



5 + Year Lease Term



\$1,250,000

PRICE REDUCED

SUMMARY

Cross Streets:	Abriendo Ave. & Colorado Ave.	GLA:	19,000 SF
Market:	Colorado	Land SF:	30,056 SF
County:	Pueblo	Occupied:	64%
List Price:	\$1,250,000	Partial Renov:	2006
NOI:	\$101,490	Parking:	36 Spaces plus Street Parking
Cap Rate:	8.12%	Zoning:	B-4 Business Zone

NATIONAL CREDIT

Family Dollar
10,450 SF
10 Year Primary Lease Term
Primary Lease Term Expires:
December 31, 2020
5 - 5 Year Options
10% increase every 5 years
Current Rent: \$83,490/year
Family Dollar Credit Rating
S&P Credit Rating BBB-

Excell Laundry
2,843 SF
Primary Lease Term Expires:
April 30th, 2019
Current Rent \$18,000/year

Vacancy Proforma Income
1,042 SF Retail Space
\$12/psf/NNN
4,275 SF Flex Space
\$3.50/psf/NNN

CONTACT ME:
VIRGIL SHOUSE
PH: 303.321.5372
FX: 303.377.6167
virgil@excellfund.com



Traffic Counts: Over 15,000 VPD

Located Downtown!

****Just a scenic 15 minute stroll to the
Historic Arkansas Riverwalk***

****Less than two blocks away from the
Newly Constructed Library***

2015 DEMOGRAPHICS

POPULATION

1 MILE: 10,435

3 MILE: 75,684

5 MILE: 113,215

MEDIAN HOUSEHOLD INCOME

1 MILE: \$28,912

3 MILE: \$31,865

5 MILE: \$36,210

CONTACT ME:

VIRGIL SHOUSE

PH: 303.321.5372

FX: 303.377.6167

virgil@excellfund.com