

LIBERTY DIALYSIS NNN LEASE INVESTMENT FOR SALE

2508 AIRPORT RD.

COLORADO SPRINGS, CO



PRICE

\$2,625,715

CAP

7.00%

NOI

\$183,800

GROWTH

3% INCREASES

SIZE

10,000 SF

INVESTMENT ANALYSIS

ESTIMATED CASHFLOW

	Y1	Y2	Y3
Annual Rental Income:	\$ 183,800	\$ 189,300	\$ 195,000
- Vacancy & Collection:	\$ 0.00	\$ 0.00	\$ 0.00
- Estimated Debt Service:	\$ (138,958)	\$ (138,958)	\$ (138,958)
Estimated Cash Flow:	\$ 44,842	\$ 50,942	\$ 56,042

- Absolute NNN Lease Structure with Zero Landlord Expense
- Current Lease Term Extends Through 2029; Two (2) Additional Three-Year Renewal Options
- 3% Annual Rental Increases Provide Built-In NOI Growth
- Stable, Recession-Resistant Medical Use
- Ideal Opportunity for 1031 Exchange or Passive Healthcare Investment Buyer

DAILY TRAFFIC VOLUME (CIRCLE) : 29,000 VEHICLES

DAILY TRAFFIC VOLUME (AIRPORT) : 15,407 VEHICLES



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Real Estate LLC

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INVESTMENT OVERVIEW

2508 AIRPORT RD

HIGHLIGHTS:

- 10,000 SF Single-Tenant Condo Investment Opportunity
- Leased to Liberty Dialysis — Established National Healthcare Tenant
- Absolute NNN Lease Structure with Zero Landlord Expense Responsibilities
- Current Lease Term Extends Through 2029
- Two (2) Additional Three-Year Renewal Options
- 3% Annual Rental Increases Provide Built-In NOI Growth
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LOCATION:

The Printers Park Market Center Site is situated at the northwest corner of Airport Road and Circle Drive. It is bounded on the south by Airport Road and a portion of the property is bounded on the east by Circle Drive. Approximately 1/8 mile to the west is Printers Parkway and approximately 3/4 of a mile to the north is Platte Avenue.

PRINTERS PARK VICINITY:

The Printers Park Area was originally a one square mile area owned by the Union Printers Home. It was subdivided in the 70's by Bill Smart and now is home to numerous hospitals, medical facilities, the Pikes Peak Regional Building Department, Colorado Springs Fire Department headquarters and training facility and a charter school.

UPGRADES TO THE CENTER:

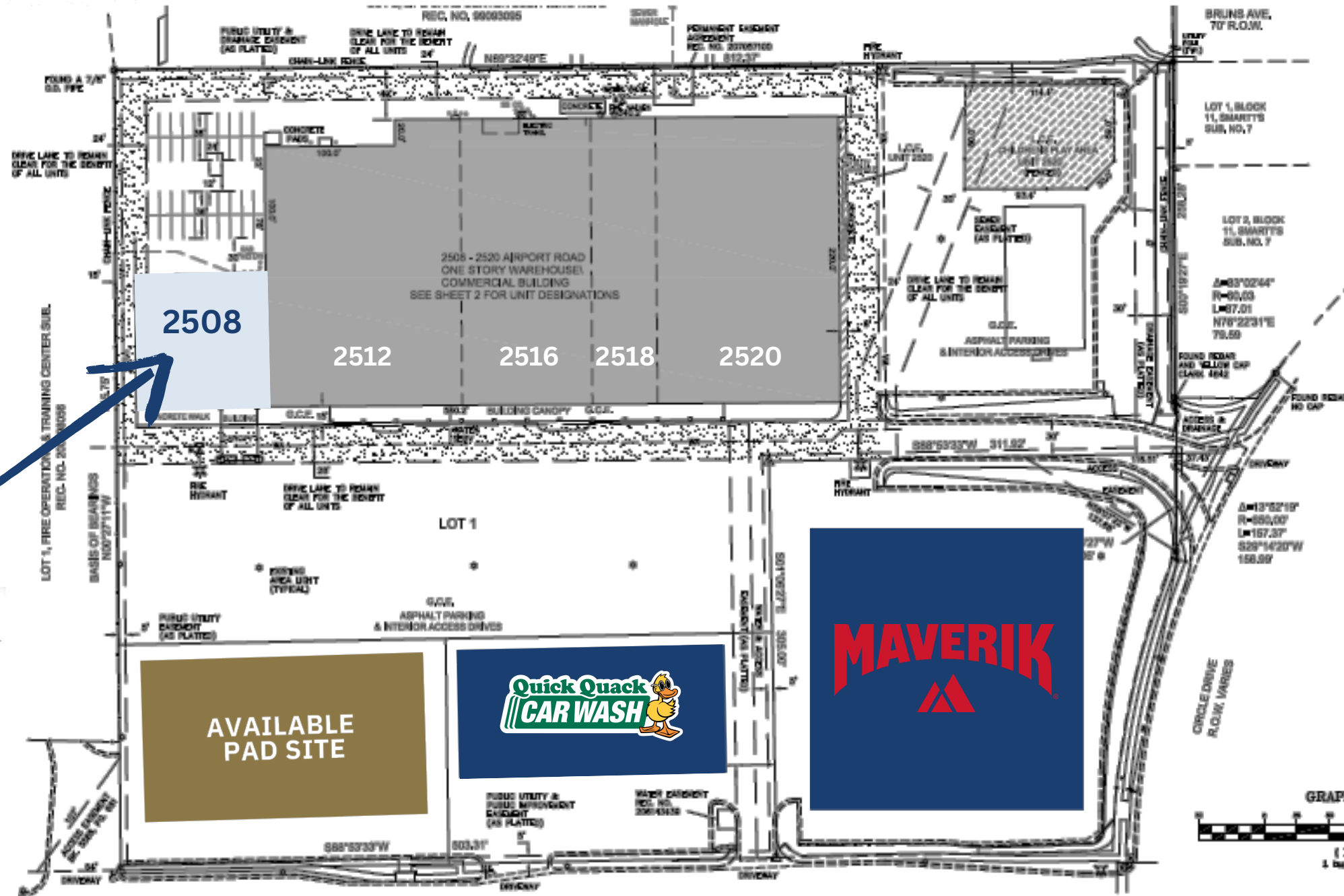
New Roof, Updated HVAC & Electrical

Zoning Description

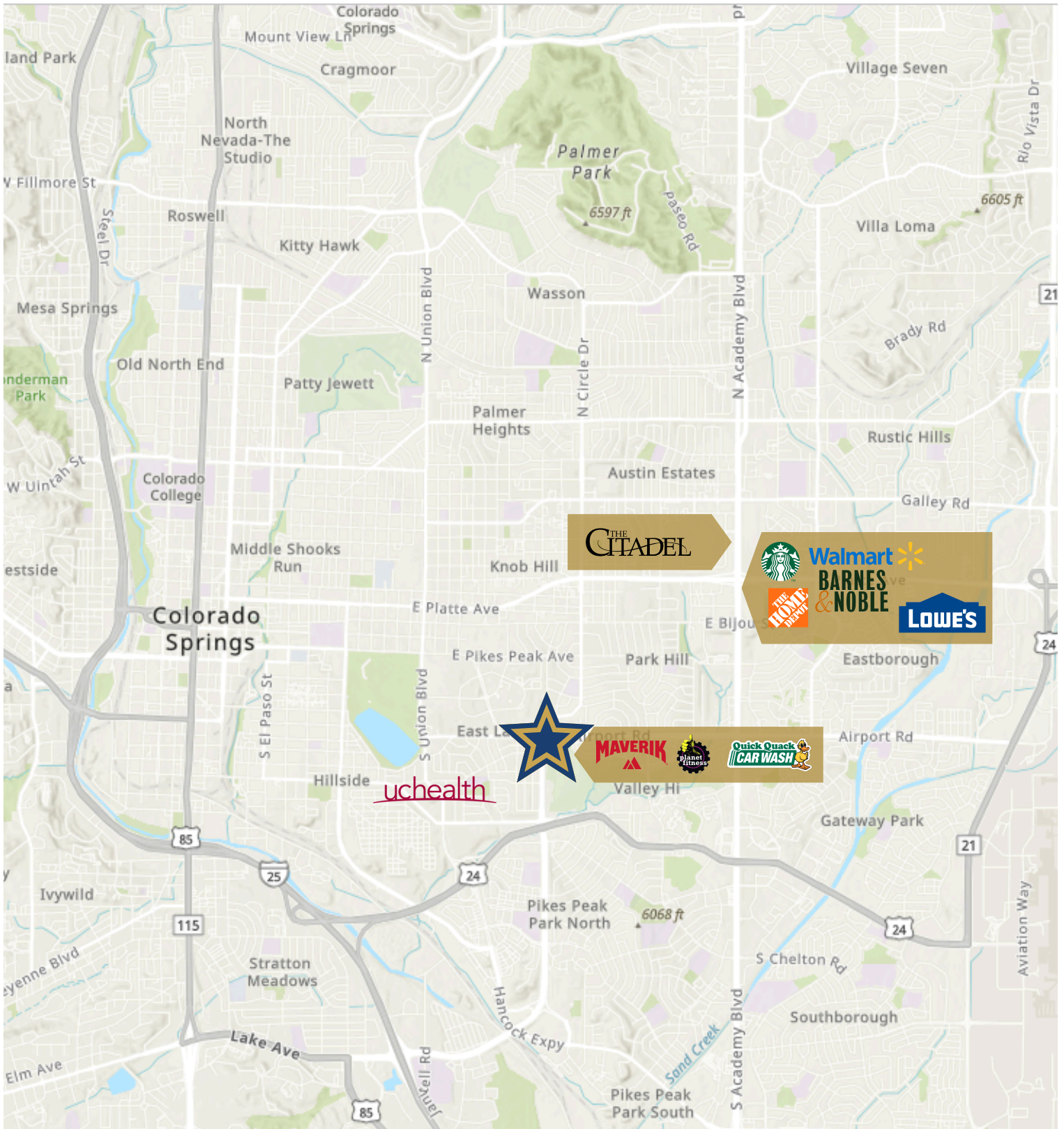
MX-M zone districts are intended to accommodate the development of new activity centers in emerging growth areas, as well as to promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused, or of other obsolete buildings or properties. Activities and uses within MX-M zone districts may be horizontally or vertically mixed based on their density and intensity but should be organized in a compact pattern that promotes pedestrian activity, provides a variety of outdoor gathering spaces, supports multimodal access and circulation, and minimizes impacts on established residential neighborhoods. Permitted uses can be found [here](#).

The Airport Overlay is used to comply with Federal Aviation Administration rules and regulations; to protect public health, safety, and welfare; and to provide for the free and unobstructed passage of all aircraft through all airspace above communities served by airports.

SITE PLAN | PRINTERS PARK MARKET CENTER



SURROUNDING AREA



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