

1810-1840 Dominion Way | Colorado Springs | Colorado

# Multi Tenant Retail Center Investment



OFFERING SUMMARY

## Dublin Plaza

**SALE PRICE** \$3,880,000  
**CAP Rate (Current)** 8.20%  
**Occupancy** 100%

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# DUBLIN PLAZA

**Address:** 1810-1840 Dominion Way  
**City:** Colorado Springs  
**County:** El Paso  
**Building Size:** 26,282 SF  
**Parcel Size:** 2.49 Acres (108,464 SF)  
**Zoning:** PBC (Planned Business Center)  
**Building Type:** Retail  
**Year Built:** 1985, Remodeled 2015



## OFFERING HIGHLIGHTS:

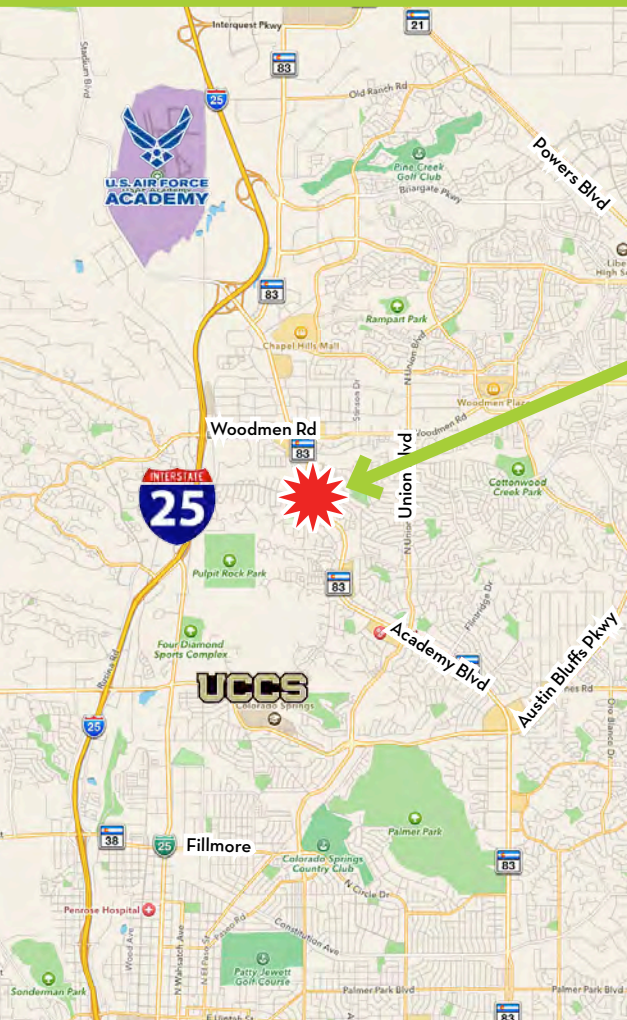
- Neighborhood shopping center with high visibility is located on the corner of N Academy Blvd and Dominion Way, just south of Dublin Blvd.
- Nearly \$240,000 in Capital Improvements and \$140,000 in Tenant Improvements recently completed
- Excellent tenant mix to mitigate downside risk
- Prime North Central Colorado Springs Location
- Excellent Signage Visibility
- Ample parking (4/1,000 SF)
- High Traffic Counts with 49,000+ VPD on N Academy at Dominion Way
- Center is 100% leased with strong local area resident support
- Excellent physical location in Northeast Colorado Springs submarket



**Access** Easy access from N Academy Blvd. at Dominion Way

**Parking** Lighted parking lot provides ample parking

**Amenities** Myriad restaurants, coffee and shopping nearby



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