

MULTI-TENANT NET LEASE

Peterson Square Shopping Center



6809-6829 Space Village Ave.
Colorado Springs, CO 80915



NALHighland

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Mark Useman | Senior Broker

719.231.7400
useman@highlandcommercial.com



Darek Bartol | Senior Broker

727.631.2554
bartol@highlandcommercial.com



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Executive Summary



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📍 2 N Cascade Ave, Suite 300, Colorado Springs, CO 80903

☎ 719.577.0044

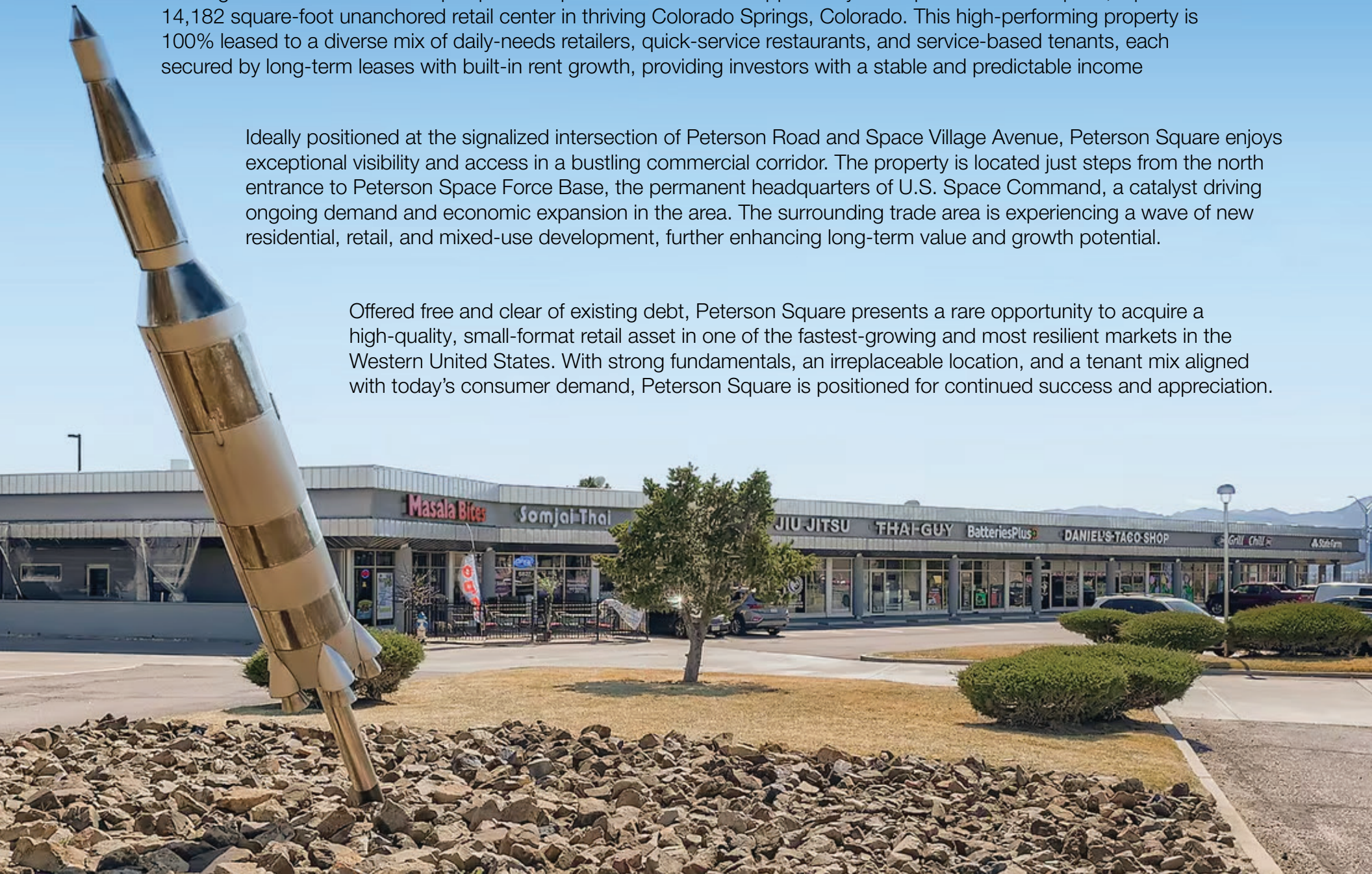
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OFFERING OVERVIEW

NAI Highland Commercial Group is proud to present the exclusive opportunity to acquire Peterson Square, a premier 14,182 square-foot unanchored retail center in thriving Colorado Springs, Colorado. This high-performing property is 100% leased to a diverse mix of daily-needs retailers, quick-service restaurants, and service-based tenants, each secured by long-term leases with built-in rent growth, providing investors with a stable and predictable income

Ideally positioned at the signalized intersection of Peterson Road and Space Village Avenue, Peterson Square enjoys exceptional visibility and access in a bustling commercial corridor. The property is located just steps from the north entrance to Peterson Space Force Base, the permanent headquarters of U.S. Space Command, a catalyst driving ongoing demand and economic expansion in the area. The surrounding trade area is experiencing a wave of new residential, retail, and mixed-use development, further enhancing long-term value and growth potential.

Offered free and clear of existing debt, Peterson Square presents a rare opportunity to acquire a high-quality, small-format retail asset in one of the fastest-growing and most resilient markets in the Western United States. With strong fundamentals, an irreplaceable location, and a tenant mix aligned with today's consumer demand, Peterson Square is positioned for continued success and appreciation.



PROPERTY AERIAL

24 - 41,000 VPD



SPACE VILLAGE AVE - 7,933 VPD



ALSO AVAILABLE FOR SALE
CONTACT BROKER FOR DETAILS



PETERSON RD - 15,191 VPD



NORTH GATE →

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The Property



NAIHighland

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☎ 719.577.0044

🌐 www.highlandcommercial.com

PROPERTY DETAILS



ADDRESS

6809-6829
SPACE VILLAGE AVE



PURCHASE PRICE

\$5,800,000

PARCEL NUMBER

54170-01-008



PROPERTY TAXES

\$77,850



BUILDING SIZE

14,182 SqFt



NET OPERATING INCOME

\$437,458.32



PARCEL SIZE

1.97 ACRES



CAP RATE

7.5%



NUMBER OF TENANTS

9



OCCUPANCY RATE

100%



INVESTMENT HIGHLIGHTS

PREMIER RETAIL DESTINATION WITH ROBUST TENANT DEMAND

As the dominant retail center for Peterson Space Force Base, Peterson Square benefits from a built-in customer base of more than 23,000 military and civilian personnel, supporting steady tenant demand.

SIGNIFICANT LOCATION

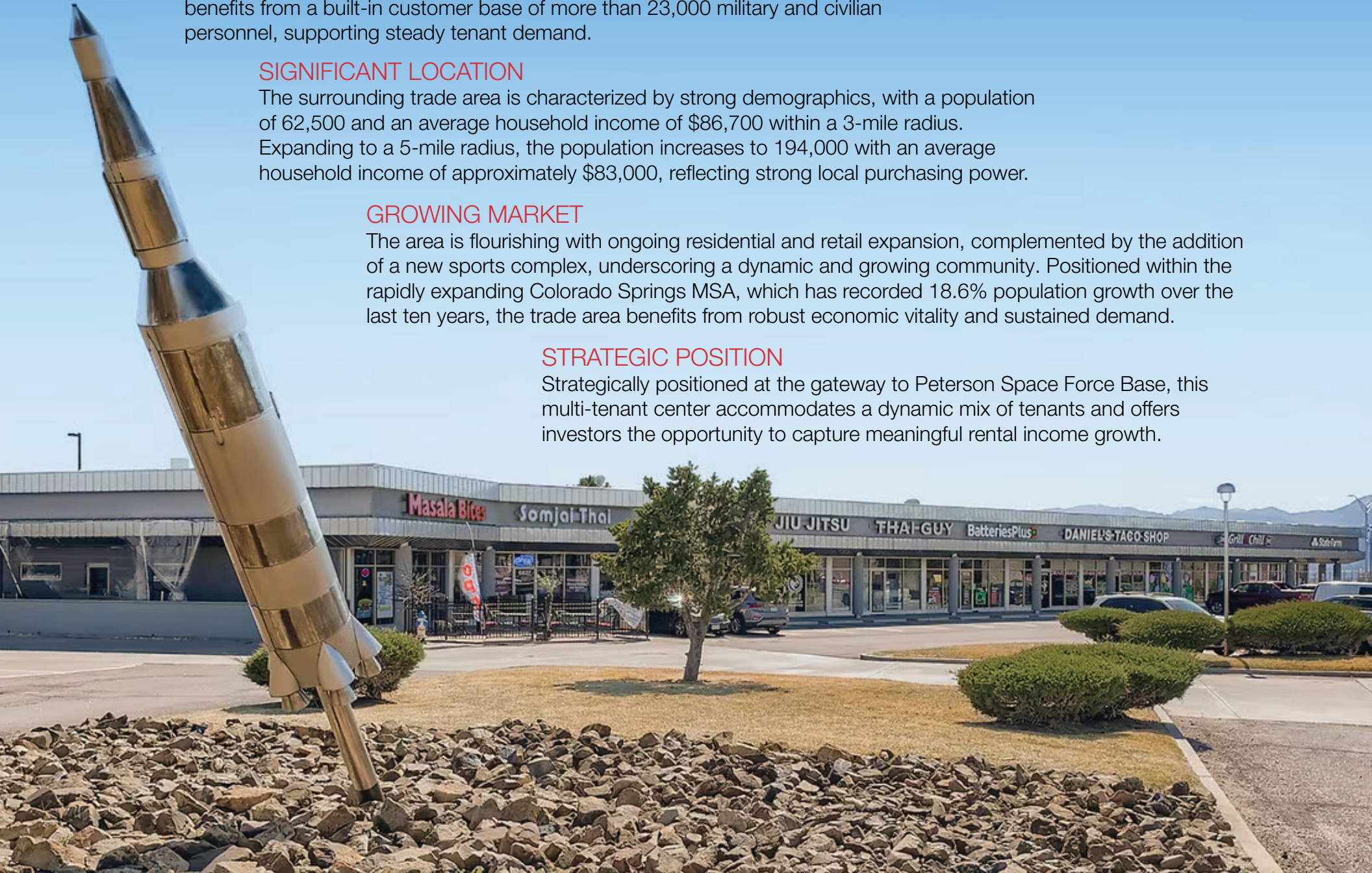
The surrounding trade area is characterized by strong demographics, with a population of 62,500 and an average household income of \$86,700 within a 3-mile radius. Expanding to a 5-mile radius, the population increases to 194,000 with an average household income of approximately \$83,000, reflecting strong local purchasing power.

GROWING MARKET

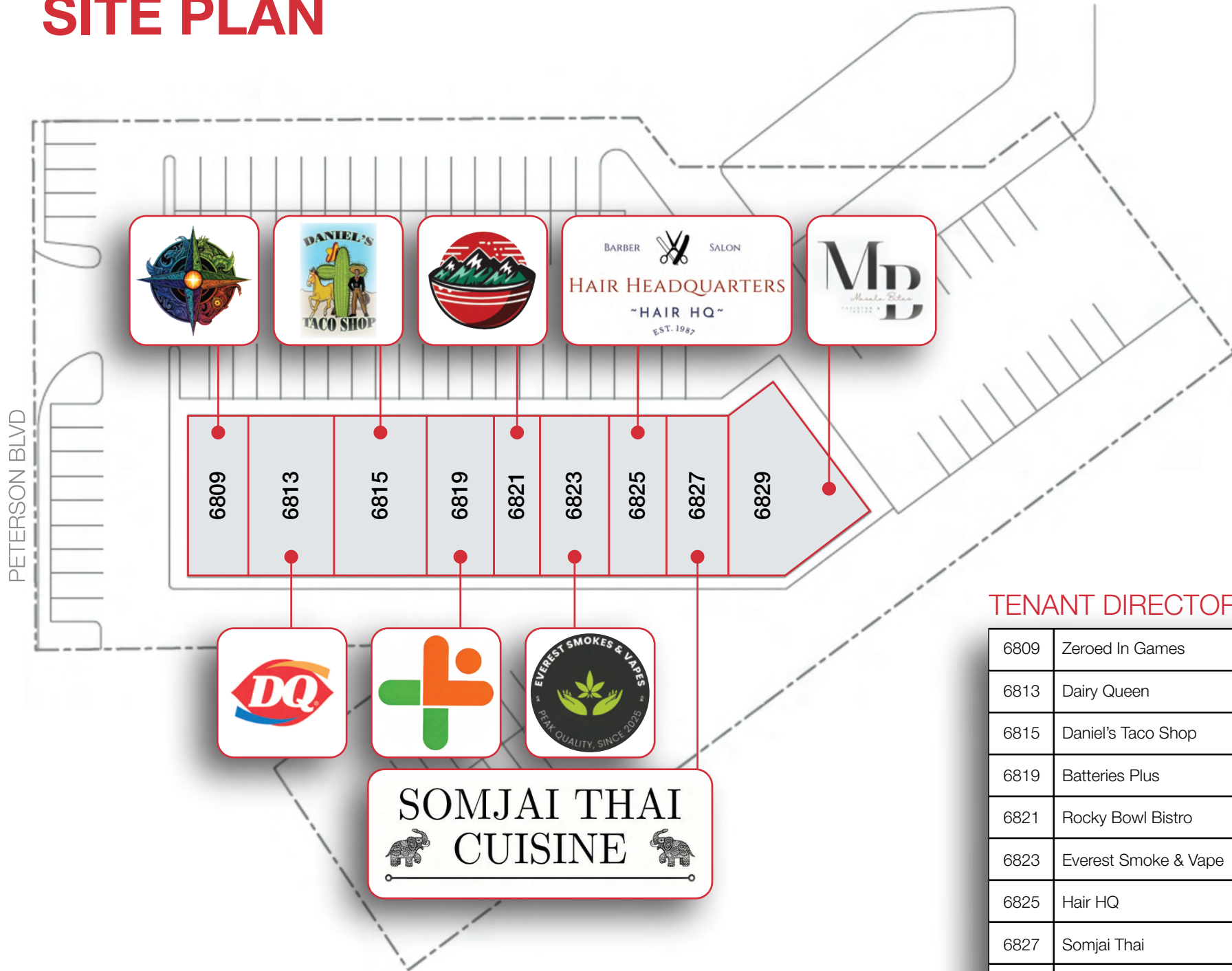
The area is flourishing with ongoing residential and retail expansion, complemented by the addition of a new sports complex, underscoring a dynamic and growing community. Positioned within the rapidly expanding Colorado Springs MSA, which has recorded 18.6% population growth over the last ten years, the trade area benefits from robust economic vitality and sustained demand.

STRATEGIC POSITION

Strategically positioned at the gateway to Peterson Space Force Base, this multi-tenant center accommodates a dynamic mix of tenants and offers investors the opportunity to capture meaningful rental income growth.



SITE PLAN



TENANT DIRECTORY

6809	Zeroed In Games	1,600 SF
6813	Dairy Queen	2,000 SF
6815	Daniel's Taco Shop	2,400 SF
6819	Batteries Plus	1,200 SF
6821	Rocky Bowl Bistro	1,200 SF
6823	Everest Smoke & Vape	1,440 SF
6825	Hair HQ	960 SF
6827	Somjai Thai	1,309 SF
6829	Masala Bites	2,078 SF

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Financial Analysis



RENT ROLL

SUITE	TENANT	SIZE (SF)	LEASE TERMS	PRO RATA	MONTHLY - ANNUAL RENT	RENT \$/SF/YR
6809	Zeroed In Games	1,600	6.1.26 - 5.31.31	11.28%	\$3,000.00 - \$36,000.00	\$22.50
6813	Dairy Queen	2,000	1.1.20 - 12.31.29	14.10%	\$6,000.00 - \$72,000.00	\$36.00
6815	Daniel's Taco Shop	2,400	1.1.10 - 3.31.30	16.92%	\$3,893.76 - \$46,725.12	\$19.47
6819	Batteries Plus	1,200	4.1.21 - 3.31.31	8.46%	\$3,600.00 - \$43,200.00	\$36.00
6821	Rocky Bowl Bistro	1,200	10.1.24 - 12.31.29	8.46%	\$2,500.00 - \$30,000.00	\$25.00
6823	Everest Smoke & Vape	1,440	9.1.24 - 10.31.29	10.15%	\$2,620.00 - \$31,440.00	\$21.83
6825	Hair HQ	960	12.1.16 - 1.31.30	6.77%	\$1,945.00 - \$23,340.00	\$24.31
6872	Somjai Thai	1,309	4.1.23 - 3.31.26	9.20%	\$2,487.00 - \$29,844.00	\$22.80
6829	Masala Bites	2,078	8.1.23 - 10.31.28	14.65%	\$4,409.10 - \$52,909.20	\$25.46
Roof	(Base Internet)	N/A	N/A	N/A	\$6,000.00 - \$72,000.00	N/A

TOTAL SIZE: 14,187 SF

TOTAL RENT: \$36,454.86 - \$437,458.32

OPERATING CASH FLOW	IN-PLACE	OPERATING EXPENSES	\$/SF/YR
SCHEDULED BASE RENTAL INCOME	\$437,458.32	COMMON AREA MAINTENANCE	\$29,135.28
EXPENSE REIMBURSEMENT	\$164,466.33	UTILITIES	\$21,681.45
TOTAL COLLECTED INCOME	\$601,924.65	MANAGEMENT	\$15,545.16
LESS EXPENSES	\$164,466.33	INSURANCE	\$20,596.44
NET OPERATING INCOME	\$437,458.32	REAL ESTATE TAXES	\$77,508.00
		TOTAL EXPENSES	\$164,466.33
			\$11.59

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Tenant Overview



TENANT PROFILES

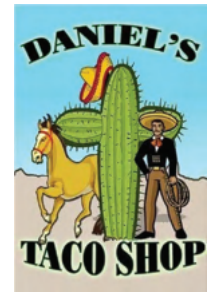


DAIRY QUEEN

A popular American fast-food and ice cream chain recognized for its signature Blizzard® treats, soft-serve cones, and classic burgers and fries. Founded in 1940 in Joliet, Illinois, Dairy Queen has grown into a global brand with more than 7,000 locations worldwide. Headquartered in Bloomington, Minnesota, the company is part of the Berkshire Hathaway portfolio. Known for its family-friendly atmosphere and consistent menu of comfort foods and frozen desserts, Dairy Queen continues to be a staple in communities across the country.

DANIEL'S TACO SHOP

A well-loved local restaurant celebrated for its authentic Mexican flavors and inviting atmosphere. Known for serving fresh, flavorful tacos, burritos, and other traditional favorites, it has earned a loyal following among both residents and visitors alike. With its strong reputation, commitment to quality ingredients, and outstanding service, Daniel's Taco Shop stands out as a highly desirable and reliable tenant within the commercial real estate market.



BATTERIES PLUS

The nation's leading and fastest-growing franchise specializing in batteries, lighting, key fob replacement, and cell phone repair. Renowned for its wide product selection and professional expertise, the brand serves a broad customer base that includes individuals, businesses, and government clients. With its strong reputation for quality, convenience, and outstanding customer service, Batteries Plus is regarded as a highly attractive and dependable tenant within the commercial real estate market.

ROCKY BOWL BISTRO

A standout Asian fusion restaurant nestled in Colorado Springs, offering a vibrant dining experience that blends traditional Asian flavors with modern culinary creativity. Beyond its delectable food, Rocky Bowl Bistro is celebrated for its exceptional service and welcoming atmosphere. Customers frequently commend the friendly and attentive staff, with many noting the personal touches that make dining here a memorable experience.





EVEREST SMOKES & VAPES

A trusted local smoke and vape shop known for its extensive selection of premium vaping products, smoking accessories, and top industry brands. Serving the Colorado Springs community with knowledgeable customer service, competitive pricing, and a commitment to quality, the business has built a strong reputation among both new and experienced customers. With its loyal customer base, established market presence, and focus on delivering a positive retail experience, it represents a dependable and desirable tenant within the commercial real estate market.

HAIR HQ

A contemporary and trendy salon providing a comprehensive suite of hair care services. Renowned for its skilled stylists and personalized approach, the salon delivers expert haircuts, coloring, and treatments customized to each client's preferences. With a strong reputation for quality and exceptional customer service, Hair HQ maintains a loyal following, making it a highly attractive and sought-after tenant in the commercial real estate market.



HAIR HEADQUARTERS

~HAIR HQ~

EST. 1987

SOMJAI THAI CUISINE



SOMJAI THAI CUISINE

A contemporary Thai restaurant celebrated for its wide selection of noodles and authentic Thai curry dishes. Its à la carte menu features traditional recipes thoughtfully adapted with a modern twist to suit the local neighborhood, offering a unique and flavorful dining experience.

MASALA BITES

A well-regarded restaurant specializing in authentic Indian cuisine. Famous for its flavorful offerings, including butter chicken, biryani, and samosas, the restaurant delivers a memorable culinary experience that attracts both residents and visitors. With a strong focus on quality ingredients and exceptional service, Masala Bites is considered a highly attractive and sought-after tenant in the commercial real estate market.



ZEROED IN GAMES

A community-focused gaming and collectibles store dedicated to creating a welcoming environment for players, collectors, and families alike. Specializing in trading card games, sealed products, and collectible singles, Zeroed In Games emphasizes fair pricing, honest trade values, and an inclusive atmosphere designed to support both new and experienced hobbyists. Known for its commitment to community engagement and integrity within the gaming industry, the store serves as both a retail destination and gathering place for enthusiasts, making it a unique and highly attractive tenant within the commercial real estate market.

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Market Overview



NEW DEVELOPMENTS



Key installation for the United States Space Force, with 23,000 + military and civilian workers.

SUBJECT PROPERTY



1,600 Acre master planned business park at the entrance of the Colorado Springs Airport

Reagan Ranch Master Plan

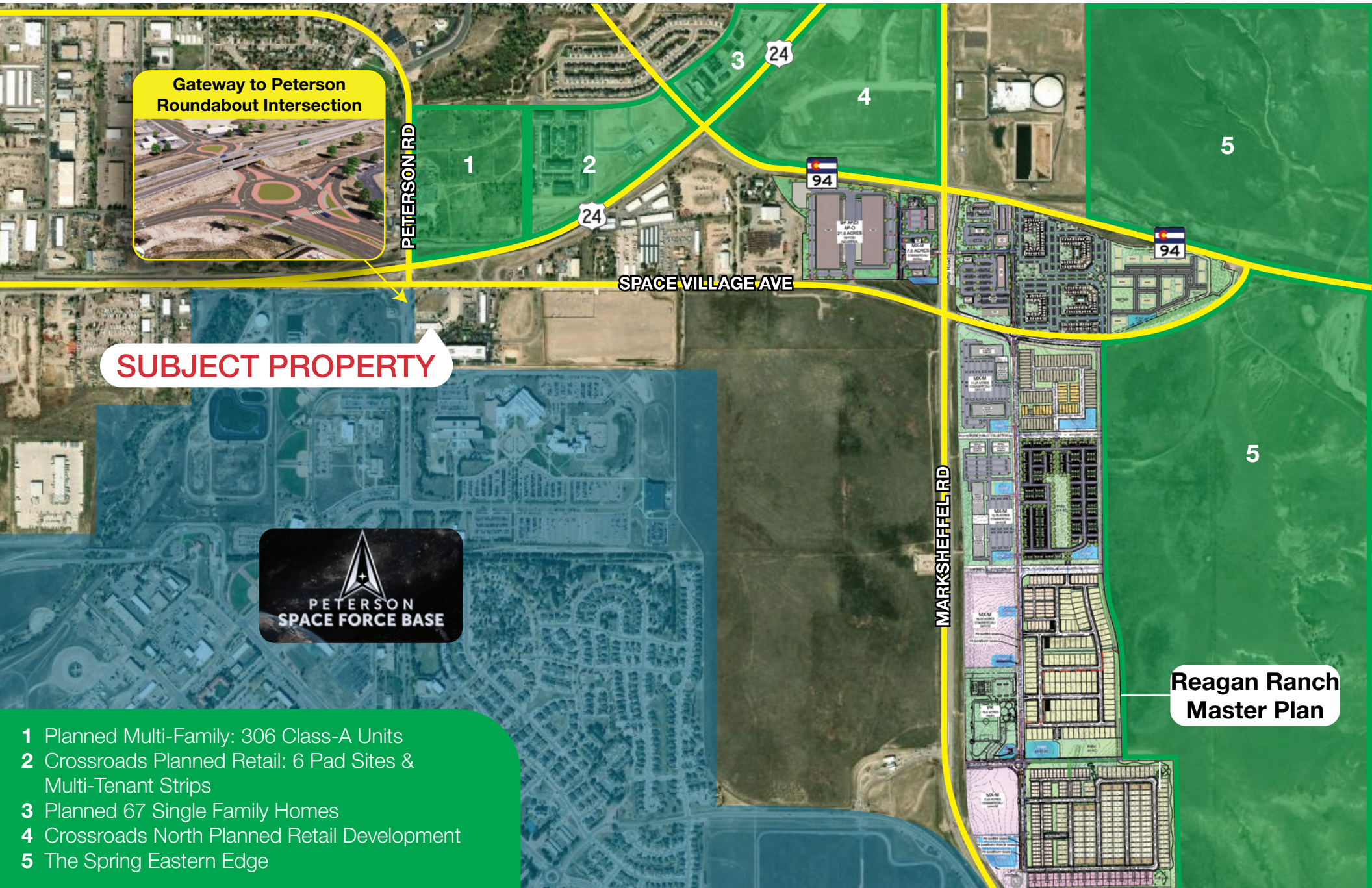
1,500 + High-quality residential homes, recreational amenities and a commercial business park all located on 260 Acres



Full service commercial airport that sees on average 2 million passengers yearly.



NEW DEVELOPMENTS



Gateway to Peterson Roundabout Intersection

PETERSON RD

SPACE VILLAGE AVE

MARKSHEFFEL RD

SUBJECT PROPERTY



Reagan Ranch Master Plan


- 1 Planned Multi-Family: 306 Class-A Units
- 2 Crossroads Planned Retail: 6 Pad Sites & Multi-Tenant Strips
- 3 Planned 67 Single Family Homes
- 4 Crossroads North Planned Retail Development
- 5 The Spring Eastern Edge

NEIGHBORING RETAIL AERIAL



REGIONAL AERIAL

Mount Blue Sky
130 Minutes | 117 Miles




Denver
80 Minutes | 74 Miles




DEN
DENVER INTERNATIONAL AIRPORT
90 Minutes | 83 Miles

Pikes Peak
70 Minutes | 37 Miles



Peterson Square Shopping Center



COLORADO SPRINGS AIRPORT
8 Minutes | 5 Miles

DEMOGRAPHIC PROFILES

1 MILE

7,408
Population

\$68,747
Median Household Income

2,806
Households

232
Total Businesses



GENERATIONAL PERCENTAGE

POPULATION OF COLORADO SPRINGS, COLORADO

3 MILES

63,832
Population

\$75,266
Median Household Income

23,577
Households

1,758
Total Businesses



3.67%
Silent Generation
1928-1945



17.3%
Baby Boomers
1946-1964



17.8%
Generation X
1965-1980



24.3%
Millennial
1981-1996

5 MILES

195,740
Population

\$73,761
Median Household Income

75,974
Households

5,725
Total Businesses



21.7%
Generation Z
1997-2012



15.3%
Generation Alpha
2013-Present

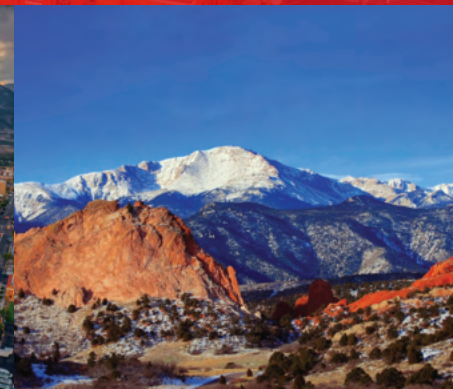
COLORADO SPRINGS MARKET

Colorado Springs, often dubbed Olympic City USA, is a city of contrasts: majestic natural scenery meets a thriving, modern community. Located at the foot of Pikes Peak and stretching out across the Front Range, it occupies over 190 square miles and lies at an elevation of about 6,035 feet. As Colorado's second-largest city by population, it has grown rapidly over recent decades, with an estimated population of just over 500,000 as of 2024.

The geography plays a big role in the city's identity. Colorado Springs is bordered by the Rocky Mountains to the west, grasslands to the east, and enjoys abundant park land and outdoor open space. Residents and visitors alike benefit from over 125,000 acres of nearby natural preserve, regional parks, and hundreds of miles of trails. The climate is semi-arid, with many sunny days each year, making outdoor recreation a strong part of daily life.

Culturally and economically, Colorado Springs has roots in history and institutions that shape its present. Founded in the late 19th century by General William Palmer as a resort town, it has since evolved into a center for military, defense, tech and tourism industries. The presence of multiple military bases nearby (Fort Carson, Peterson, Schriever, etc.) contributes meaningfully to the economy. Higher education institutions like the University of Colorado Colorado Springs and Colorado College also give the city intellectual and cultural depth.

For lifestyle, Colorado Springs offers a blend of adventure and amenity. Outdoor attractions like Garden of the Gods, Pikes Peak, and parks with miles of trails are complemented by a growing arts, dining, and cultural scene. The city emphasizes community, with shorter commutes relative to many large metros, a sense of access to nature, and a strong tradition of welcoming neighborhoods.



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