

9 Asset Investment Portfolio

\$67 PSF | \$12,249,280 | ±183,543 SF

WIDEFIELD BLVD & FONTAINE BLVD | COLORADO SPRINGS, CO 80911



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LOCATION AERIAL

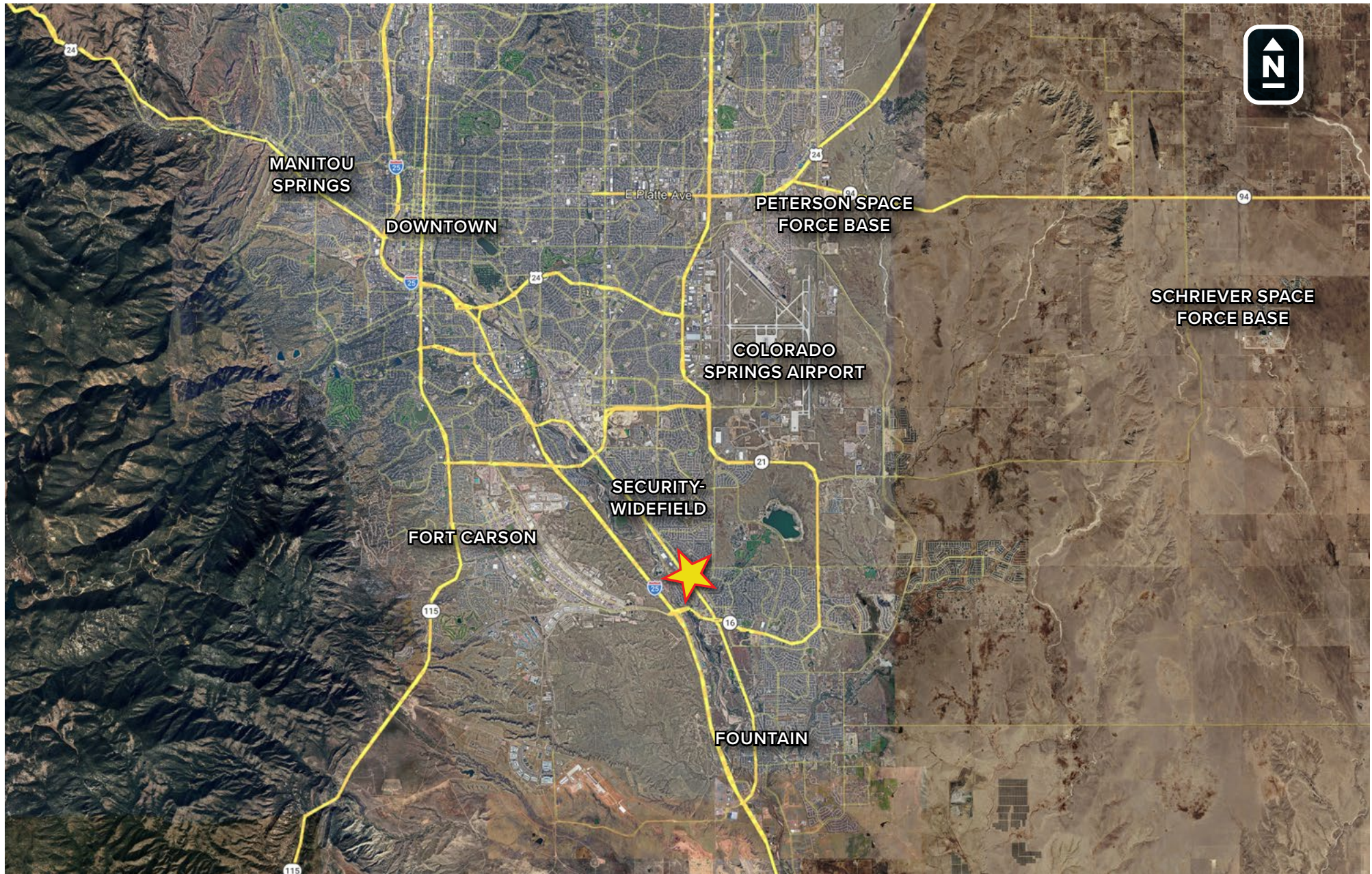


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THE OFFERING

A 9-asset collection of anchored, multi-tenant, and single-tenant retail real estate totaling approximately 183,543 square feet in the Widefield / Security submarket of Colorado Springs, Colorado. The portfolio is anchored by a ±151,058-square-foot neighborhood center home to Big R, Harbor Freight, and Dollar General, and is complemented by an additional multi-tenant strip center and seven freestanding multi- and single-tenant buildings occupying the dominant retail corner of Widefield Boulevard and Fontaine Boulevard.

The Offering is available in its entirety, by individual center, or as individual single-tenant assets, giving investors of varying size and strategy a rare opportunity to acquire scale in a single transaction or to “cherry-pick” specific properties. Aggregate pricing is **\$12,249,280**, reflecting a basis of approximately **\$67 per square foot**, well below replacement cost.

PROPERTY INFORMATION:

- **Sale Price:** \$12,249,280
- **Price Per SF:** ±\$66.71 / SF
- **In-Place NOI:** ±\$710,786
- **Total GLA:** ±183,542 SF
- **Occupancy:** ±95%
- **Number of Buildings:** 9 (1 anchored center, 1 strip center, 7 multi- & single-tenant)
- **Property Type:** Retail (Multi- & Single-Tenant) and one office property
- **Submarket:** Widefield/Security, CO
- **Acquisition:** Whole, by Center, or Individual



INVESTMENT HIGHLIGHTS

A RARE OPPORTUNITY TO ACQUIRE SCALE, CREDIT-ANCHORED INCOME, AND EMBEDDED UPSIDE IN A SINGLE TRANSACTION OR IN PART.

01

Flexible Acquisition Structure

Acquire the entire $\pm$ \$12.25M portfolio, an individual center, or standalone single-tenant pads priced from \$325,000. This structure allows for better acquisition flexibility for buyers.

03

Granular, Diversified Income

39 tenancies span farm-and-ranch retail, discount, medical, fitness, faith-based, personal services, food and beverage, office, and a cell-tower ground lease, limiting exposure to any single tenant.

05

Contractual Rent Growth

A significant share of leases carry annual escalations, CPI adjustments and fixed 3% bumps, providing a built-in hedge against inflation and a rising income stream throughout the hold.

02

Anchored by National & Regional Credit

The flagship center is anchored by Big R ($\pm$ 49,000 SF), Harbor Freight ($\pm$ 16,390 SF), and Dollar General ($\pm$ 9,238 SF) on long-term leases with renewal options, establishing a durable income floor across the portfolio.

04

Embedded Value-Add Upside

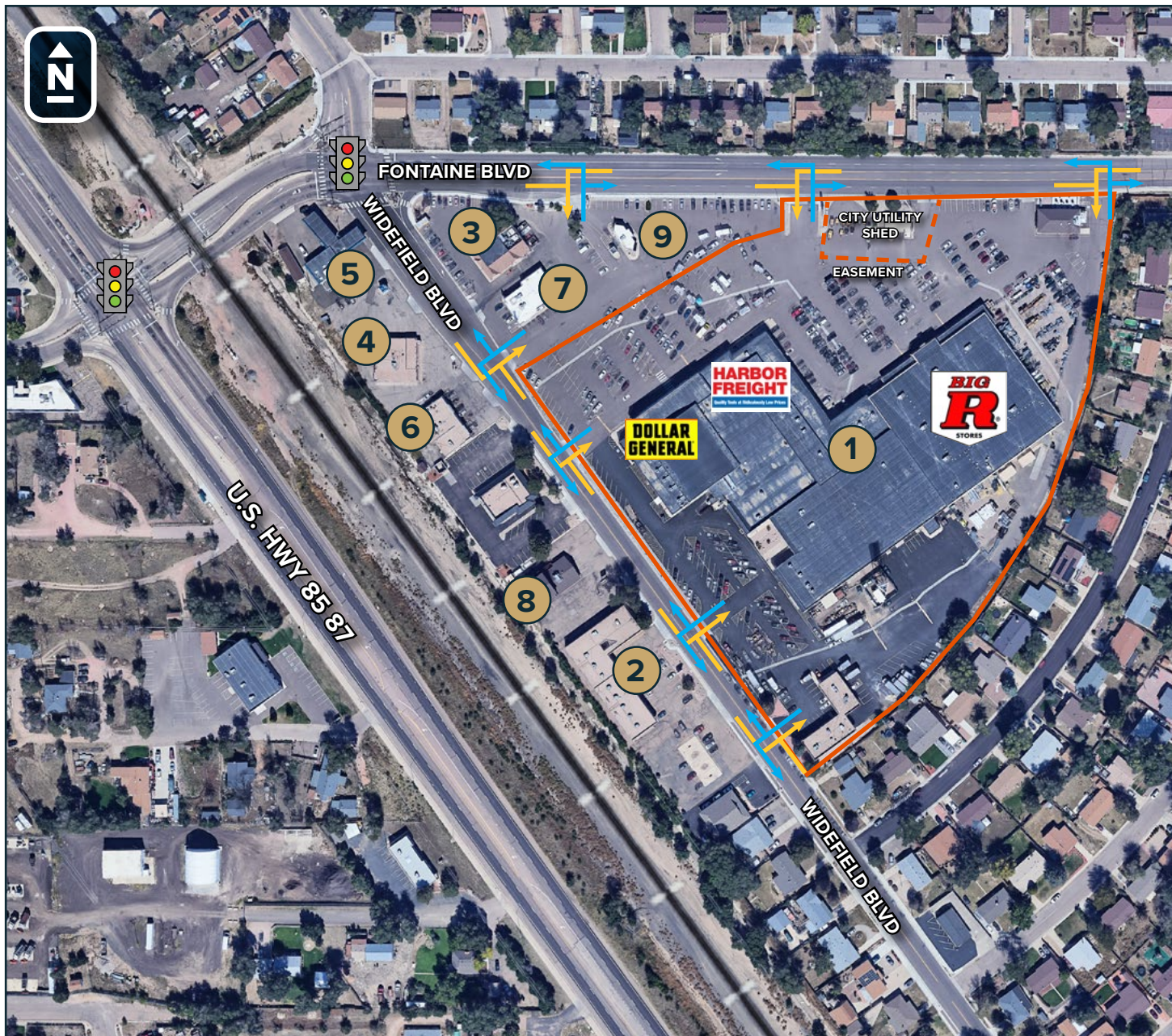
The three multi-tenant centers carry select vacancy offering immediate lease-up upside, while contractual escalations (CPI and 3% annual bumps) across the portfolio drive organic NOI growth and value creation without major capital reinvestment.

06

Below Replacement Cost & Infill Location

At a blended $\pm$ \$67/SF, the portfolio trades far below the cost to build, commanding the dominant retail corner of the Widefield / Security trade area in the Colorado Springs MSA.

SITE AERIAL & ACCESS POINTS



PROPERTY KEY

ANCHORED CENTER

- 1 Widefield Mall**
20-30 Widefield Blvd, 52-78 Widefield Blvd,
115-215 Fontaine Blvd

MULTI-TENANT STRIP

- 2 Widefield Shopette**
37-59 Widefield Blvd

SINGLE-TENANT

- 3 3 Margaritas**
2 Widefield Blvd
- 4 WIG**
3 Widefield Blvd
- 5 First National Water**
1 1/2 Widefield Blvd
- 6 7-Eleven**
5-7 Widefield Blvd
- 7 Spirits House**
6 Widefield Blvd
- 8 Labor House**
11 Widefield Blvd
- 9 Mo Glo Coffee**
101 Fontaine Blvd

WIDEFIELD MALL

ADDRESS:	20-30 Widefield Blvd; 115-215 Fontaine Blvd; 52-78 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524106023
SQUARE FOOTAGE:	151,058 SF
USE:	Multi
TENANT:	23
LAND AREA:	12.32 Acres
IMPROVEMENTS:	Parking lot repaving: 2021 New 800A transformer: 2024
YEAR BUILT:	1968-1973
PARKING:	635+ Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2019



WIDEFIELD SHOPETTE

ADDRESS:	37-59 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524100061
SQUARE FOOTAGE:	8,898 SF
USE:	Multi
TENANT:	8
LAND AREA:	35,550 SF
YEAR BUILT:	1983
PARKING:	40 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	1999



3 MARGARITAS

ADDRESS:	2 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524106024
SQUARE FOOTAGE:	4,533 SF
USE:	Restaurant
TENANT:	3 Margaritas
LAND AREA:	25,347 SF
YEAR BUILT:	1985
PARKING:	50 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2021

LABOR HOUSE

ADDRESS:	11 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524100019
SQUARE FOOTAGE:	5,814 SF
USE:	Service Garage
TENANT:	Labor House
LAND AREA:	13,000 SF
YEAR BUILT:	1965
PARKING:	35 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2019



OFFICE BUILDING

ADDRESS:	3 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524100042
SQUARE FOOTAGE:	3,892 SF
USE:	Office Building
TENANT:	WIG
LAND AREA:	18,830 SF
YEAR BUILT:	1958
PARKING:	20 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2000



7-ELEVEN & PIKES PEAK COLLECTIBLES

ADDRESS:	5 & 7 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524100071; 6524100056
SQUARE FOOTAGE:	2,310 SF
USE:	Convenience Store; Retail
TENANT:	7-Eleven, Pikes Peak Collectibles
LAND AREA:	16,000 SF
YEAR BUILT:	1963
PARKING:	15 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	Contact Broker



SPIRITS HOUSE LIQUOR

ADDRESS:	6 Widefield Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524100019
SQUARE FOOTAGE:	6,000 SF
USE:	Retail Store
TENANT:	Spirits House Liquor
LAND AREA:	14,810 SF
IMPROVEMENTS:	Electric supply line replacement: 2024
YEAR BUILT:	1972
PARKING:	20 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2018



MO GLO COFFEE

ADDRESS:	101 Fontaine Blvd
COUNTY:	El Paso County
PARCEL NUMBER:	6524106025
SQUARE FOOTAGE:	842 SF
USE:	Fast Food Restaurant
TENANT:	Mo Glo Coffee
LAND AREA:	14,045 SF
IMPROVEMENTS:	New HVAC: 2024
YEAR BUILT:	1977
PARKING:	30 Surface Spaces
ZONING:	CC CAD-O
OWNERSHIP:	Fee Simple
ROOF AGE:	2016



PROPERTY PHOTOS



ANCHOR: BIG R



NORTH EAST SIDE OF WIDEFIELD MALL



WEST SIDE OF WIDEFIELD MALL



ANCHORS: HARBOR FREIGHT & DOLLAR GENERAL

PROPERTY PHOTOS



215 FONTAINE BLVD



52-78 WIDEFIELD BLVD



WIDEFIELD BLVD ACCESS OVERVIEW



WIDEFIELD SHOPETTE

PROPERTY PHOTOS



5-7 & 11 WIDEFIELD BLVD



2 WIDEFIELD BLVD



6 WIDEFIELD BLVD



101 FONTAINE BLVD

PORTFOLIO FINANCIAL ANALYSIS PRICING

\$12,249,280

ASKING PRICE

\$710,786

IN-PLACE NOI

±183,543 SF

GLA

\$66.74

PRICE / SF

39

TENANTS

PROPERTY/ASSET	TYPE	TENANTS	GLA (SF)	PRICE PSF	TENANTS	ASKING VALUE
Widefield Mall	Anchored Center	Anchors: Big R, Harbor Freight & Dollar General	151,058	\$50.00	23	\$7,552,900
Widefield Shoppette	Multi-Tenant Strip	Multiple	8,898	\$60.00	8	\$533,880
2 Widefield Blvd	Single-Tenant	3 Margaritas	4,533	\$200.00	1	\$906,600
11 Widefield Blvd	Single-Tenant	Labor House	5,814	\$150.00	1	\$872,100
5-7 Widefield Blvd	Multi-Tenant	7-Eleven & Pikes Peak Collectibles	2,310	\$357.14	2	\$825,000
6 Widefield Blvd	Single-Tenant	Spirits House Liquors	6,000	\$100.00	1	\$600,000
101 Fontaine Blvd	Single-Tenant	Mo Glo Coffee	842	\$385.99	1	\$325,000
*3 Widefield Blvd	Single-Tenant	WIG	3,892	\$150.00	1	*\$583,800
*1 1/2 Widefield Blvd	Single-Tenant	First National Water	196	\$255.10	1	*\$50,000
PORTFOLIO TOTAL			183,543	\$66.74	39	\$12,249,280

*1 1/2 & 3 Widefield Blvd are sold together for a total price of \$633,800

TRADE AREA DEMOGRAPHICS

10-MINUTE DRIVE TIME TRADE AREA

Primary trade area demographics • Source: Esri 2025 forecasts

POPULATION

72,002

2025 est. | +0.35%/yr

HOUSEHOLDS

24,561

Avg size 2.87

DAYTIME POPULATION

53,401

Workers 16,713 + Residents 36,688

AVERAGE HOUSEHOLD INCOME

\$96,480

Median: \$80,649

MEDIAN HOME VALUE

\$432,590

Avg: \$494,149

MEDIAN AGE

34.1

75% adult (18+)

DEMOGRAPHICS BY DRIVE TIME

	5 Minutes	10 Minutes	15 Minutes
2025 Population	16,021	72,002	182,755
2025 Households	5,656	24,561	66,593
Avg Household Size	2.83	2.87	2.7
Median HH Income	\$79,232	\$80,649	\$76,186
Average HH Income	\$94,444	\$96,480	\$94,902
Median Home Value	\$424,113	\$432,590	\$437,256
Median Age	36.2	34.1	33.4
Daytime Population	11,840	53,401	167,230
Population Growth (2025-2030)	(0.37%)/yr	0.35%/yr	0.98%/yr
Household Growth (2025-30)	(0.23%)/yr	0.48%/yr	1.20%/yr
Owner Occupied	77.5%	73.4%	61.1%

CONSUMER SPENDING (10-MIN)

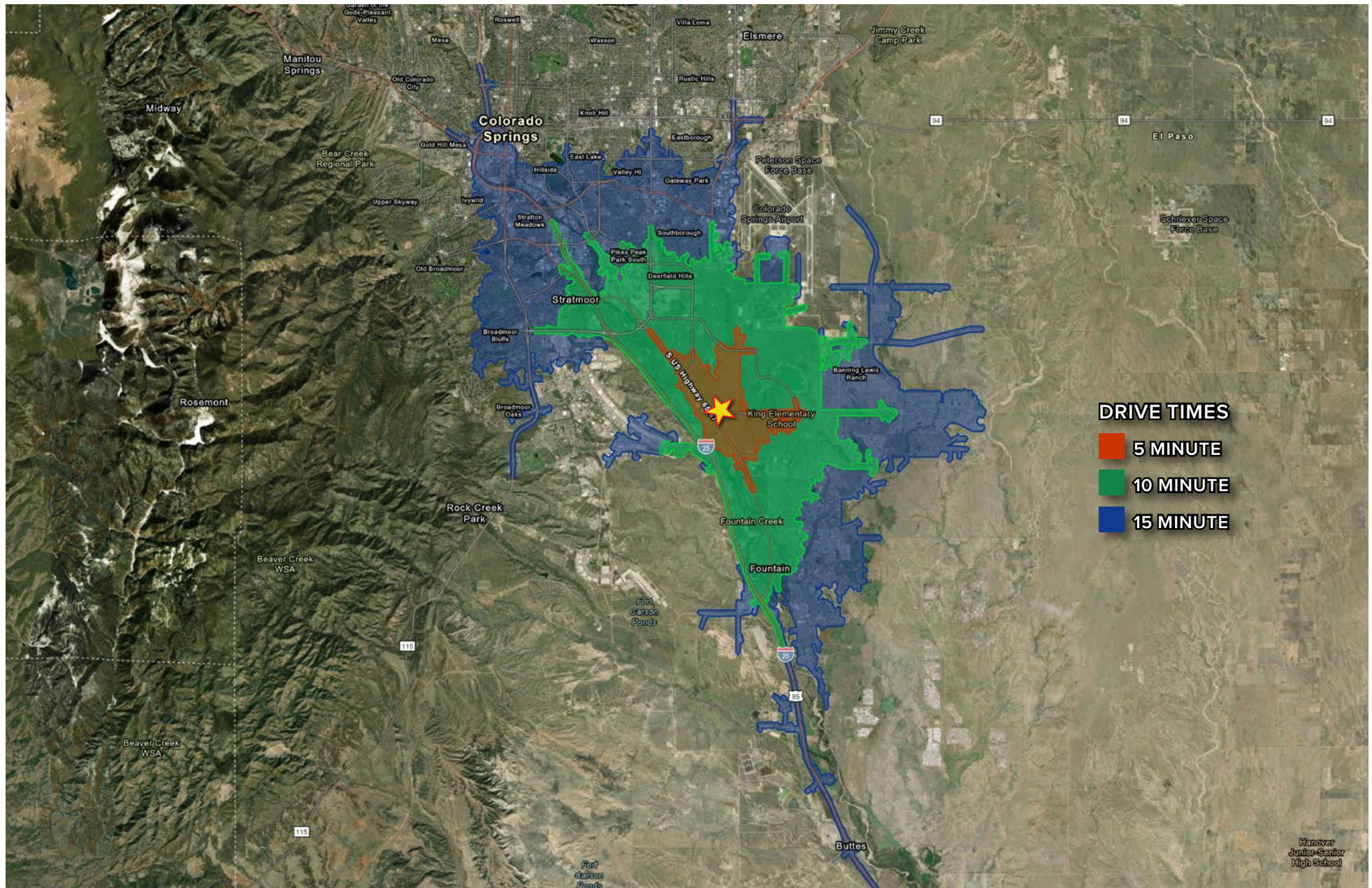
Food at Home	\$148.7M \$6,055/HH
Food Away from Home	\$84.7M \$3,448/HH
Entertainment/Recreation	\$83.2M \$3,387/HH
Health Care	\$155.5M \$6,331/HH
Apparel & Services	\$50.4M \$2,051/HH
Household Furnishings	\$59.9M \$2,439/HH

TAPESTRY SEGMENT

Dreambelt (K5)

Middle-aged Western suburbanites with high rent and home prices. Retail-oriented consumers with strong spending on food, home furnishings, and entertainment

DRIVE TIMES AERIAL



COLORADO SPRINGS MARKET

METRO POPULATION

782K

El Paso Co. proj. 1M+ by 2025

PIKES PEAK REGION

25.5M

2024 • +2.7% visitation growth

COLLEGE EDUCATED RESIDENTS

38%+

6 pts above national avg

MEDIAN RESIDENT AGE

34

Growing millennial base

MARKET OVERVIEW

Colorado Springs spans 195 square miles along the Front Range with a city population approaching 500,000 and a metro of approximately 782,000. El Paso County is projected to exceed one million residents by 2050, making this one of the most reliably growing consumer markets in the Mountain West, located one hour south of Denver via I-25, with a cost of living well below the Denver metro.

More than 38% of residents hold a bachelor's degree or higher, the median age is 34, and an accelerating influx of younger professionals continues to deepen the consumer base that drives neighborhood and community retail demand.

Tourism adds consistent foot traffic year-round. The Pikes Peak region welcomed 25.5 million visitors in 2024, with visitor spending rising 5.2%, driven by repeat guests who stay longer and spend more. Garden of the Gods, Pikes Peak, the U.S. Air Force Academy, and the U.S. Olympic & Paralympic Museum sustain demand across all seasons.

Retail vacancies have fallen across Colorado Springs even as the market grows, with robust new leasing activity concentrated along the Powers and Marksheffel corridors and the InterQuest and Northgate areas — reflecting a structurally under supplied retail market with a resilient consumer base

\$105K+

Average Household Income - Colorado Springs
U.S. Census Bureau ACS

RANKINGS

- #1** Top Housing Market for 2025
Realtor.com, 2025
- #5** Best-Performing City in the U.S.
Milken Institute, 2025
- #5** Best Business Climate
Business Facilities, 2025
- #3** Up-and-Coming Tech Talent Market
CBRE, 2025
- #12** Most Educated City in America
WalletHub, 2025
- #15** City on the Rise - Jobs & Talent
LinkedIn, 2025

\$67 PSF | \$12,249,280 | ±183,543 SF

9 Asset Investment Portfolio

WIDEFIELD BLVD & FONTAINE BLVD | COLORADO SPRINGS, CO 80911

Thirty-nine tenants. Two centers. Seven freestanding pads.
One corner and one opportunity to own it all or any part of it.
Inquiries and offers should be directed to the exclusive listing
team below.

PROPERTY PRESENTED BY:

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