

SUB-LEASE OPPORTUNITY



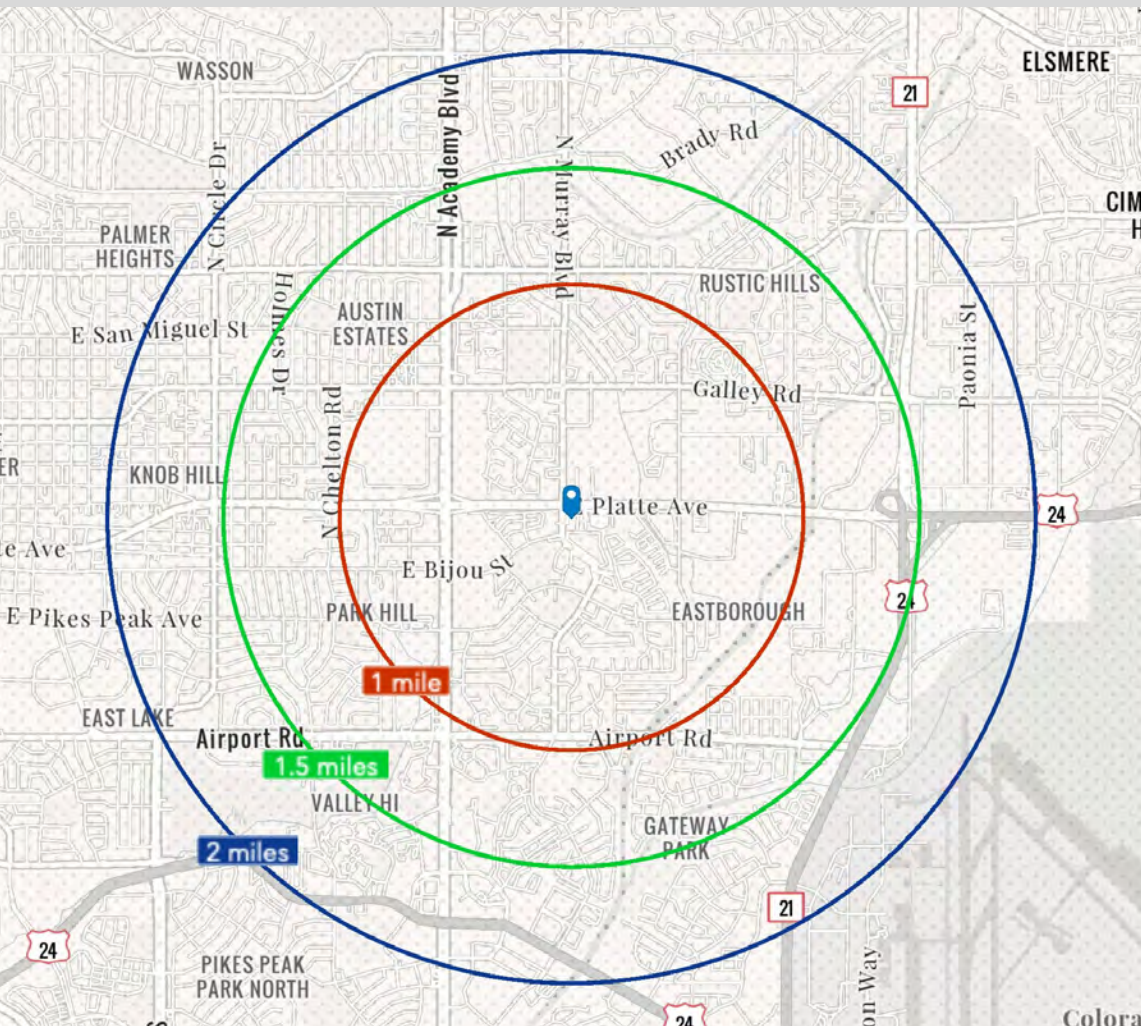
COLORADO SPRINGS, CO

Walgreens #6731

± 14.5K SF | \$145,000/yr, MG | Jul '27

4305 E Platte Ave





Property Overview

- **Sublease Asking Rent.** \$145,000/yr, Modified Gross* (inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration.** 7/31/27
- **Walgreens Premises.** ±14,490 SF + drive-thru
- **Signage.** Monument with reader board + bldg
- **Parking.** ±70 spaces
- **Year Built.** 2002
- **Access.** FI/FO on N Murray Blvd; extended RI/RO on E Platte Ave
- **Zoning.** Mixed Use Medium Scale MX-M – [USE REGULATIONS](#)
- **Prohibited Uses.** Pharmacy

Location Overview

- Prominent retail intersection in east Colorado Spring's fast evolving trade area.
- Intersection traffic counts ~60K VPD
- Nearby users include Walmart Neighborhood Market, McDonald's, Shell, Starbucks, Dutch Bros, and Bank of Colorado.
- ~4 miles to Colorado Springs Airport and Peterson Space Force Base

'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	13,989	33,083	56,403
Households	5,724	13,124	23,344
Avg. HH Inc.	\$66,831	\$68,365	\$70,178
E Platte Ave – Daily Traffic Count Estimate			~45.7K VPD
N Murray Blvd – Daily Traffic Count Estimate			~15K VPD

Colorado Springs, CO

4305 E Platte Ave



Walmart
Neighborhood Market

STORAGE KING USA
SELF STORAGE



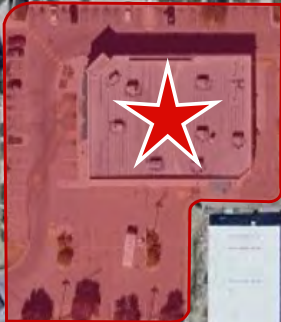
Bank of Colorado
THERE'S ONLY ONE

Dutch Bros



E Platte Ave - 45,700 VPD

N Murray Blvd - 15,013 VPD



Public Storage

7-ELEVEN

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



E Platte Ave – 45,700 VPD

N Murray Blvd – 15,013 VPD



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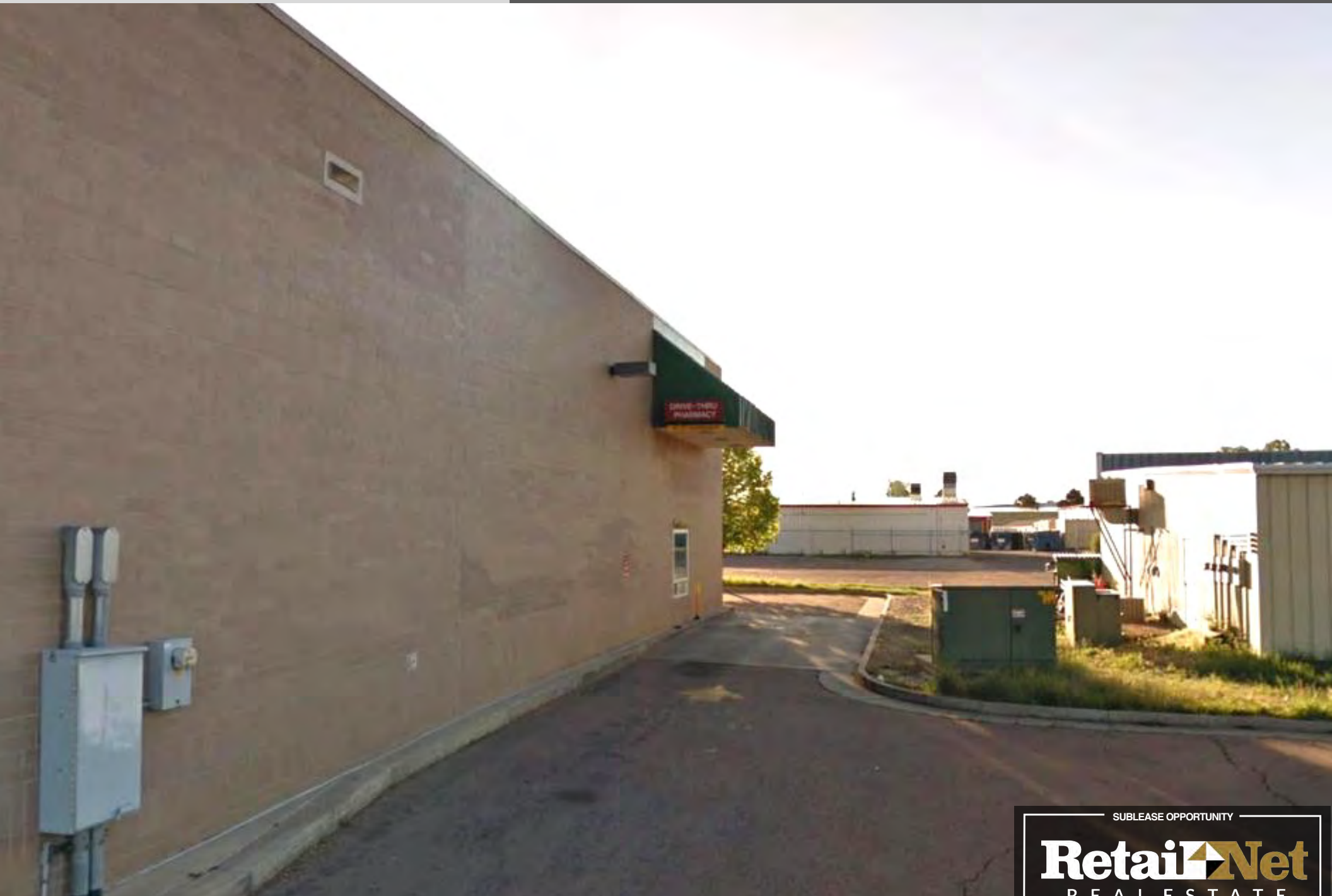
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SUB-LEASE TERMS

SUGGESTED RENT*	\$145,000/yr., MG* <i>(inclusive of RET; R&M, insurance, utilities separate)</i>
TERM	7/31/27 <i>(Co-terminus with master lease)</i>
DELIVERY	"As-Is"
OFFERS EVALUATED AS RECEIVED	

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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