

Shops at Cheyenne Mountain Center

Shadow Anchored by Target Supercenter

For Sale / Investment Opportunity



Location: 1783-1785 E Cheyenne Mountain Blvd.
Colorado Springs, CO 80906
Southeast Corner of Lake Ave
& Cheyenne Mountain Blvd

Building Size: 7,742 SF

Year Built: 2001

Available: 100% LEASED

Sale Price: \$2,939,168

Cap Rate: 6.25%

5% OWNER CARRY WITH 30% DOWN

Contact Broker for Additional Information

Zoning: PBC (Planned Business Center)

Traffic Count: I-25 and S Circle Drive 51,920
VPD (2022 Est.)

Lake Avenue and E. Cheyenne Road
48,609 VPD (2022 Est.)

Lake Avenue and Rand Ave W 48,083
VPD (2022 Est.)

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2022 Est. Population	7,778	98,382	230,753
Households			
2022 Est. Avg. HH Income	\$62,030	\$69,630	\$71,808

Source: 2023 CoStar Group, All Rights Reserved

SUBJECT PROPERTY



Shops at Cheyenne Mountain Center is one of two (2) separately platted and owned retail buildings strategically located on the southwest corner of Lake Avenue and E. Cheyenne Mountain Blvd with direct access to and from Interstate 25.

Shops at Cheyenne Mountain Center is in the Cheyenne Mountain Center Business District and directly benefits from many major national retailers, hotels, restaurants, The Broadmoor World Arena, and USA Ice Hockey.

KEY HIGHLIGHTS

- 2-Tenant Building
- Outstanding Location
 - › 7 Minute-Drive to Central Business District
 - › 8-Minute Drive-Time to Ft. Carson Main Gate
- 100% Leased
- 5% Owner Carry with 30% Down
- Rents 15% below market
- Year Built: 2001