

**Located in an
Opportunity Zone!**
(see more info pg 5)



FOR SALE BUILDING/ REDEVELOPMENT OPPORTUNITY

3775

NORTH CITADEL DRIVE

COLORADO SPRINGS, COLORADO 80909

CBRE

PROPERTY HIGHLIGHTS



±5,937 SF building, previously a veterinary training facility, included lab areas, classrooms, student and faculty lounges, offices and ample parking.



Located on the highly visible corner of North Academy and Citadel Drive, between Galley Row and East Platte Avenue.



Citadel Drive is the city center's busy shopping corridor near the Citadel Mall and it's surrounding national and regional retail and restaurants.



Enjoy majestic mountain views, easy access to downtown, and walkable amenities

LABORATORY



DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 mile | 16,080 |
| 3 miles | 15,966 |
| 5 miles | 264,926 |



HOUSEHOLDS

| | |
|---------|---------|
| 1 mile | 6,380 |
| 3 miles | 48,943 |
| 5 miles | 107,801 |



AVERAGE HOUSEHOLD INCOME

| | |
|---------|----------|
| 1 mile | \$46,523 |
| 3 miles | \$54,240 |
| 5 miles | \$59,955 |

* SOURCE: Ersi 2017



PROPERTY & SALES INFORMATION



LIST PRICE: \$715,000

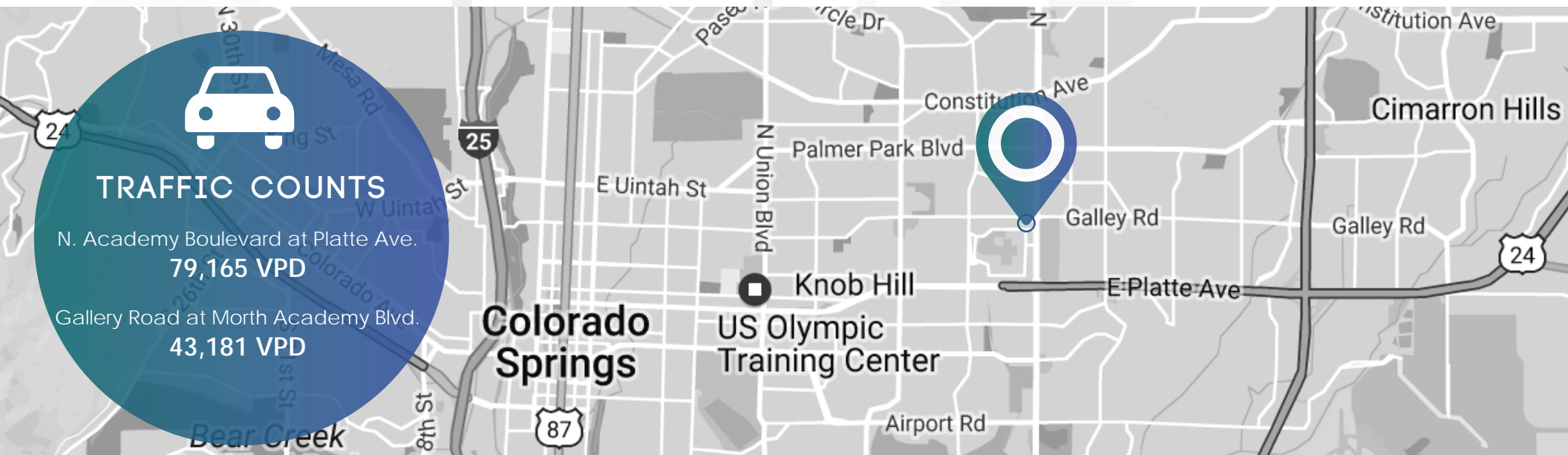
BUILDING SF: ±5,937

LOT SIZE: ±40,175 | ±.92 acres
± 235 feet on Academy
± 150.03 Feet on Citadel

ZONING: PBC- Planned Business Center

PARCEL NUMBER: 6410401010

PROPERTY TAXES: \$12,643.91



OPPORTUNITY ZONES

Underserved, low income areas approved by the Governor

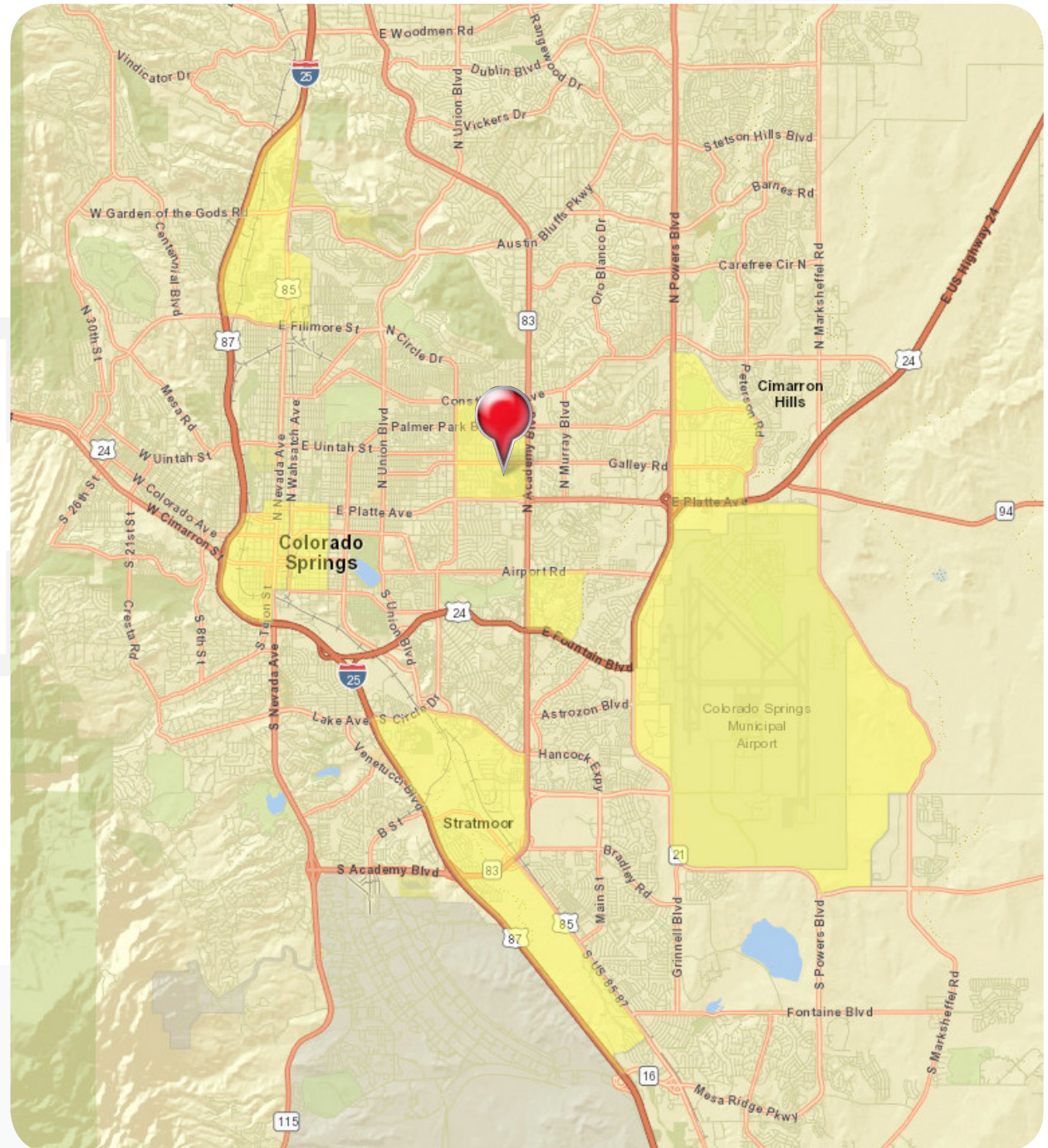
FEDERAL TAX BENEFITS

- Reduction and deferral of capital gains taxes
- Applies to sales of stock, business assets, or any other property
- Profits must be reinvested in an approved opportunity fund (or project) within 180 days of realizing the capital gain
- All deferred gains become taxable the earlier of when the opportunity fund (or project) is sold or 12/31/2026

VALUE TO A CLIENT

- \$1M is reinvested in an opportunity fund (or project)
- At the end of 10 years, the investment value grows to \$2M
- Capital gains tax on original \$1M investment
 - \$150k is subject to \$0 tax.
 - \$850k is subject to \$170k (or \$850k x 20% tax)
- Capital gains on \$1M appreciation
 - No tax is due

<https://choosecolorado.com/opportunity-zones/>



AMENITIES MAP



CONVENIENT CITY CENTER LOCATION



**4.3
MILES**
DOWNTOWN
COLORADO
SPRINGS



**6.4
MILES**
UC AT
COLORADO
SPRINGS



**9.2
MILES**
US AIR
FORCE
ACADEMY



**2.7
MILES**
US OLYMPIC
TRAINING
CENTER

SITE PLAN WITH PARKING



PARKING SPACES

37

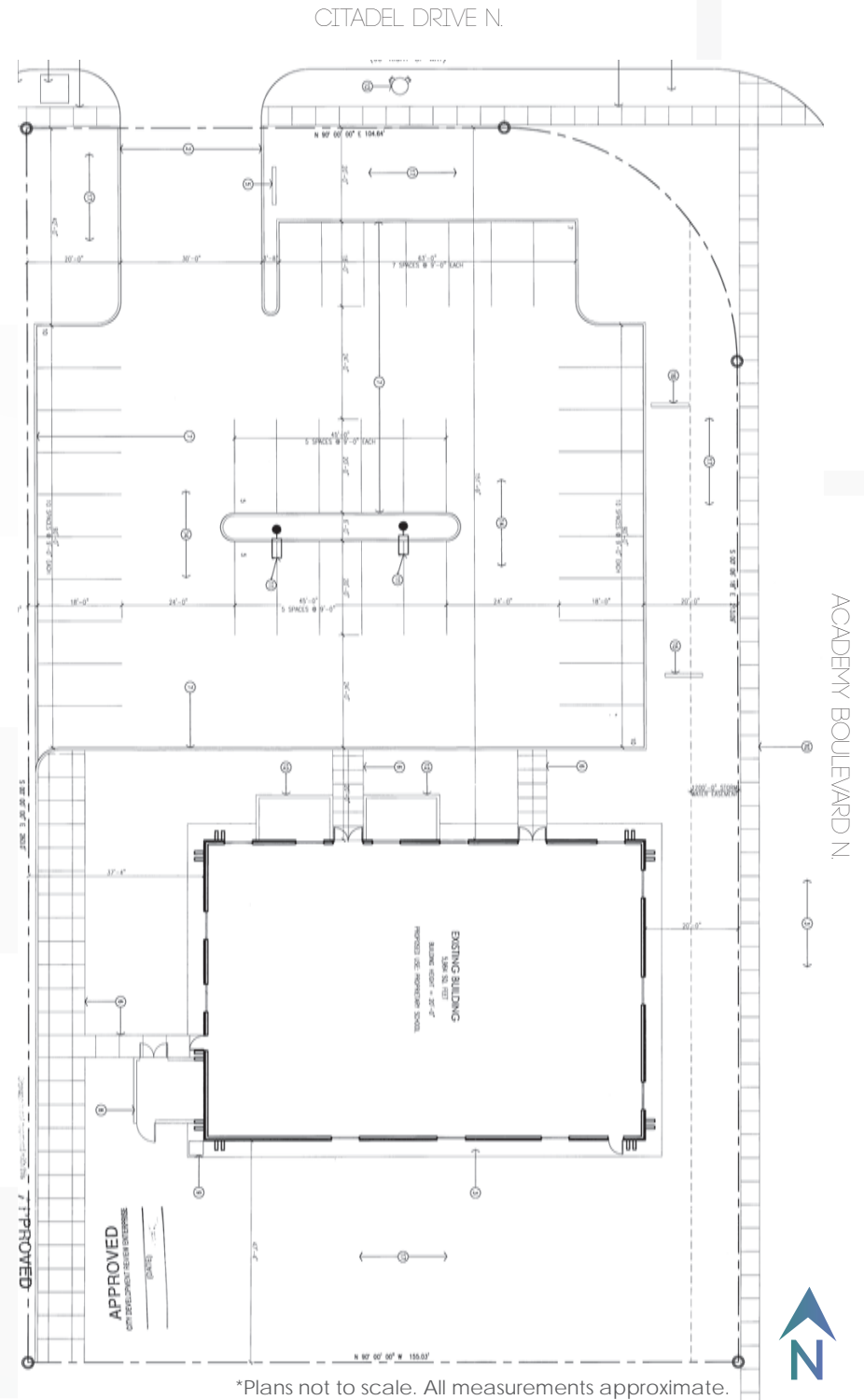
(6.2/1000)



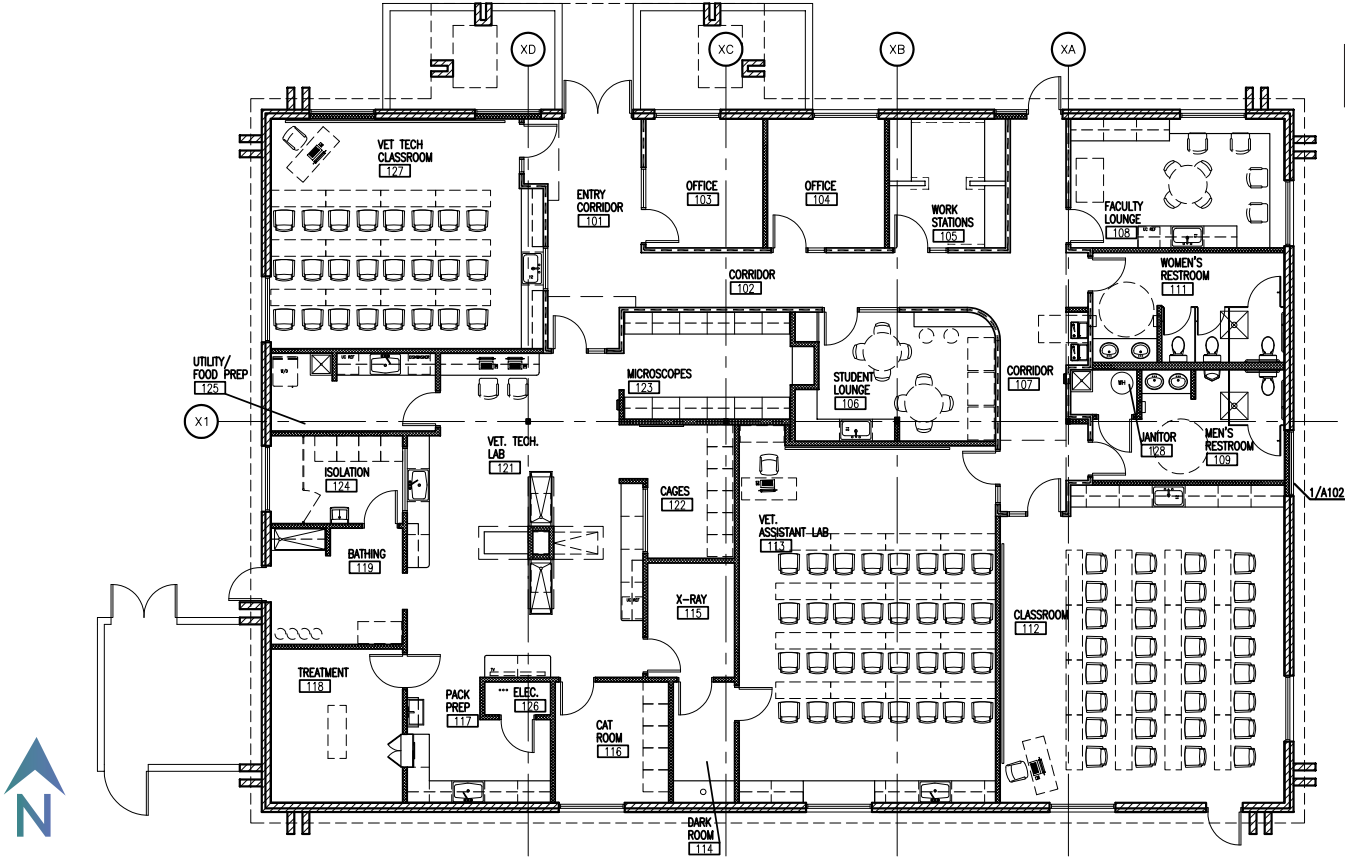
SITE FRONTAGE

± 263 FEET
on ACADEMY BLVD.

± 150.03 FEET
on CITADEL DRIVE



FLOOR PLAN



*Plans not to scale. All measurements approximate.

BREAKROOM



OFFICE



CONTACT

DAN RODRIGUEZ

Senior Associate

+ 1 719 471 6046

dan.rodriquez@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE