Judges Char-Grill
 Fiesta Mexicana Restaurant

RETAIL

Ute Pass Historical Society
 A Full House
 Chimayo Turquoise
 Dinosaur Resource Center
 Pikes Peak Polaris
 Tweeds Fine Furnishings
 Woodland Do It Best Hardware & Home Store
 Alpine Firearms
 Colorado Mountain Spas
 Cowhand
 Mountain Wookies
 Woodland Square Vintage Market
 Williams Log Cabin Furniture
 Woodland Designs
 Greater Woodland Park Chamber of Commerce
 Mountain Vapor Lounge
 Colorado GearLab
 Rocky 'N' Roll Music
 Miss Priss
 Jackalope

Sweet Repeats
 The Panther Den
 Fit Nutrition Depot

SALONS

Studio West Aveda Salon and Spa
 The Salon and Hair Studio of Woodland Park
 Bliss Hair & Nail Salon
 South Avenue Salon
 White Lotus Therapies
 Woodland Park Pet Salon
 Parvati Salon
 Sallie's Hair Hut
 Look Great Every Day Salon
 Peak Appearance Above the Clouds

FITNESS

Aranyani Yoga Studio
 Dana's Dance Studio

HEALTH/MEDICAL SERVICES

Aspen Counseling and Education
 A New Awareness Counseling
 bStill Integrative Wellness LLC
 The Secret Place
 A Pause for Massage
 Jonathan P. Bayne, DDS, PC
 Pikes Peak Orthopedics
 Summit Dental Hygiene
 Aspen Pointe Behavioral Services
 Gentle Hands Message
 Body Works Chiropractic

FINANCIAL

Balanced Books Inc.
 Kozleski CPA
 Laughlin, Robert Kirby CPA PC
 Milisen & Associates, CPA
 William A. Nein, CPA, LLCm
 Szymankowski Agency/State Farm
 Pikes Peak Insurance
 Stephen D. Hart, CPA, LLC
 Vectra Bank

REAL ESTATE

Appraisal Associates of Teller County
 Empire Title of Woodland Park
 Fidelity National Title Company
 Lippincott Properties
 Michael Harper Real Estate
 Your Neighborhood Realty
 Prestige Realty

BUSINESS SERVICES

Lamb Plumbing & Excavating, Inc.
 Linda Allred, Architect
 Midland Coin Laundry
 David A. Langley, Architect
 Lichina Auto & Truck Repair
 America's Natural Beauty, LLC
 Compassion Animal Hospital
 Preschool in the Pines Daycare
 ReCycles
 Greater Woodland Park Chamber of Commerce
 Woodland Professional Building
 Vahsholtz Auto
 Woodland Park Living

AREA OVERVIEW



TRADE AREA MAP



ELEVATE!
COLORADO
WOODLAND PARK
CITY ABOVE THE CLOUDS

SITE

WOODLAND PARK HIGH SCHOOL

uhealth

FIESTA MEXICANA

GOLD HILL THEATRES

Loaf'N Jug

Wendy's

goodwill

City Market

DOLLAR TREE

STARBUCKS COFFEE

The Donut Mill

VECTRA BANK

HUNGRY BEAR

Bierwerks

DINOSAUR RESOURCE CENTRE

STATE BANK INSURANCE

TWEED'S Fine Furnishings

JOHN J. JOHNSON

Loaf'N Jug

Papa Murphy's TAKE 'N BAKE PIZZA

BIG TIRES

Arby's

SONIC America's Drive-in

CASA GRANDE MEXICAN RESTAURANT

McDonald's

SUBWAY

AutoZone

GREASE MONKEY

SAFeway FOOD & DRUG

Walgreens

Walmart Supercenter

SWISS CHALET RESTAURANT

Academy Bank

AERIAL MAP



SITE

E GRACE AVENUE

HIGHWAY 24



Traffic Counts

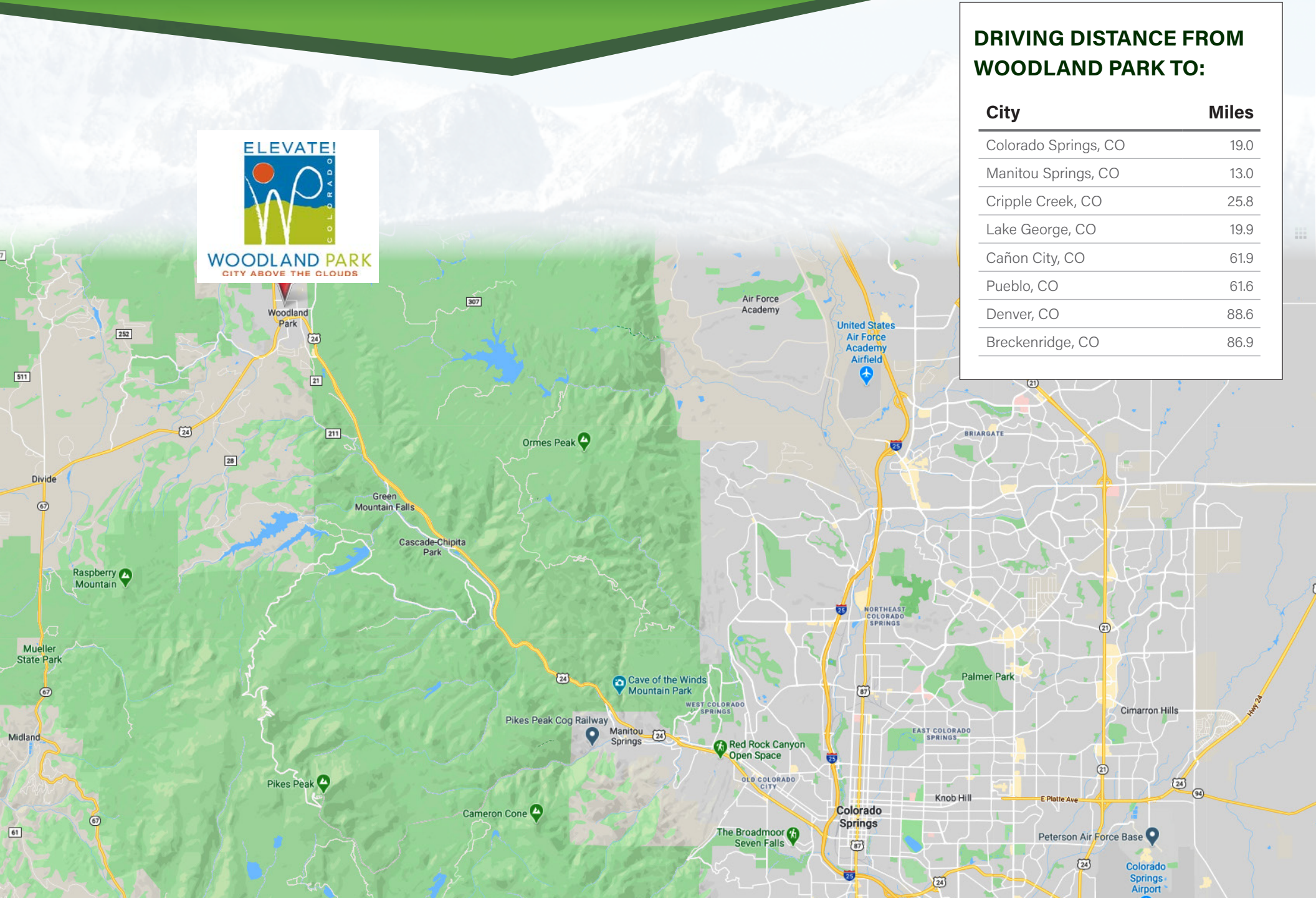
US Hwy 24 at E Midland Avenue	26,000 VPD
US Hwy 24 at S Center Street	28,400 VPD
W Midland Avenue at N West Street	27,000 VPD

DRIVING DISTANCES MAP

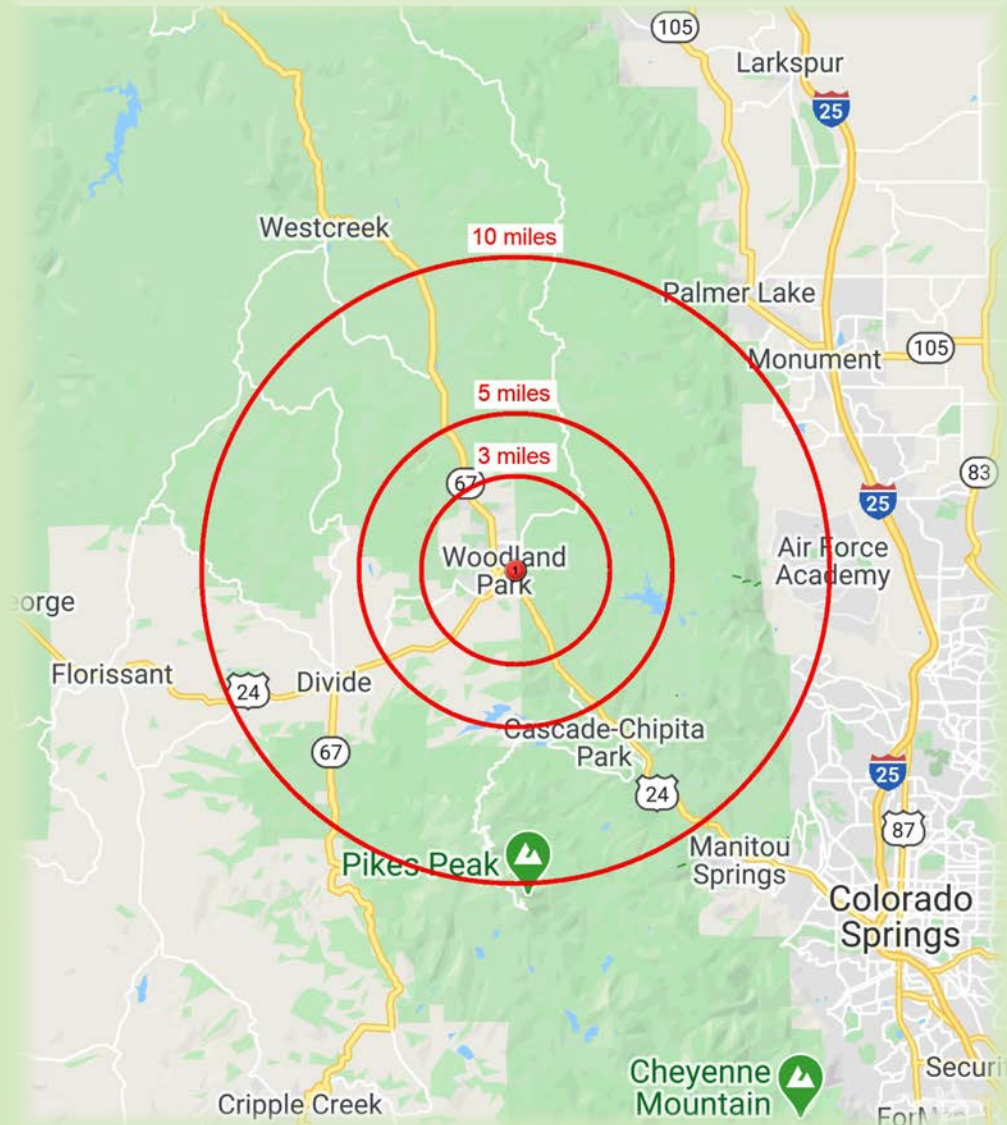


DRIVING DISTANCE FROM WOODLAND PARK TO:

City	Miles
Colorado Springs, CO	19.0
Manitou Springs, CO	13.0
Cripple Creek, CO	25.8
Lake George, CO	19.9
Cañon City, CO	61.9
Pueblo, CO	61.6
Denver, CO	88.6
Breckenridge, CO	86.9



DEMOGRAPHICS



POPULATION	3 Mile	5 Mile	10 Mile
2019 Population - Current Year Estimate	11,782	14,003	26,763
2024 Population - Five Year Projection	12,405	14,722	27,846
2010 Population - Census	10,431	12,478	24,582
2000 Population - Census	9,996	12,042	20,501
2010-2019 Annual Population Growth Rate	1.33%	1.25%	0.92%
2019-2024 Annual Population Growth Rate	1.04%	1.01%	0.80%

HOUSEHOLDS	3 Mile	5 Mile	10 Mile
2019 Households - Current Year Estimate	4,785	5,750	8,901
2024 Households - Five Year Projection	5,052	6,063	9,370
2010 Households - Census	4,207	5,087	7,944
2000 Households - Census	3,760	4,604	7,313
2010-2019 Annual Household Growth Rate	1.40%	1.33%	1.24%
2019-2024 Annual Household Growth Rate	1.09%	1.07%	1.03%
2019 Average Household Size	2.46	2.43	2.48

HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
2019 Average Household Income	\$87,951	\$87,728	\$90,861
2024 Average Household Income	\$98,789	\$99,074	\$102,884

HOUSING VALUE	3 Mile	5 Mile	10 Mile
2019 Owner Occupied Housing Units	3,286	4,006	6,233
2019 Med. Value of Owner Occupied	\$365,354	\$367,660	\$381,096
2019 Avg Value of Owner Occupied	\$413,941	\$417,335	\$435,376

YOUR
SIGN
HERE

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