



Price
\$2,000,000



Cap Rate
6.00%



NOI
\$120,000



Building Size
10,000 SF



SINGLE-TENANT NNN RETAIL
INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM
6955 MESA RIDGE PKWY | FOUNTAIN, CO

Property Type

Retail

Property Size

10,000 SF

Occupancy

100%

Year Built

2016

Parking

Ample

Net Operating Income

\$120,000

Asking Price

\$2,000,000

Cap Rate

6.00%

EXECUTIVE SUMMARY

NavPoint Real Estate group is pleased to offer this opportunity to acquire 6955 Mesa Ridge Pkwy, a single-tenant, retail building, consisting of 10,000 rentable square feet. Located just south of metro Colorado Springs, the property features new construction, excellent access to Interstate 25, and close proximity to Fort Carson, the primary employer in the Fountain Colorado area. This property's ideal location is further enhanced by its prime location within a busy retail center including a Safeway, several fast casual dining options, and much more.

Currently 100% occupied, 6955 Mesa Ridge Pkwy provides an investor with a long term lease, renewal options and strong credit; creating a prime opportunity to own a stable, cash-flowing asset in a growing part of southern Colorado.



6955 MESA RIDGE PKWY | FOUNTAIN, CO



Cross Creek
PROPERTY





Fountain Mesa Rd



INVESTMENT HIGHLIGHTS

LONG TERM NNN LEASE STRUCTURE

The lease is considered trip net, with the tenant reimbursing for all common area maintenance, insurance, real estate taxes and administration expenses. Original ten year lease has seven years remaining and two additional renewal options both with rent increases provide an incoming investor with ease of mind and table cash flow.

STRONG DEMOGRAPHICS

There are estimated to be 80,284 residents living within a 5-mile radius from the property, with an average household income of \$75,779.

SECURE TENANT

Dollar Tree was founded in 1986 and in 34 years has grown to more than 15,115 locations across 48 states. The company is publicly traded on the NASDAQ under the ticker "DLTR".

NEW CONSTRUCTION

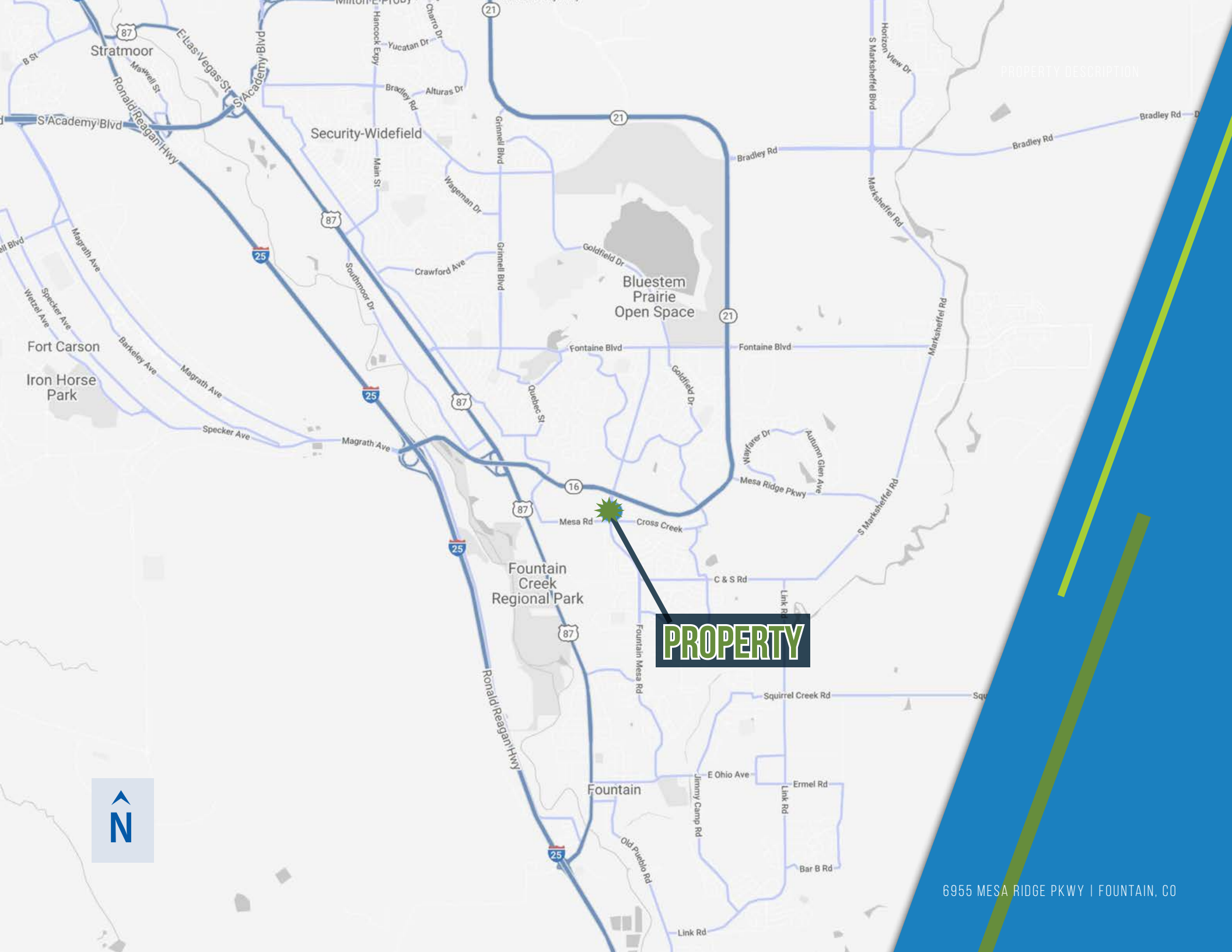
This property was constructed in 2016, providing no deferred maintenance for a future landlord.

EXCELLENT SITE VISIBILITY

Ideally positioned off of Fountain Mesa Rd, this property has visibility from an estimated 22,884 vehicles passing daily.

ADJACENT TO MAJOR POWER CENTER

The property is in the Markets at Mesa Ridge shopping center, anchored by Safeway. Other national tenants include O'Reilly Auto Parts, Shipley Do-Nuts, Pizza Hut, Subway, Jimmy John's, Carl's Jr, Chick-fil-A, Noodles & Company, Jersey Mike's, Taco Bell and Sonic.



PROPERTY

PROPERTY

SAFeway
Starbucks COFFEE
usbank

The UPS Store
SUBWAY
 Fantastic Sams HAIR SALON
 State Farm

O'Reilly
 AUTO PARTS

Advance
 Auto Parts

Starbucks COFFEE
THE UPS STORE

SportClips
 HAIRCUTS
H&R BLOCK
Sprint
NOODLES
 COMPANY
Jersey Mike's Subs

Carl's Jr.

Chick-fil-A

Walgreens

uhealth

Mesa Ridge Pkwy

Fountain Mesa Rd

PROPERTY DESCRIPTION

6955 Mesa Ridge Pkwy
Fountain, CO 80817

Rentable Area
10,000 RSF

Building Type

Retail

Site Size

1.260 Acres

Year of Construction

2016

Parcel Number

5529205056

- Strong retail center anchored by Safeway
- Ample parking
- Strong retail corridor
- Excellent traffic counts
- Just east of one of Fort Carson's Primary Entrances
- Increasing residential population
- Strong retail growth within trade area
- Conveniently located two miles from Interstate 25





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