

PLANET FITNESS NNN LEASE INVESTMENT FOR SALE

2516 AIRPORT RD.

COLORADO SPRINGS, CO



PRICE

\$1,572,286

CAP

7.00%

NOI

\$110,060

GROWTH

25% INC. in 2030

SIZE

21,120 SF

INVESTMENT ANALYSIS

ESTIMATED CASHFLOW

	Y1	Y2	Y3
Annual Rental Income:	\$113,464	\$113,464	\$113,464
- Est. Expenses Above NNN Cap:	\$ (3,404)	\$ (3,506)	\$ (3,611)
- Estimated Debt Service:	\$ (89,127)	\$ (89,127)	\$ (89,127)
Estimated Cash Flow:	\$ 20,933	\$ 20,831	\$ 20,725

- NNN Lease Structure with Limited Landlord Exposure
- Current Lease Term Extends Through 2030; with One (1) Option to renew through 2040
- 2030 - 25% Rental Increases Provides Built-In NOI Growth
- National Credit Tenant with Long-Term Brand Recognition
- Ideal Opportunity for 1031 Exchange or Passive Investment Buyer

DAILY TRAFFIC VOLUME (CIRCLE) : 29,000 VEHICLES

DAILY TRAFFIC VOLUME (AIRPORT) : 15,407 VEHICLES



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Commercial**
Real Estate LLC

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INVESTMENT OVERVIEW

2516 AIRPORT RD

HIGHLIGHTS:

- **NNN Lease Structure with Limited Landlord Exposure** – Planet Fitness is responsible for operating expenses, taxes, insurance, and maintenance subject to negotiated reimbursement caps, providing a highly passive ownership structure while limiting day-to-day landlord responsibilities.
- **National Credit Tenant with Long-Term Brand Recognition** – Leased to Planet Fitness, one of the nation's largest fitness operators, offering investors a stable tenancy and durable consumer-oriented use.
- **Built-In 25% Rent Increase Scheduled for 2030** – Lease economics include a substantial contractual rental adjustment in 2030, providing a meaningful NOI growth catalyst and potential increase in asset value.
- **Future Mark-to-Market Opportunity** – Following the 2030 rent adjustment, ownership may have the ability to reposition rents closer to prevailing market levels, creating additional upside for a patient buyer focused on long-term appreciation.
- **Well-Located Colorado Springs Retail Investment** – Prominent intersection location at Circle Drive and Airport Road with strong visibility, accessibility, and proximity to established residential and commercial demand drivers.
- **Attractive Passive Investment / 1031 Exchange Opportunity** – An opportunity for investors seeking a stabilized national tenant, limited management requirements, and long-term appreciation potential through future rental growth.

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.

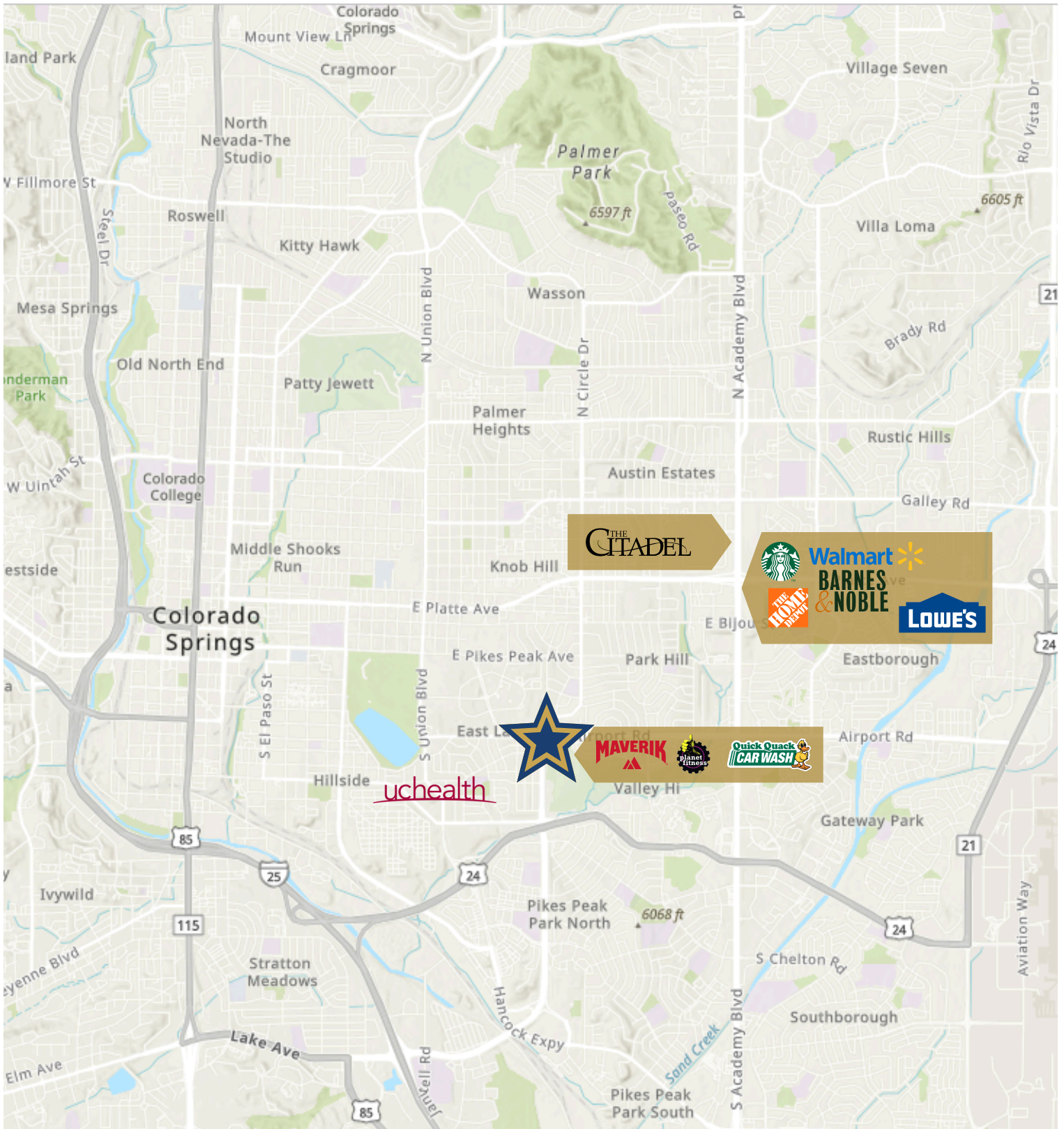
UPGRADES TO THE CENTER:

New Roof, Updated HVAC & Electrical

SITE PLAN | PRINTERS PARK MARKET CENTER



SURROUNDING AREA



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