



FOR SALE BUILDING / REDEVELOPMENT OPPORTUNITY

3770  
NORTH CITADEL DRIVE  
COLORADO SPRINGS, COLORADO 80909

**CBRE**

# PROPERTY HIGHLIGHTS



±10,969 SF building with  
±4,965 SF basement,  
previously occupied  
by a medical training  
facility with lab areas,  
classrooms, student  
and faculty lounges,  
offices and ample  
parking.



Previous tenant has  
vacated the building  
and property will be  
conveyed vacant  
without leasehold  
interest.



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



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

# CBRE



# PROPERTY & SALES INFORMATION



LIST PRICE:	\$1,500,000
BUILDING:	±10,969 SF
BASEMENT:	±4,965 SF
LOT SIZE:	±42,050   ±.97 acres
FRONTAGE:	± 295 Feet on N. Academy Blvd. ± 138 Feet on N. Citadel Dr.
ZONING:	PBC- Planned Business Center
PARCEL NUMBER:	6410408007
2016 PROPERTY TAXES:	\$21,173.00



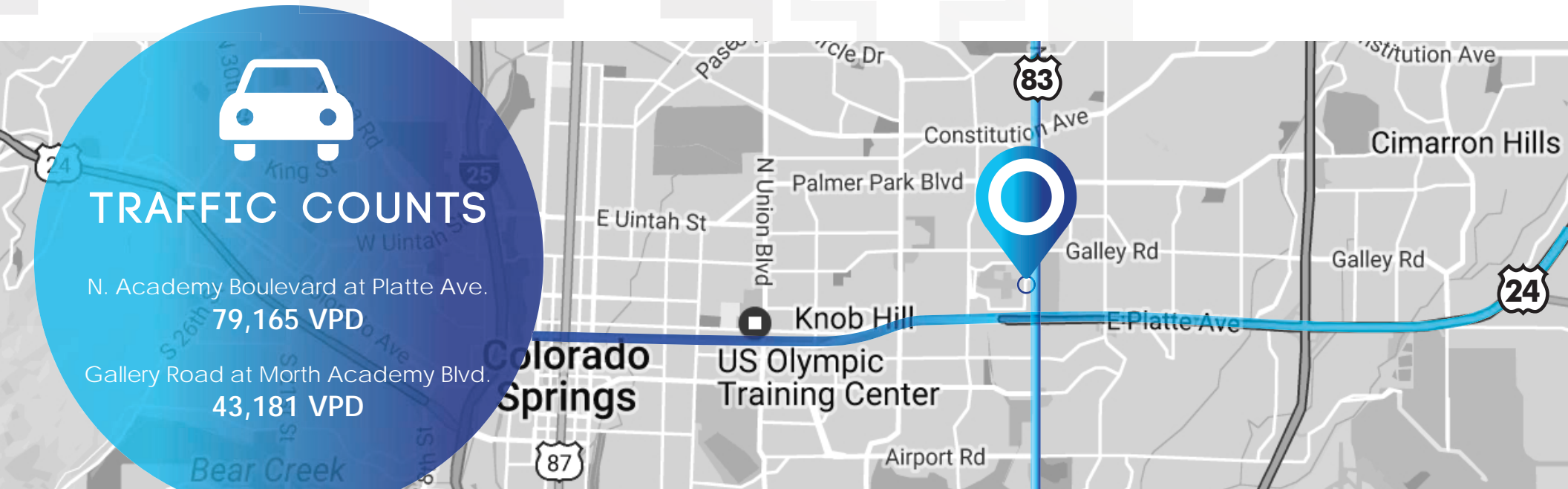
## TRAFFIC COUNTS

N. Academy Boulevard at Platte Ave.

**79,165 VPD**

Gallery Road at North Academy Blvd.

**43,181 VPD**





# 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



## PARKING SPACES

75  
(5/1000)



## SITE FRONTAGE

± 295 FEET  
on N. ACADEMY BLVD.

± 138 FEET  
on N. CITADEL DRIVE



## PROPERTY ACCESS AND PARKING

Seventy-five parking spaces on the property, but the site shares cross easement parking with Toys R Us lot.





## A photograph of a modern classroom. The room features white walls, a drop ceiling with square light fixtures, and a large black screen on the left wall. A whiteboard is mounted on the wall. The room is furnished with white rectangular tables and black chairs. A large blue banner with the word 'CLASSROOM' in white capital letters is at the bottom.



The floor plan is organized into several functional areas:

- Top Section:**
  - VETERINARY ASSISTANT CLASSROOM:** 1243 S.F., 24 STUDENTS, Vct. Includes 25 L.F. upper & lower cabinets, 180" x 36" steel sink w/ eye-dish, map sink, and white boards.
  - MEDICAL ASSISTANT CLASSROOM:** 146 S.F., 24 STUDENTS, Vct. Includes 22 L.F. upper & lower cabinets, 180" x 36" steel sink w/ eye-dish, and 180" x 36" upper cabinets, 180" x 36" lower cabinets.
- Middle Section:**
  - DENTAL ASSISTANT CLASSROOM:** 1165 S.F., 24 STUDENTS, Vct. Includes 14" L.F. upper & lower cabinets, 180" x 36" steel sink w/ eye-dish, and white boards.
  - PHARMACY TECHNICIAN CLASSROOM:** 740 S.F., 20 STUDENTS, Vct. Includes 20 L.F. upper & lower cabinets, 180" x 36" steel sink w/ eye-dish, white boards, and a pharmacy shelves area.
- Central Core:**
  - STAIRS:** Multiple stairwells labeled "dn" and "up".
  - STORAGE:** Two storage areas with shelves.
  - RESTROOM:** Two restrooms, one labeled "Vct".
  - RECEPTION:** Includes a reception desk.
  - FILES:** A dedicated filing area.
- Bottom Section:**
  - OFFICE:** Multiple offices, some labeled "carpet".
  - OFFICE ADMIN. ASSISTANT CLASSROOM:** 814 S.F., 32 STUDENTS. Includes a white board and accordion wall.
  - COMPUTER LAB:** 564 S.F., 20 STUDENTS. Includes a computer monitor and keyboard.
  - WAITING:** A waiting area with a carpet.
  - VEST.:** Vestibule areas.
- Other Features:**
  - JAN:** Janitor's closet.
  - COPY/FAX:** A copy and fax area.
  - MECH. CHASE:** Mechanical chase.
  - SERVERS:** A server room.
  - PLUMBING CHAIRS:** Located near the top right.
  - PHARMACY SHAVES:** Located near the pharmacy technician classroom.
  - TEMPERED GLASS:** Located near the waiting area.

# FLOOR PLAN



# RECEPTION





## CONTACT

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