

# ESSENTIAL SERVICE MEDICAL PROVIDER

15 YEAR TERM NNN INVESTMENT OPPORTUNITY

CLS PLASMA, COLORADO SPRINGS, CO

ESSENTIAL SERVICE  
MEDICAL PROVIDER  
**NOW OPEN!**

CSL Plasma

5506 N. ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

CBRE

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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.

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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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**CSL Plasma**  
*Good for You. Great for Life.*

**5506**

# INVESTMENT OVERVIEW

1



## **Investment Overview**

CBRE, Inc. is pleased to offer this investment opportunity of an existing 12,960 square foot freestanding building, located at 5506 North Academy Boulevard between Montebello Drive and Saddle Drive.

The investment includes CSL Plasma, a national credit tenant now in place, with a NNN 15 year lease.

Situated at the entrance to Montebello Plaza, this property benefits from direct access to Academy Boulevard. Real Deal Home Decor and Mike's Camera bookend the property. The large parking lot offers ample parking on both the north and west sides.

This centrally located shopping corridor offers high traffic counts and excellent visibility with full frontage on North Academy Boulevard.

# INVESTMENT OVERVIEW

## a. Pricing

- i. Price: \$2,621,520.00
- ii. Price/SF: \$202.28
- iii. Cap Rate: 6% Average Cap Rate  
Over the Term

## b. Property Summary

- i. Tenant: CSL Plasma, Inc.
- ii. Address: 5506 N. Academy Boulevard  
Colorado Springs, CO 80918
- iii. Rentable Square Feet: 12,960
- iv. Year Built: Built 1987 & Rennovated 2020
- v. Lot Size: 1.3 Acres / 56,628 SF
- vi. Parking: 65 free Surface Spaces  
Ratio of 5.02/1,000 SF
- vii. Lease Type: NNN 15 year lease
- viii. Street Frontage: 205' on N Academy Blvd  
(with 1 curb cut)
- ix. Parcel Number: 6321114013
- x. Zoning: PBC; Planned Business Center



# LEASE SUMMARY

## c. Lease Summary

Lease Date: 3/3/2019 (15 year lease)

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Lease Terms: Specific lease terms can be provided upon execution of NDA

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# CSL Plasma



## CSL Plasma

Good for You. Great for Life.

### A Leader in Plasma Collection

CSL Plasma Inc. is one of the world's largest collectors of human plasma. As a leader in plasma collection, CSL Plasma is committed to excellence and innovation in everything they do. Their work helps to ensure that tens of thousands of people are able to live normal, healthy lives. They are committed to their work because lives depend on them.

### A Presence with Integrity

At CSL Plasma, they strive to act with the utmost integrity in everything they do. Their high standards guide them as they work with their donors, ensure the quality of the plasma they collect, and manage their valued employees.

### Processing Plasma Donations

Their US Plasma Logistics Centers (PLCs) are state-of-the-art facilities responsible for receiving, storing, and shipping plasma that is donated at their collection centers.

### Putting Plasma to the Test

Their CSL Plasma Testing Laboratories test millions of plasma samples each year, ensuring the safety of the plasma.

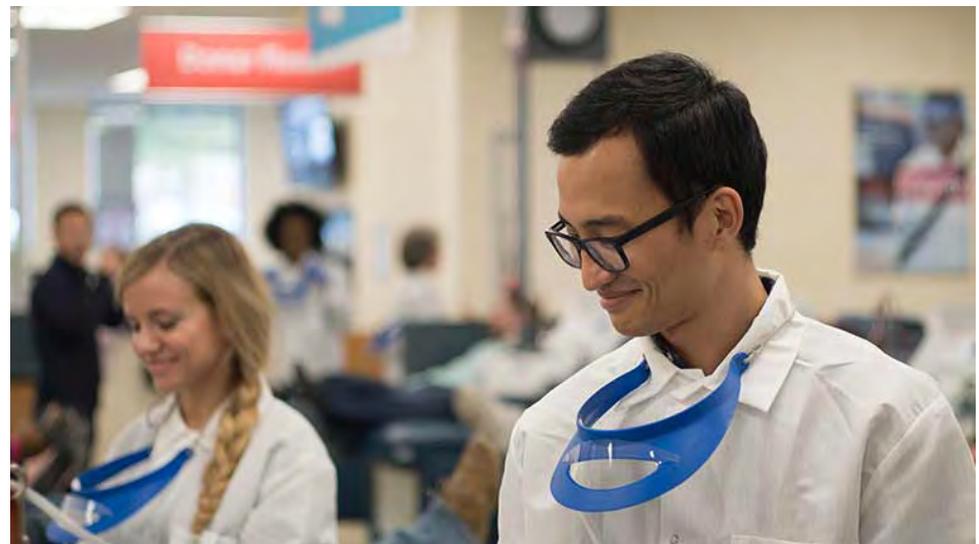
### A Heritage of Innovation

CSL Plasma, headquartered in Boca Raton, FL, is a division of CSL Behring, a plasma protein biotherapies company headquartered in King of Prussia, Pennsylvania.

CSL Behring is a leader in the plasma protein therapeutics industry. Committed to saving lives and improving the quality of life for people with rare and serious diseases, the company manufactures and markets a range of plasma-derived and recombinant therapies worldwide.

CSL therapies are used to treat coagulation disorders including hemophilia and von Willebrand disease, primary immune deficiencies, hereditary angioedema, inherited respiratory disease, and neurological disorders. The company's products are also used in cardiac surgery, organ transplantation, burn treatment and to prevent hemolytic disease of the newborn. [www.cslbehring.com](http://www.cslbehring.com)

CSL Behring is a member of the CSL Group of companies. The parent company, CSL Limited (ASX:CSL), is headquartered in Melbourne, Australia. [www.csl.com.au](http://www.csl.com.au)



# 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.

University Park, a 675-acre luxury community in the hilltops overlooking Colorado Springs, is located just half a mile down Montebello Drive from Academy Boulevard. Home prices range from the \$300,000s to \$1,000,000+.

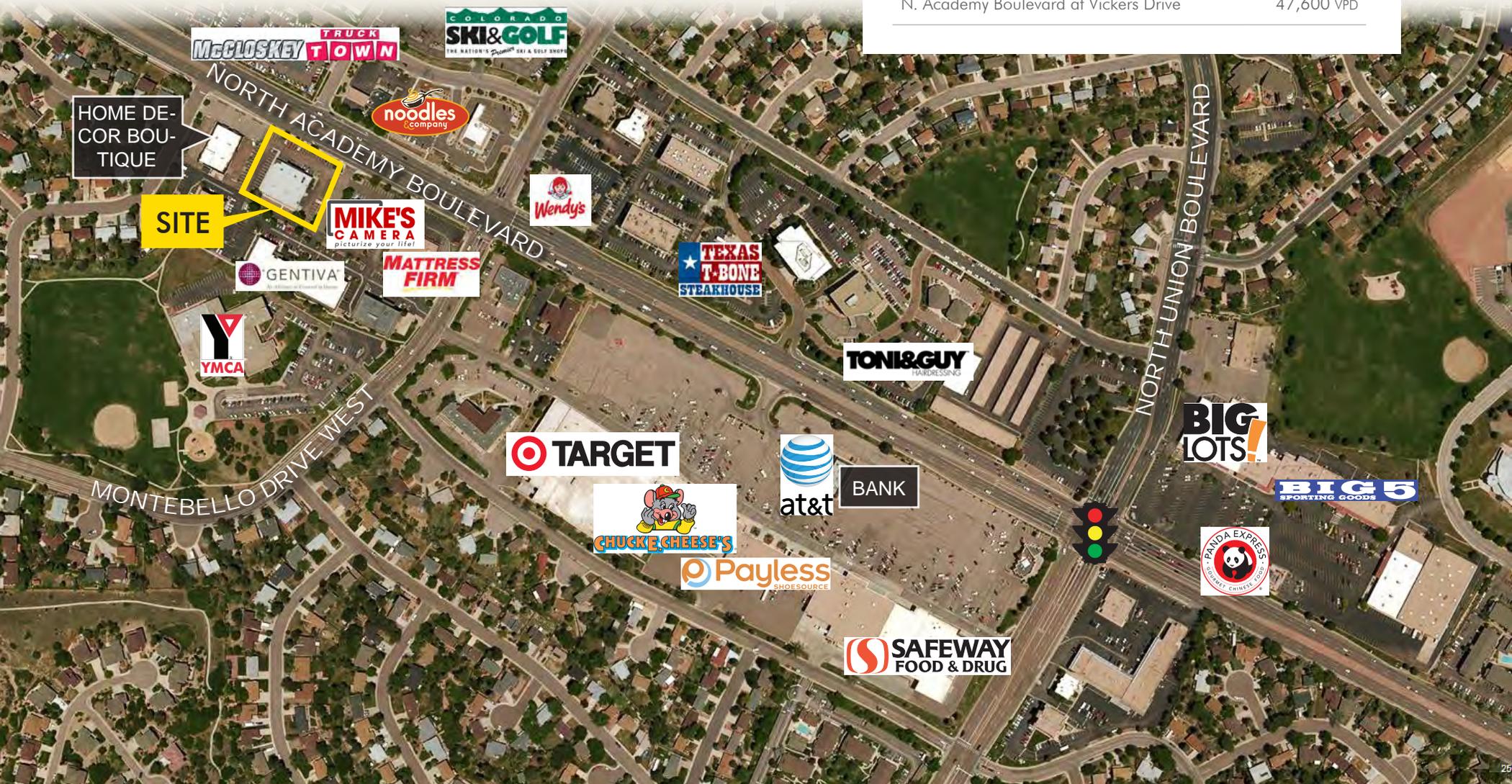
### MAJOR RETAIL CORRIDOR

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.

# TRADE AREA MAP

## Traffic Counts

N. Academy Boulevard at Montebello Drive	43,520 vpd
N. Academy Boulevard at N. Union Boulevard	45,293 vpd
N. Academy Boulevard at Vickers Drive	47,600 vpd



HOME DECOR BOUTIQUE

SITE

MIKE'S CAMERA

GENTIVA

MATTRESS FIRM

YMCA

TARGET

at&t

BANK

CHUCK E. CHEESE'S

Payless SHOESOURCE

SAFeway FOOD & DRUG

BIG LOTS!

BIG 5 SPORTING GOODS

PANDA EXPRESS

MONTEBELLO DRIVE WEST

NORTH ACADEMY BOULEVARD

NORTH UNION BOULEVARD

McCloskey TRUCK TOWN

COLORADO SKI & GOLF

noodles company

Wendy's

TEXAS T-BONE STEAKHOUSE

TONI & GUY HAIRDRESSING

# PROPERTY OVERVIEW



**McCLOSKEY TRUCK TOWN**

**noodles company**

**CHASE**

**5506**

**MIKE'S CAMERA**  
picturize your life!

**MATTRESS FIRM**

**NORTH ACADEMY BOULEVARD**

**BUSINESS OFFICE PARK**

**MONTEBELLO DRIVE**

# PROPERTY OVERVIEW



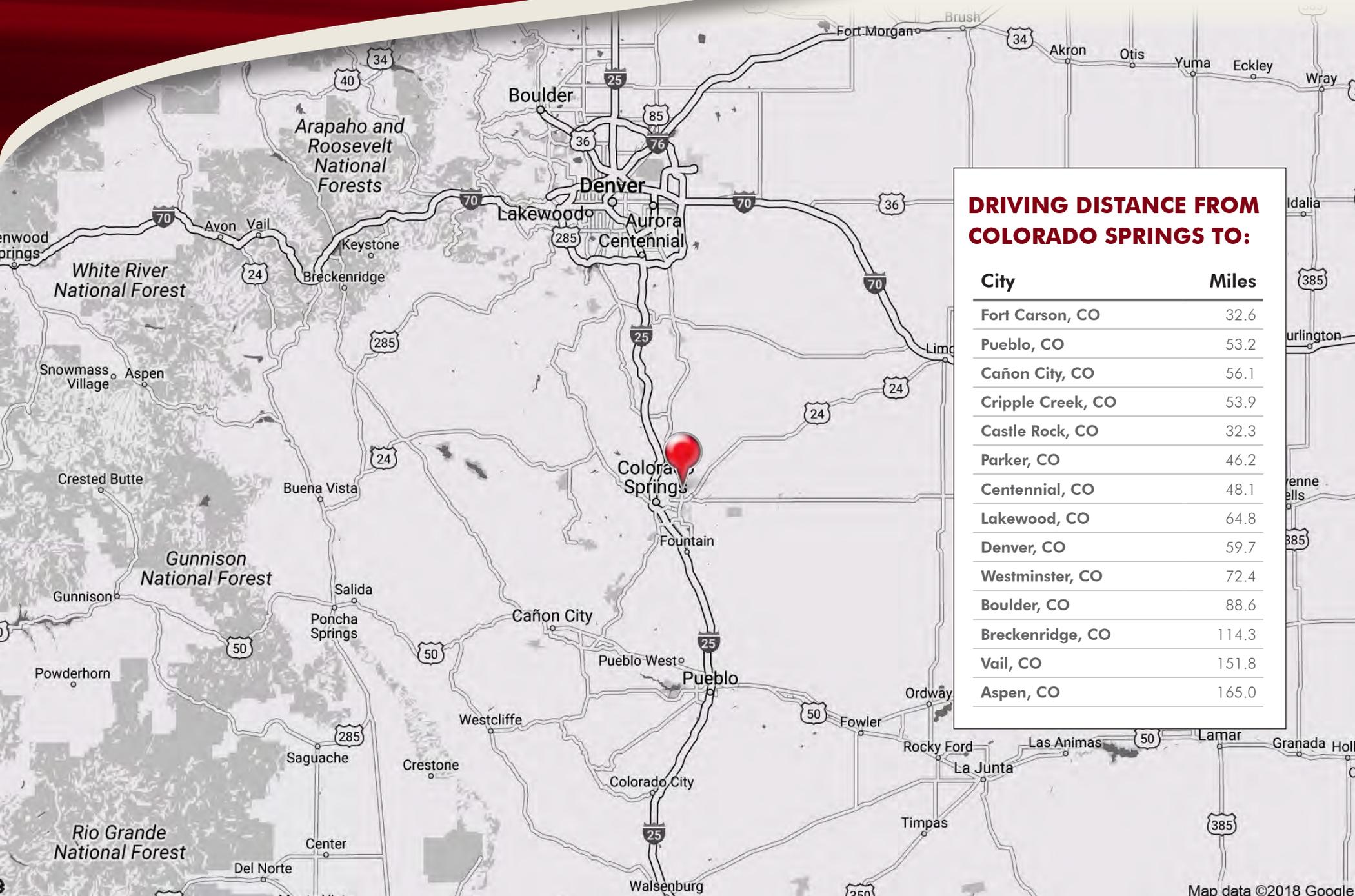
NEW LOADING DOCK

# PROPERTY OVERVIEW

## IMMEDIATE NEIGHBORHORS



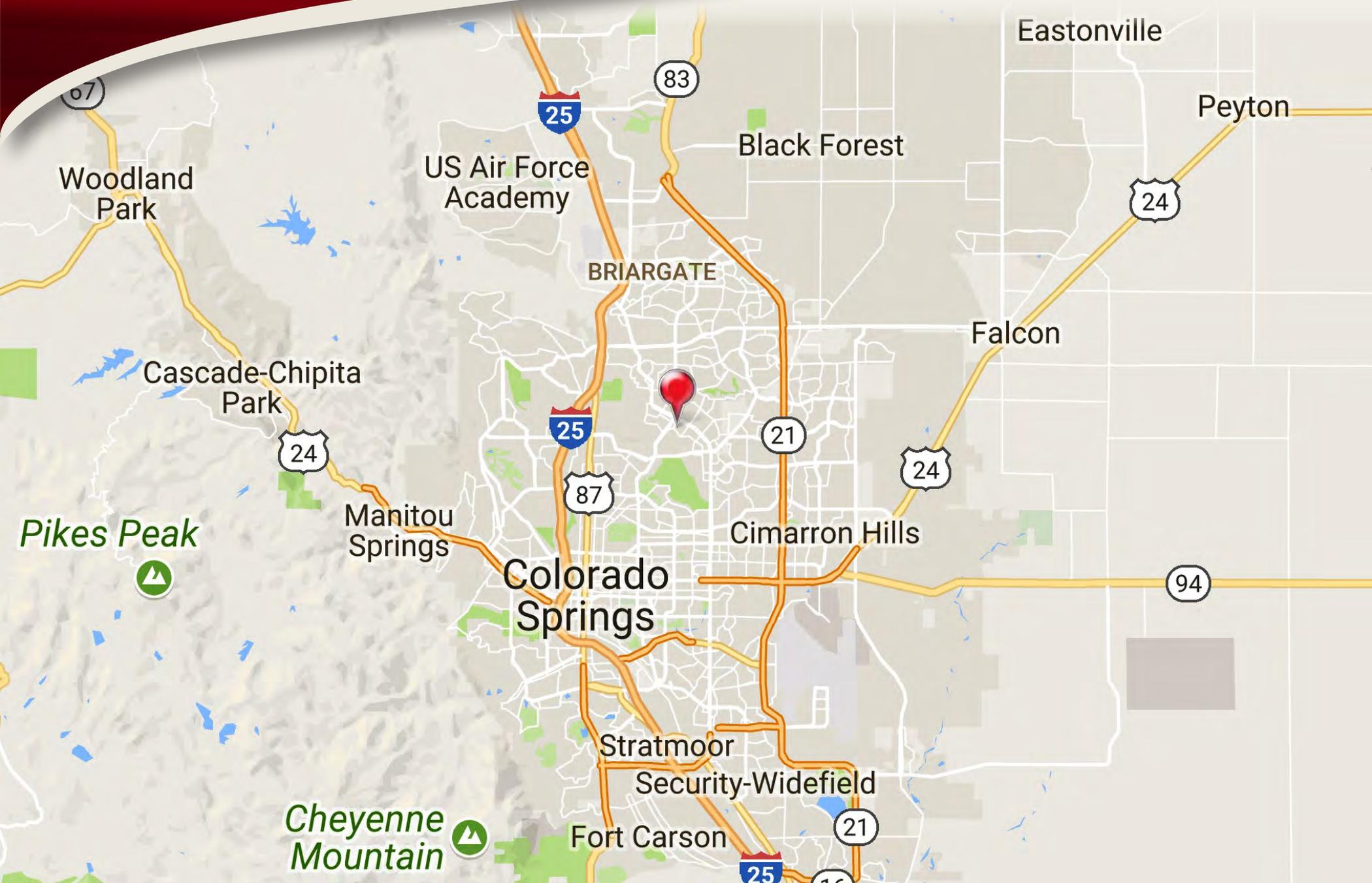
# AREA MAP



## 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



# COLORADO SPRINGS OVERVIEW

## COLORADO SPRINGS, COLORADO

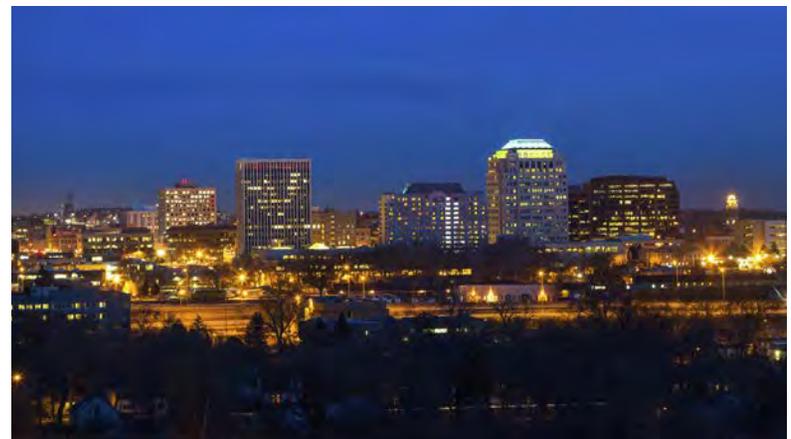
Colorado Springs sits at the base of Pikes Peak, one of the most famous mountains in America. The city's 2018 estimated metro population is 747,900, making it one of the fastest growing states according to the U.S. Census Bureau. Although Colorado Springs has a small-town ambience, the city covers 194.7 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

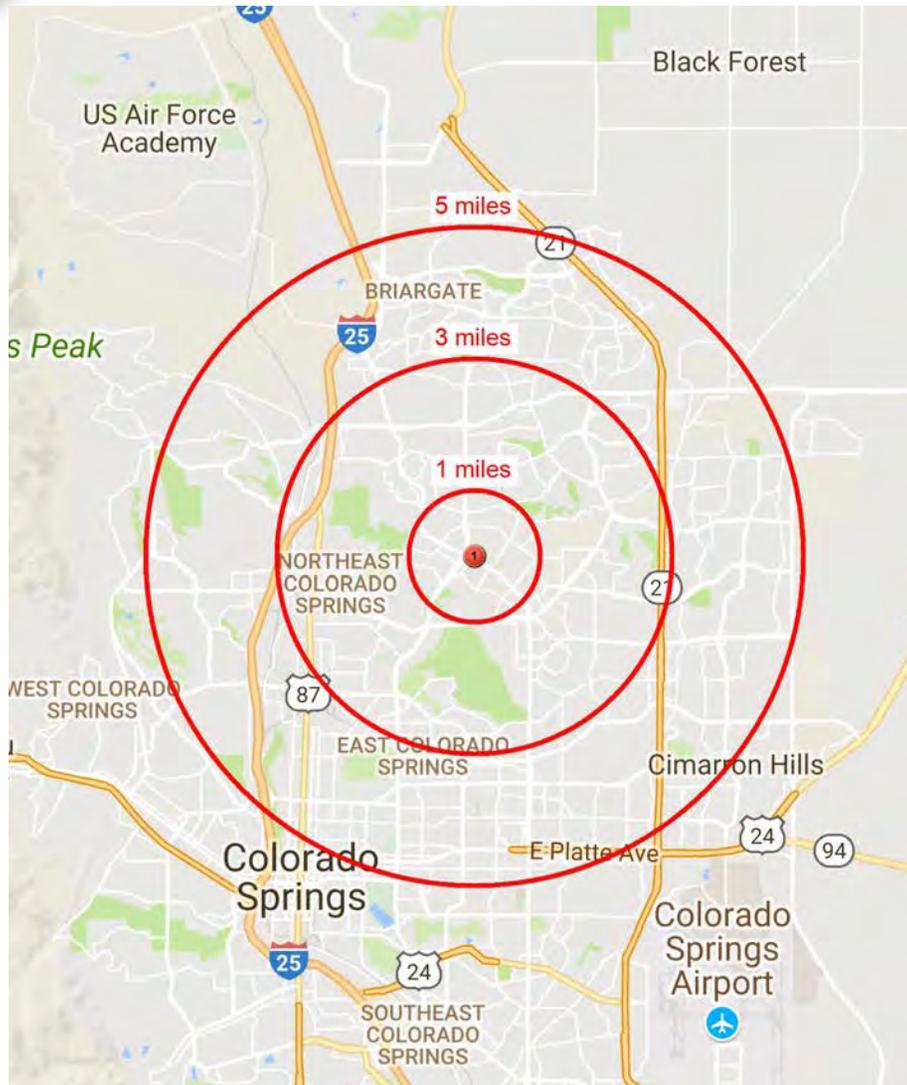
Colorado Springs enjoys more than 300 days of annual sunshine, drawing over six million visitors annually. Surrounded by nature in the middle of a metropolitan area, outdoor enthusiasts enjoy the city's bike trails, open spaces and world-class ski resorts. Colorado Springs has numerous arts and cultural 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.



# DEMOGRAPHICS



POPULATION	1 Mile	3 Mile	5 Mile
2019 Population - Current Year Estimate	13,377	107,206	280,107
2024 Population - Five Year Projection	13,847	111,982	295,850
2010 Population - Census	12,549	98,338	254,539
2000 Population - Census	12,375	95,453	223,114
2010-2019 Annual Population Growth Rate	0.69%	0.94%	1.04%
2019-2024 Annual Population Growth Rate	0.69%	0.88%	1.10%

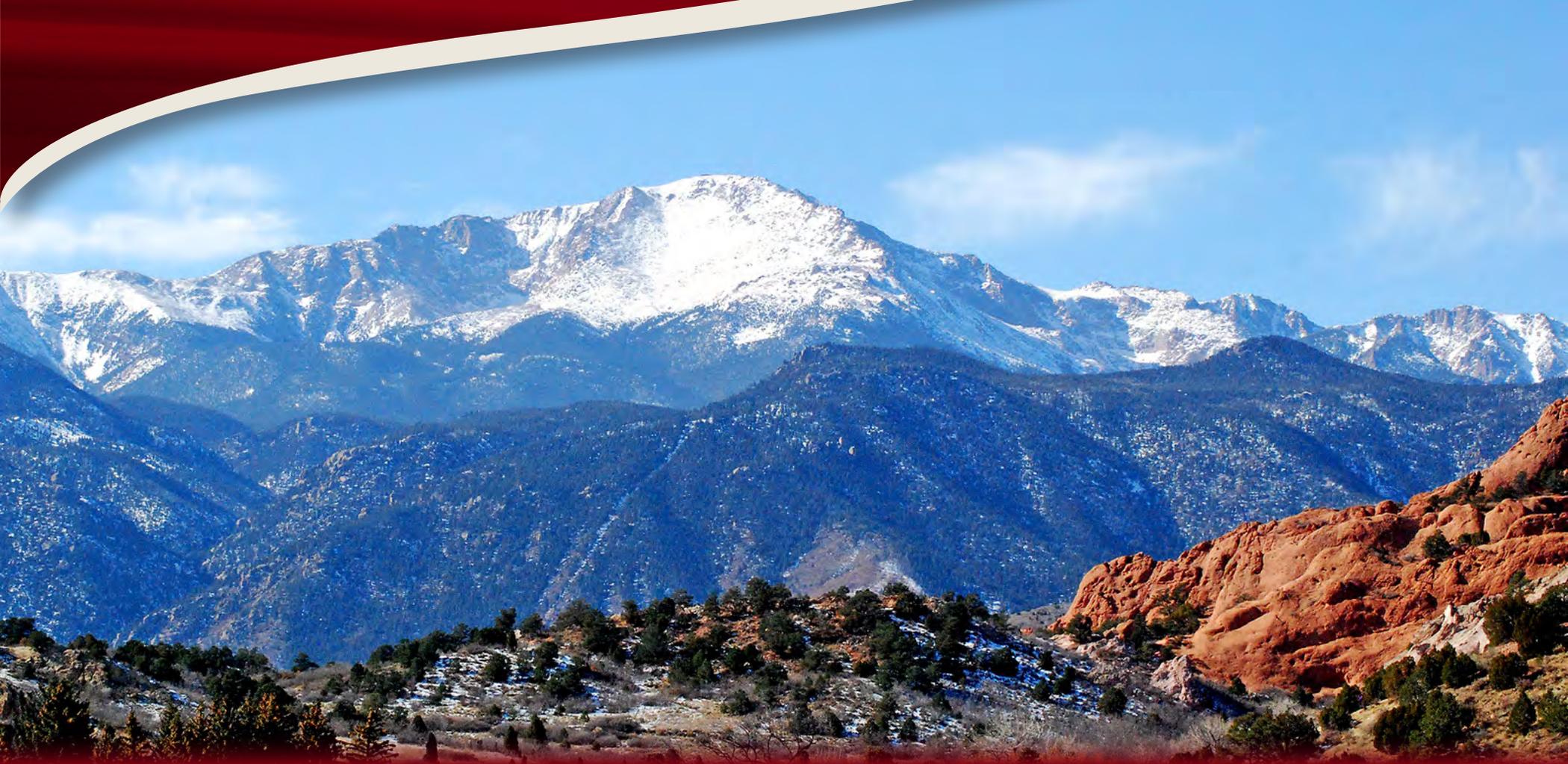
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2019 Households - Current Year Estimate	5,763	45,054	112,699
2024 Households - Five Year Projection	5,986	47,209	119,111
2010 Households - Census	5,372	41,036	102,024
2000 Households - Census	4,900	37,872	86,969
2010-2019 Annual Household Growth Rate	0.76%	1.01%	1.08%
2019-2024 Annual Household Growth Rate	0.76%	0.94%	1.11%
2019 Average Household Size	2.27	2.34	2.45

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2019 Average Household Income	\$85,452	\$80,532	\$86,839
2024 Average Household Income	\$99,361	\$93,636	\$100,212

HOUSING VALUE	1 Mile	3 Mile	5 Mile
2019 Owner Occupied Housing Units	3,481	26,891	72,173
2019 Med. Value of Owner Occupied	\$280,826	\$275,669	\$290,456
2019 Avg Value of Owner Occupied	\$361,599	\$331,917	\$352,359

# OFFERING MEMORANDUM

## NNN INVESTMENT



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