



OFFERING MEMORANDUM

**NOW
TWO OPTIONS
TO PURCHASE**



OPT 1: FRONT PORTION OF BUILDING (24,531 SF)

OPT 2: ENTIRE BUILDING (59,400 SF)

5025 N. ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

CBRE

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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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TWO SALE OPTIONS AVAILABLE

- OPT 1: FRONT PORTION OF BUILDING (24,531 SF)**
- OPT 2: ENTIRE BUILDING (59,400 SF)**



N. UNION BOULEVARD

N. ACADEMY BOULEVARD

**59,400 SF
AVAILABLE**

**24,531 SF
AVAILABLE**



5025 N. ACADEMY BOULEVARD



TWO SALE OPTIONS AVAILABLE





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OFFERING OVERVIEW

1. Offering Summary

This offering has the opportunity to purchase with two options:

Option 1: Front of building at 24,531 SF - \$2,200,000 - \$89.68/PSF

Option 2: Entire building at 59,400 SF - \$4,200,000 - \$70.71/PSF

Located at Union Square Shopping Center, on the northeast corner of Academy Boulevard and Union Boulevard in Colorado Springs. The building is currently occupied by **Play it Now Sports**, an indoor sports facility that offers camps, programs, and leagues for several different sports for children and adults.

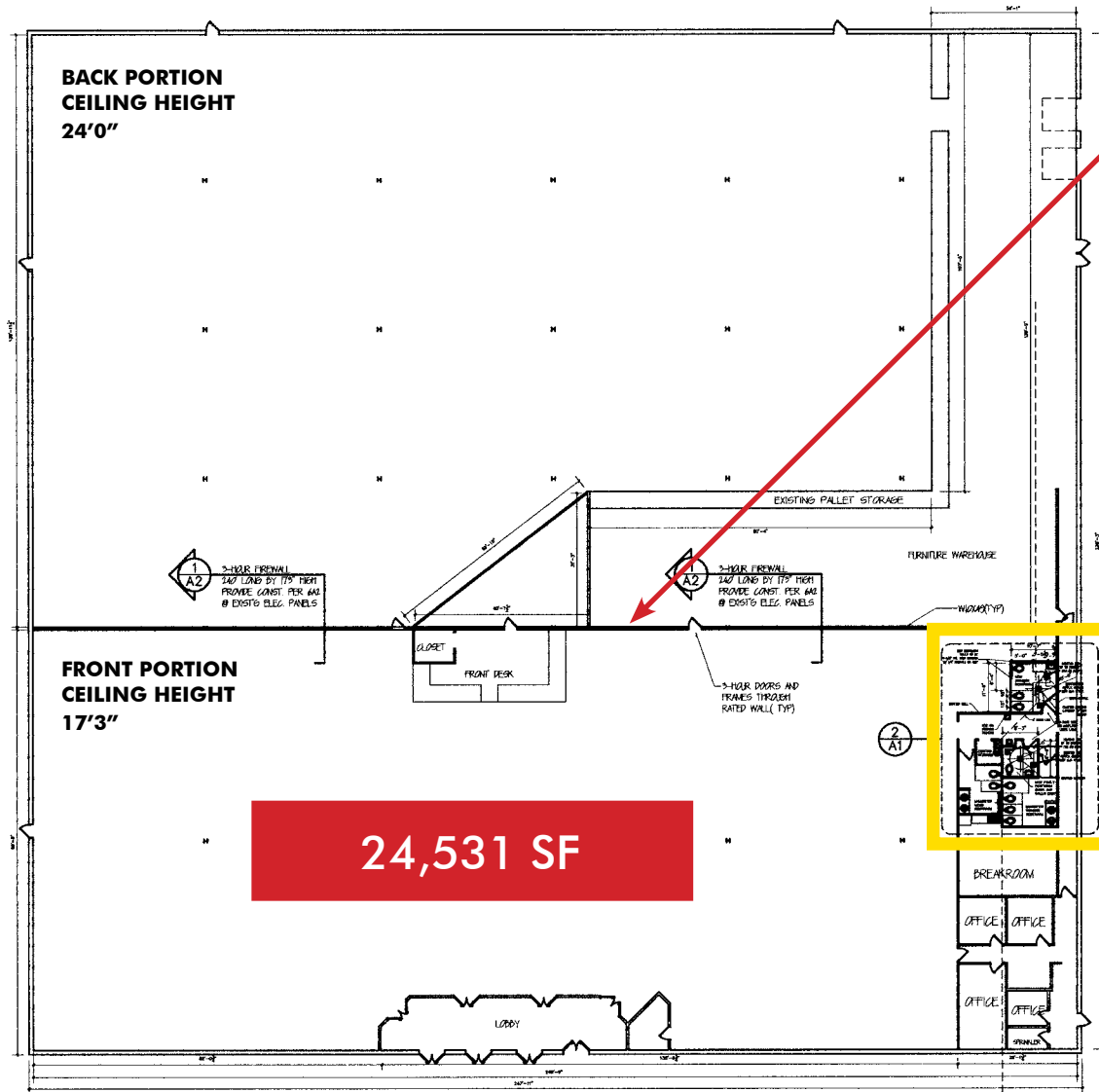
Note, with purchase of Option 1, upon closing, **Play it Now Sports** will consolidate its operations into the easternmost 34,869 square feet of space. The subject space will be accessed from the existing storefront entrance, directly adjacent to the shopping center parking field. Both condominiumized spaces will have dedicated entry doors, with separated entrances and facilities.

a. Property Summary

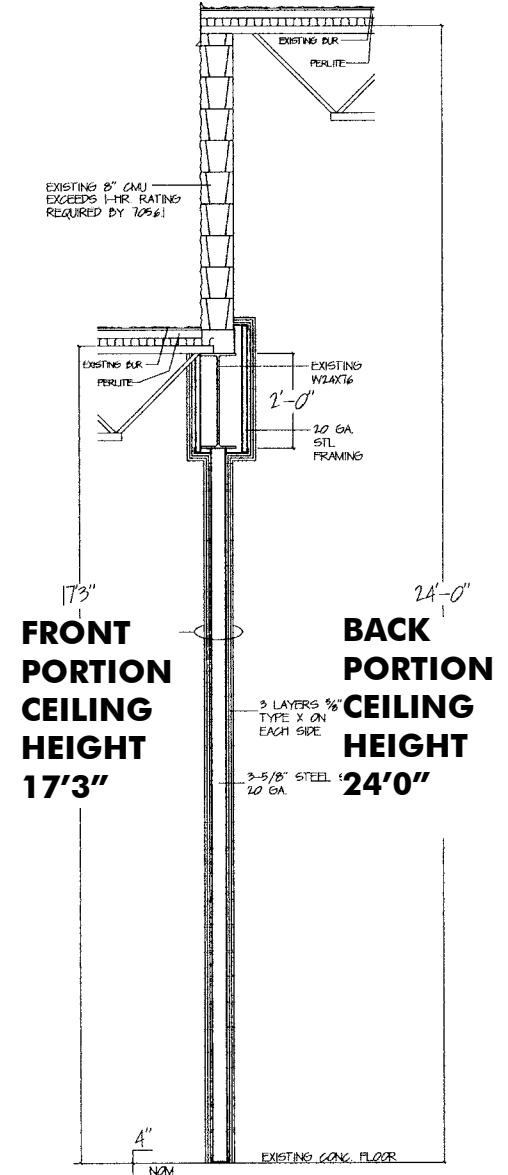
- i. **Address:** 5025 N. Academy Boulevard
Colorado Springs, CO 80918
- ii. **Year Built:** 1978
- iii. **Parcel Size:** 61,855 SF and 10,030 SF
- v. **Parking:** Cross easement parking with the surrounding shopping center
- iv. **Street Frontage:** 238' on Academy Boulevard
- vi. **Parcel Number:** 6322214038 and 6322214039
- vii. **Zoning:** PBC; Planned Business Center



SPACE PLAN



There is an existing 3-hour firewall that separates the 24,531 SF space from the balance of the building. The ceiling height in the subject space is 17'3". The building's restroom and plumbing services are located within the subject space.





AREA OVERVIEW

AREA OVERVIEW

EXCELLENT LOCATION

The North Academy corridor is located on the northern edge of Colorado Springs, right off the I-25 exit. The homes in this area are in well-established neighborhoods surrounded by entertainment venues, restaurants and plenty of shopping. People love this area for its convenience to all areas of town and it's magnificent mountain views. Homes in this area range from \$233,653 to \$294,709.

MAJOR RETAIL CORRIDOR

Situated in one of Colorado Springs' major retail corridors, where thousands of homes fill nearby neighborhoods. This popularity is based on location to downtown Colorado Springs, the Air Force Academy, easy access to the interstate, and only an hours drive north to Denver.





UNION SQUARE OVERVIEW

UNION SQUARE

ANCHORED BY FOUR NATIONAL RETAILERS

This shopping center is located at one of the city's busiest intersections at the northeast corner of North Union Blvd & North Academy Blvd. Anchored by four national retailers - Big Lots, Big 5 Sporting Goods, Chipotle and Panda Express, this roadway has a tremendous daily traffic flow. Other national tenants in the immediate area include Safeway, Target, Red Lobster and McDonald's, Ross, Wells Fargo, AT&T, Domino's Pizza, Starbucks, Baskin Robbins, Walgreens, Chase Bank, and Noodles & Company.

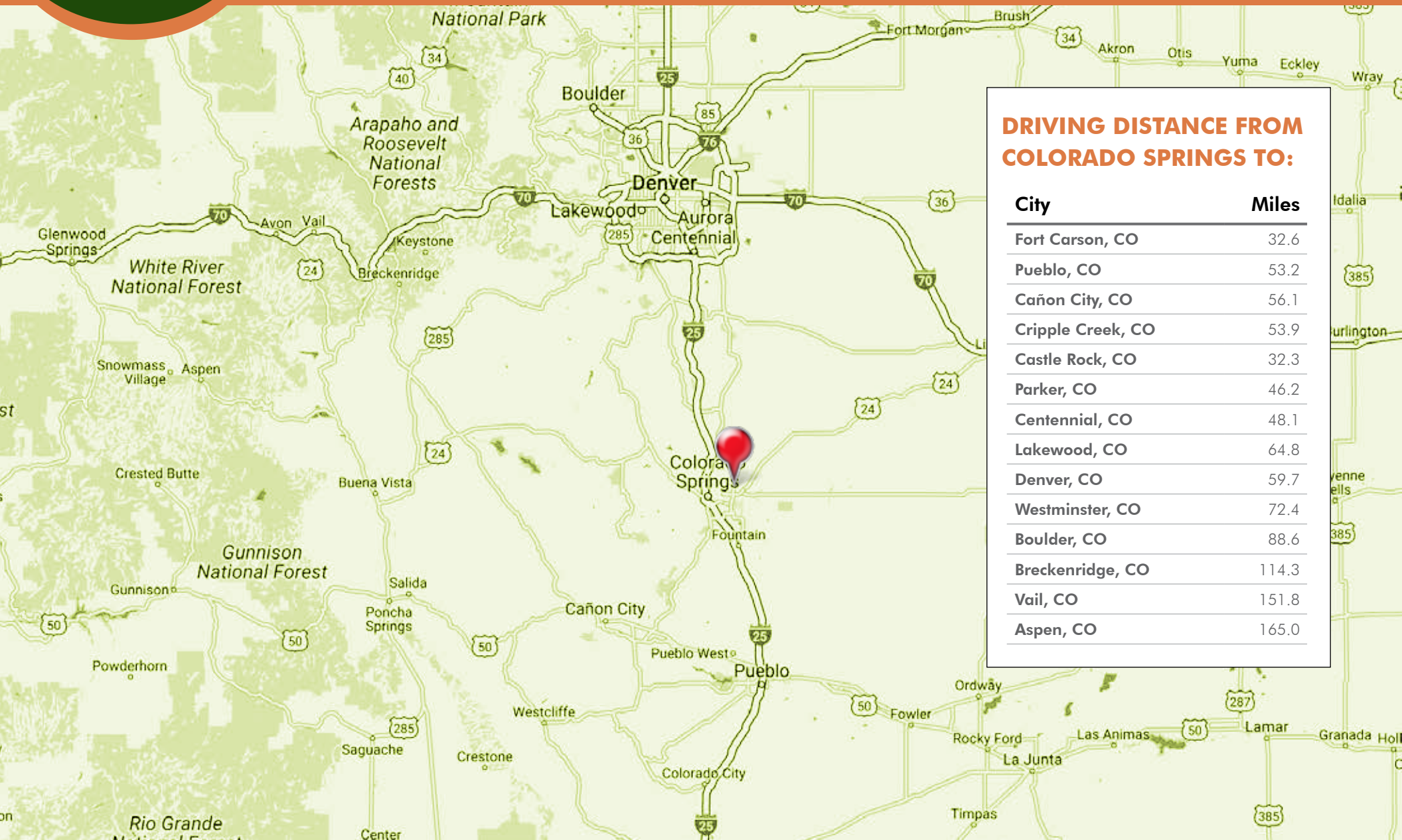
Union Boulevard is one of the city's strongest commuter corridors. There is a Metro bus stop immediately adjacent to the shopping center, on Academy Boulevard. The center is clean, with a recently restriped parking lot, appears to be well managed, and has great demographics, visibility and access.



Traffic Counts	
N. Academy Blvd. and N. Union Blvd.	45,293
N. Union Blvd. and N. Academy Blvd.	32,419
N. Academy Blvd. and Flintridge Dr.	48,686



AREA MAPS

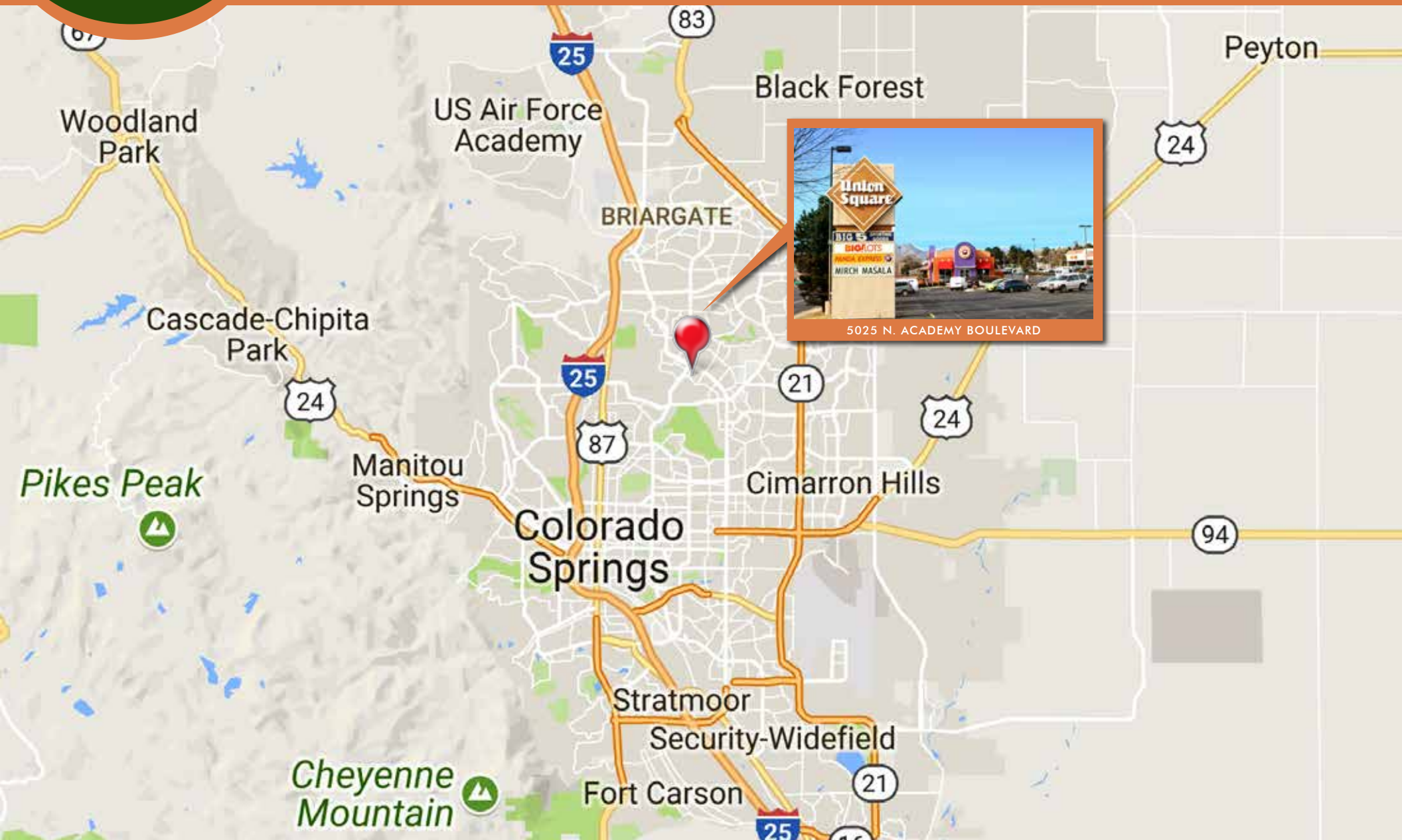


DRIVING DISTANCE FROM COLORADO SPRINGS TO:

City	Miles
Fort Carson, CO	32.6
Pueblo, CO	53.2
Cañon City, CO	56.1
Cripple Creek, CO	53.9
Castle Rock, CO	32.3
Parker, CO	46.2
Centennial, CO	48.1
Lakewood, CO	64.8
Denver, CO	59.7
Westminster, CO	72.4
Boulder, CO	88.6
Breckenridge, CO	114.3
Vail, CO	151.8
Aspen, CO	165.0



REGIONAL MAP



5025 N. ACADEMY BOULEVARD



RETAIL TRADE AREA MAP



CENTERPOINTE PLAZA

Salon and Spa Academy International
BATH & KITCHEN IDEA CENTER

Tuesday Morning
Diamond Vogel
KeyBank
DOLLAR TREE
SUBWAY Sprint
BOOT BARN
fermentations home winemaking center

BIG 5 SPORTING GOODS
CHIPOTLE
BIG LOTS!
KANGA EXPRESS
BIG 5 SPORTS

BIEREY'S BASKETBALL
Village Inn
Sprint
WELLS FARGO
TACO BELL
WAFFLE HOUSE
jiffy lube
MIDAS
H&R BLOCK
ups The UPS Store

N. ACADEMY BOULEVARD

MATTRESS FIRM
YMCA

TARGET **SAFeway FOOD & DRUG** **Domino's Pizza**
CHUCK E. CHEESE'S **Payless SHOESOURCE**
ROSS DRESS FOR LESS **SALLY BEAUTY SUPPLY** **WELLS FARGO**

MARKETPLACE AT AUSTIN BLUFFS

OLD CHICAGO Jack 24 FITNESS
ACE Hardware in the box JJ DEL TACO
FIREHOUSE SUBS smasm burger TCF
GOODYEAR Papa Murphy's
Qdoba TAN YOUR HIDE
PET SUPPLIES PLUS

DUNKIN' DONUTS **POPEYES**

Walmart Neighborhood Market

KING Scoopers

KFC

FAZOLI'S





SITE PLAN





PROPOSED TRAFFIC ACCESS IMPROVEMENTS

IMPROVED ACCESS

+ Current Access

Union Square is currently serviced by a single right-in/right-out driveway on Academy Boulevard, a single right-in/right-out driveway on Union Boulevard, and by a full movement intersection behind the shopping center which provides access to the adjacent residential areas only. The driveways on Academy and on Union are not full movement intersections because there are existing, concrete medians in the center of both Boulevards.

+ Improved Traffic Access

The Colorado Springs City Traffic Department would support a cut to the existing concrete median on Academy Boulevard, which would allow southbound Academy traffic to turn left into the shopping center, creating a 3/4 movement intersection directly adjacent to the subject space, subject to final traffic improvement plans and design.



**PROPOSED
MEDIAN CUT
WOULD PROVIDE
3/4 MOVEMENT**



COLORADO SPRINGS, CO





COLORADO SPRINGS OVERVIEW



PROPERTY INFO

COLORADO SPRINGS, COLORADO

Colorado Springs sits at the base of Pikes Peak, one of the most famous mountains in America. The city's 2016 estimated metro population is 712,364, which is a 9.5% population increase from 2010-2016, making it the 4th fastest growing state according to the U.S. Census Bureau. Although Colorado Springs has a small-town ambience, the city covers 194.7 square miles, making it Colorado's largest city in the area. Major highways access for the city includes interstate highway I-25 and U.S. Route 24. I-25 runs north and south from New Mexico through Colorado Springs to Denver and continues north to Wyoming. U.S. Route 24 runs through eastern Colorado from Limon through Colorado Springs.

Recreation

Colorado Springs enjoys more than 300 days of annual sunshine, drawing over six million visitors annually. Surrounded by nature in the middle of a metropolitan area, outdoor enthusiasts enjoy the city's bike trails, open spaces and world-class ski resorts. Colorado Springs has numerous arts and cultural venues. Other main attractions include Garden of the Gods, the United States Air Force Academy, Pikes Peak Highway and Summit House, Royal Gorge Bridge and Park, the Pikes Peak International Hill Climb, the Pikes Peak Marathon and the Hot Air Balloon Classic. The city hosts some of the state's most exclusive resort hotels, including the historic Broadmoor Resort, the Cliff House and the Cheyenne Mountain Resort.

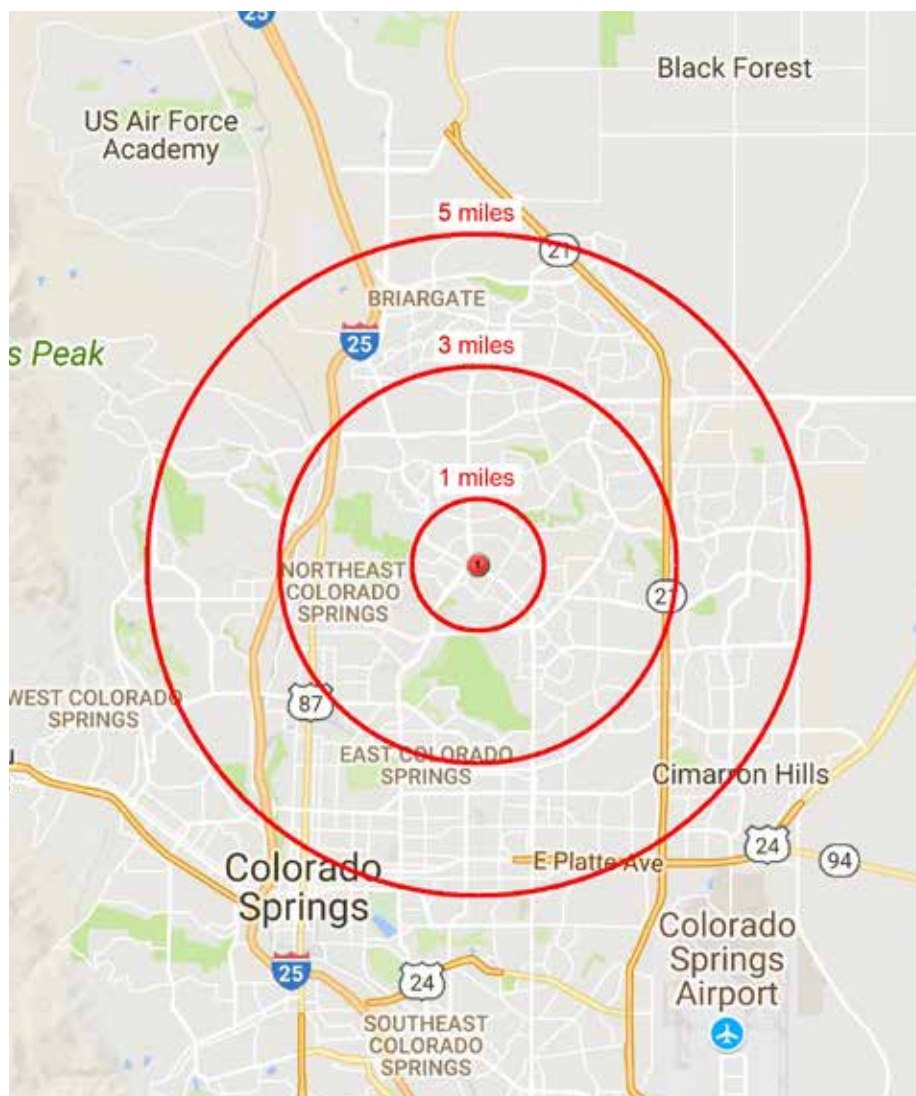
Employment

Colorado Springs has a balanced, diverse economic base. Key industries are aerospace, defense, clean technology, healthcare, higher education and information technology. Medical devices, semiconductors, aerospace parts, electronics and special plastics are but a few products manufactured here and sold around the world. Amateur sports governing bodies and organizations based in Colorado Springs include the Olympic Training Center and the United States Olympic Committee Headquarters. National nonprofit organizations, ranging from Junior Achievement to the Space Foundation, have also located their headquarters in the Pikes Peak region.

Retail

Colorado Springs has two major shopping malls and a diverse downtown shopping area. Broadmoor Towne Center and The Promenade Shops at Briargate are popular shopping destinations, with a wide variety of stores as well as dining options. University Village Colorado is a unique shopping community that includes a farmer's market and running club. Anchored by Costco, Kohl's and Lowe's, the community's Overlook Park doubles as a trailhead with access to the Pikes Peak Greenway trail system and a pedestrian underpass to the University of Colorado at Colorado Springs.

DEMOGRAPHICS



POPULATION	1 Mile	3 Mile	5 Mile
2018 Population - Current Year Estimate	15,693	116,630	292,157
2023 Population - Five Year Projection	16,199	122,116	309,966
2010 Population - Census	14,908	107,261	265,740
2000 Population - Census	15,409	101,494	225,764
2010-2018 Annual Population Growth Rate	0.62%	1.02%	1.16%
2018-2023 Annual Population Growth Rate	0.64%	0.92%	1.12%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2018 Households - Current Year Estimate	6,354	47,471	116,272
2023 Households - Five Year Projection	6,561	49,779	123,322
2010 Households - Census	6,031	43,550	105,682
2000 Households - Census	5,940	39,386	87,622
2010-2018 Annual Household Growth Rate	0.63%	1.05%	1.16%
2018-2023 Annual Household Growth Rate	0.64%	0.95%	1.18%
2018 Average Household Size	2.47	2.43	2.48

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2018 Average Household Income	\$76,440	\$81,228	\$84,388
2023 Average Household Income	\$86,382	\$86,382	\$94,699

HOUSING VALUE	1 Mile	3 Mile	5 Mile
2018 Owner Occupied Housing Units	3,773	29,179	72,969
2018 Med. Value of Owner Occupied	\$247,600	\$273,182	\$294,857
2018 Avg Value of Owner Occupied	\$305,942	\$313,666	\$327,601



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