COMMERCIAL BUILDING FOR SALE / SPACE FOR LEASE

VILLA TOSCANA

860-876 HIGHWAY 105, PALMER LAKE, CO 80133

TREVEY COMMERCIAL



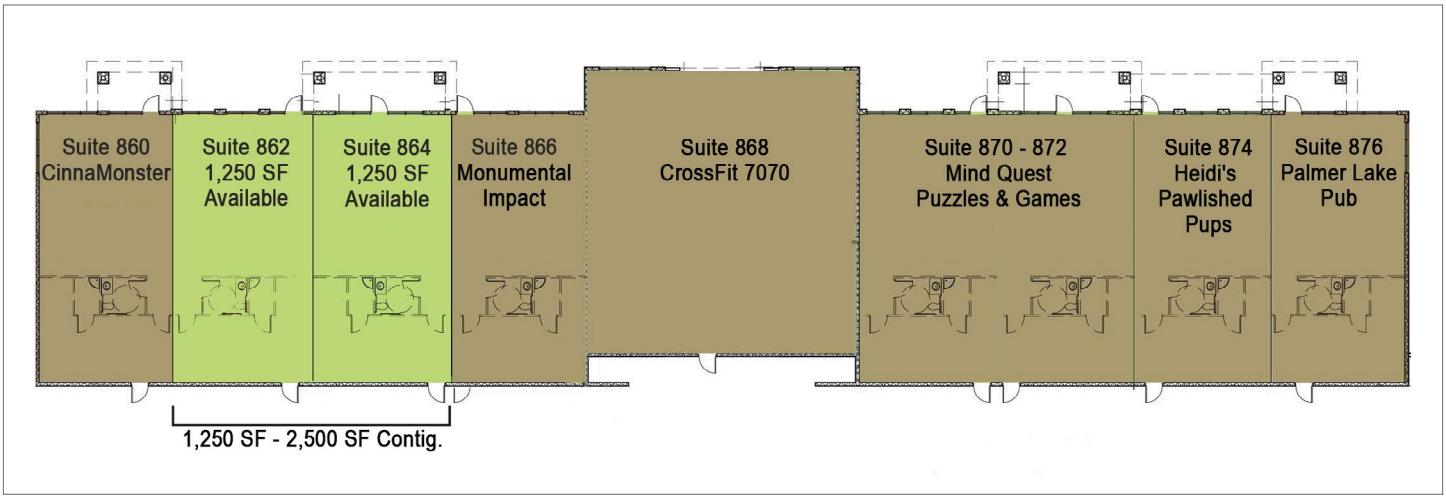
PROPERTY FEATURES

- Diversified Tenant Mix with Significant Potential Rental Upside
- Beautiful Tuscan Architecture Located in Scenic Palmer Lake
- Building Consists of Nine (9) Total Condo Units for Sale ***(Not Available for Individual Purchase)***
- Two (2) Contiguous Units Available for Lease - 1,250 SF Each
- 2007 Construction; Grease Trap; Well-Maintained Roof & HVAC Systems
- Excellent Access off I-25, Highway 105 into Palmer Lake
- E- Commerce-Resistant Tenants & Annual Rent Increases
- Affluent Trade Area with $175K+ Average HH Income Within 5 Miles
- High Visibility, Easy Access & Plentiful On-site Parking
- Ideal Owner/User Opportunity with Additional Income Potential from Leasing or Selling Other Units

PROPERTY DETAILS

BUILDING SIZE	12,700 SF
SPACE TYPE	Multi-Tenant Flex / Retail
SALE TYPE	Investment Sale
OWNERSHIP TYPE	Fee Simple Condominium
SALE PRICE	$3,250,000.00
N.O.I.	$206,249.00
CAP RATE	In-Place Cap Rate: 6.35% Year 3 Cap Rate: 7.81%
PROPERTY TAXES	$44,679.98 *(2025)*
LEASE RATE	$20.00 / SF NNN
CAM / NNN	$8.51 / SF (*Estimate*)
LOADING	(2) 6'x8' Drive-in Doors *Cutouts Avail. in Other Units*
ZONING	C-1 (*General Commercial*)
PARKING	6.61:1,000
FRONTAGE	355' Along Highway 105
CITY / COUNTY	Palmer Lake / El Paso

FLOOR PLAN



SITE AERIAL



DEMOGRAPHICS

Radius	*Population*	*Income*	*Home Value*
2 Mile	11,603	$157,991	$721,133
5 Mile	39,972	$176,903	$746,568
10 Mile	78,694	$174,283	$760,211

**2030 Projected Population*

TRAFFIC COUNTS

Vehicles Per Day (VPD)
±5,100 VPD at Lower Glenway St. & Highway 105
±6,700 VPD at Red Rocks Dr. (NW) & Highway 105
±8,200 VPD at Red Rocks Dr. (SE) & Highway 105

TREVEY COMMERCIAL
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