

GOLD HILL **SHOPS** WOODLAND PARK, CO



VALUE-ADD MULTI-TENANT RETAIL OPPORTUNITY

The 15,000 SF subject property is currently 27.48% occupied with a 10,878 SF junior box vacancy remaining. The vacancy is adjacent to a City Market (Kroger) grocery store, exposing the existing vacancy to plentiful consumer foot traffic.



770 GOLD HILL PLACE WOODLAND PARK, CO

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GROCERY SHADOW ANCHORED – GOLD HILL MARKETPLACE

The subject property is a part of Gold Hill Marketplace, a 90,142-grocery anchored (City Market) shopping center. The center's City Market saw over 560K visits per Placer.ai in the trailing twelve months, providing ample foot traffic. City Market is King Soopers' (Kroger) trade name within mountain towns in Colorado.

19 MILES TO COLORADO SPRINGS



TSC TRACTOR SUPPLY CO

CONOCO

PSBTrust
Park State Bank & Trust

GOLD HILL SHOPS

Wendy's

City Market

Valero

SHERWIN-WILLIAMS

TACO BELL

PHILLIPS 66

HIGHWAY 24 (21,400+ VPD)

PROPERTY OVERVIEW

770 GOLD HILL PLACE
WOODLAND PARK, CO

\$1,500,000
ASKING PRICE

\$100
PRICE/SF

15,000 SF
GROSS LEASEABLE AREA

27.48%
OCCUPANCY

3
NUMBER OF TENANTS

1
NUMBER OF VACANCIES

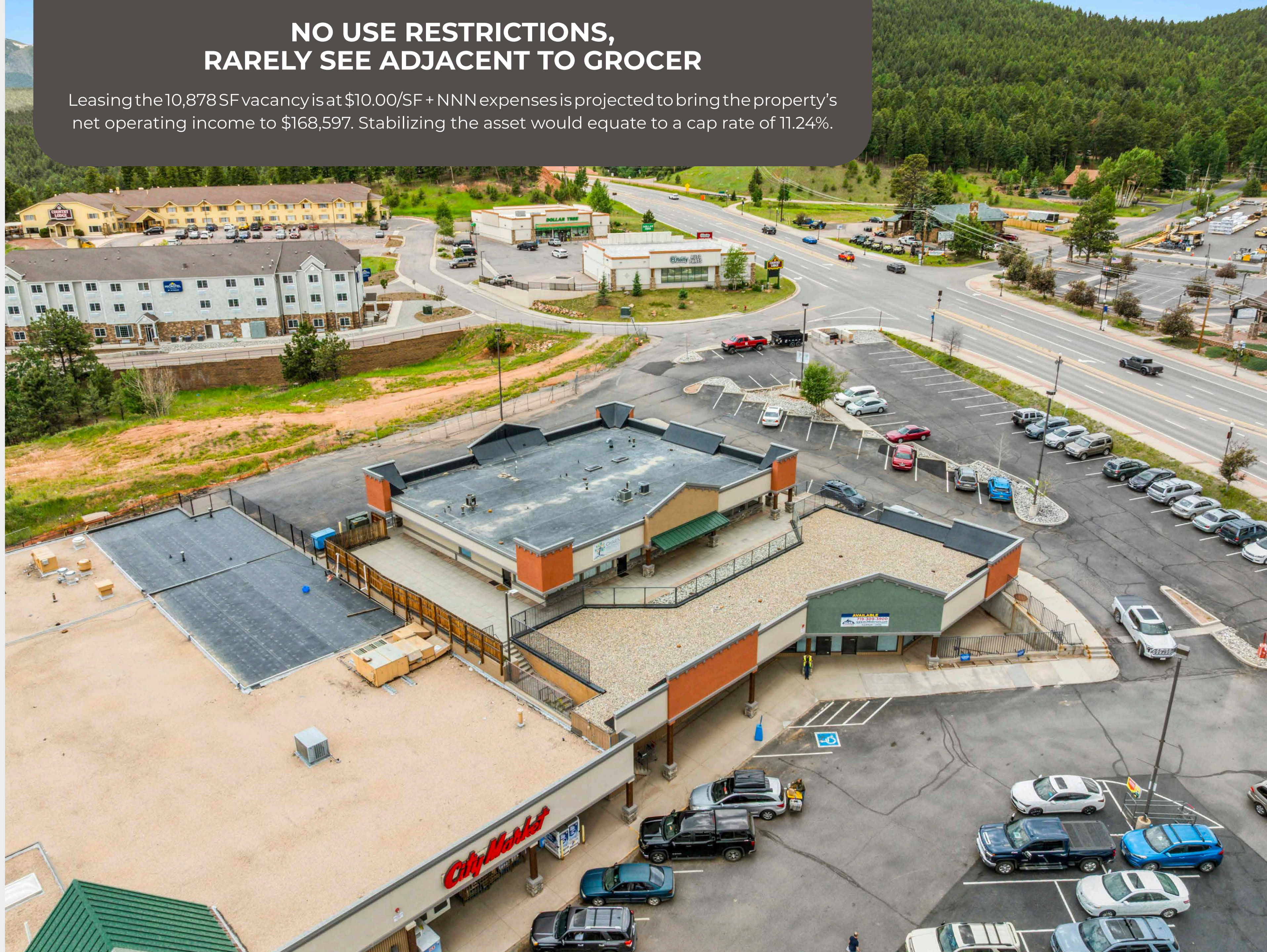
1995
YEAR BUILT

1.01 AC
LOT SIZE

71
PARKING SPACES

NO USE RESTRICTIONS, RARELY SEE ADJACENT TO GROCER

Leasing the 10,878 SF vacancy is at \$10.00/SF + NNN expenses is projected to bring the property's net operating income to \$168,597. Stabilizing the asset would equate to a cap rate of 11.24%.

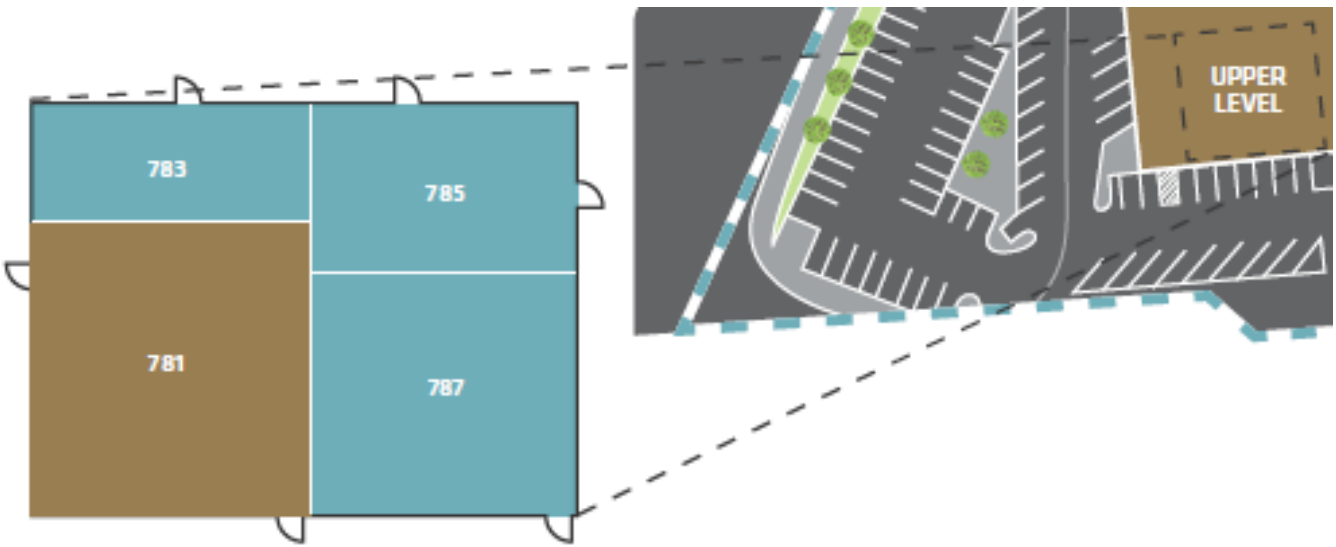
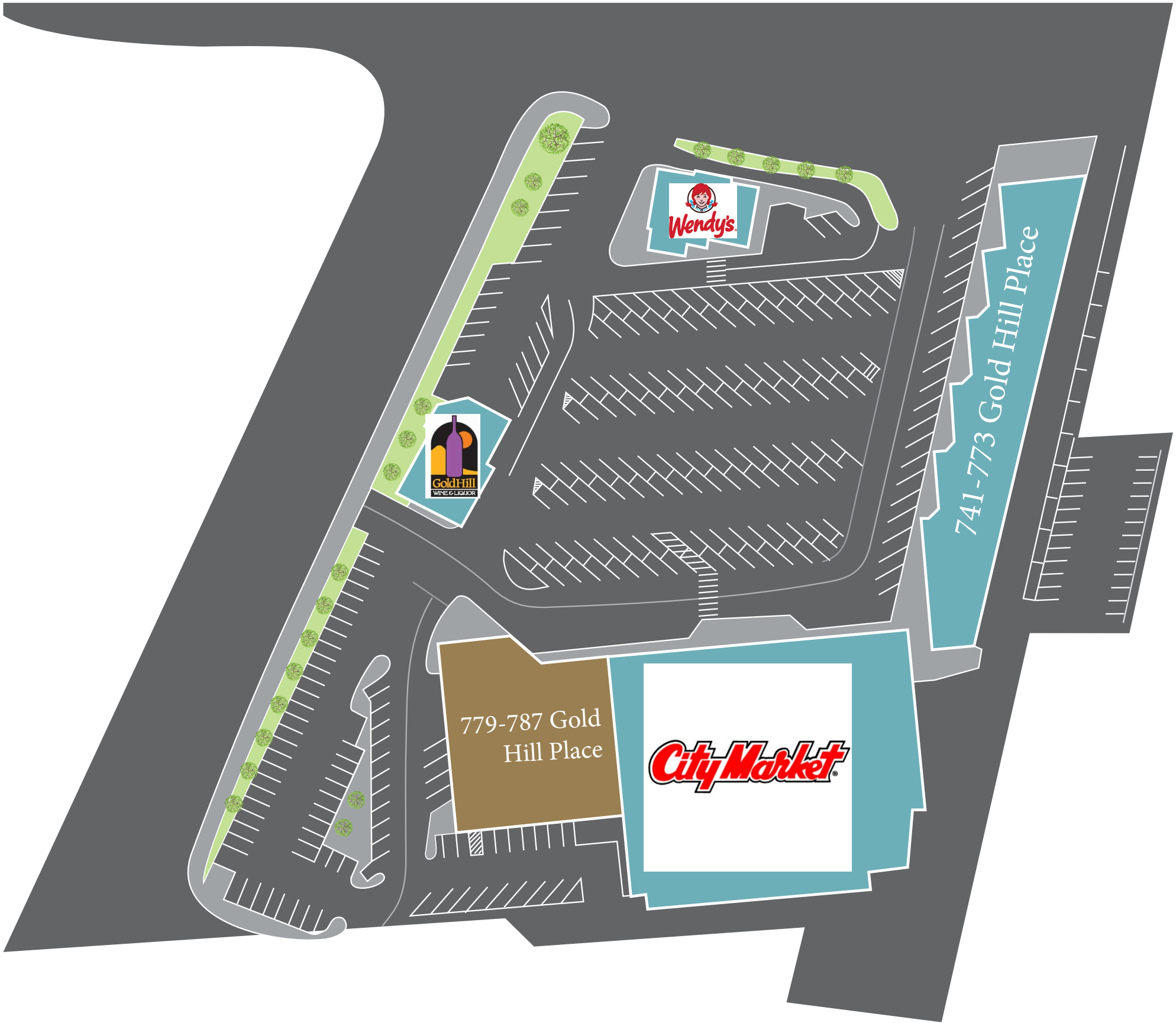




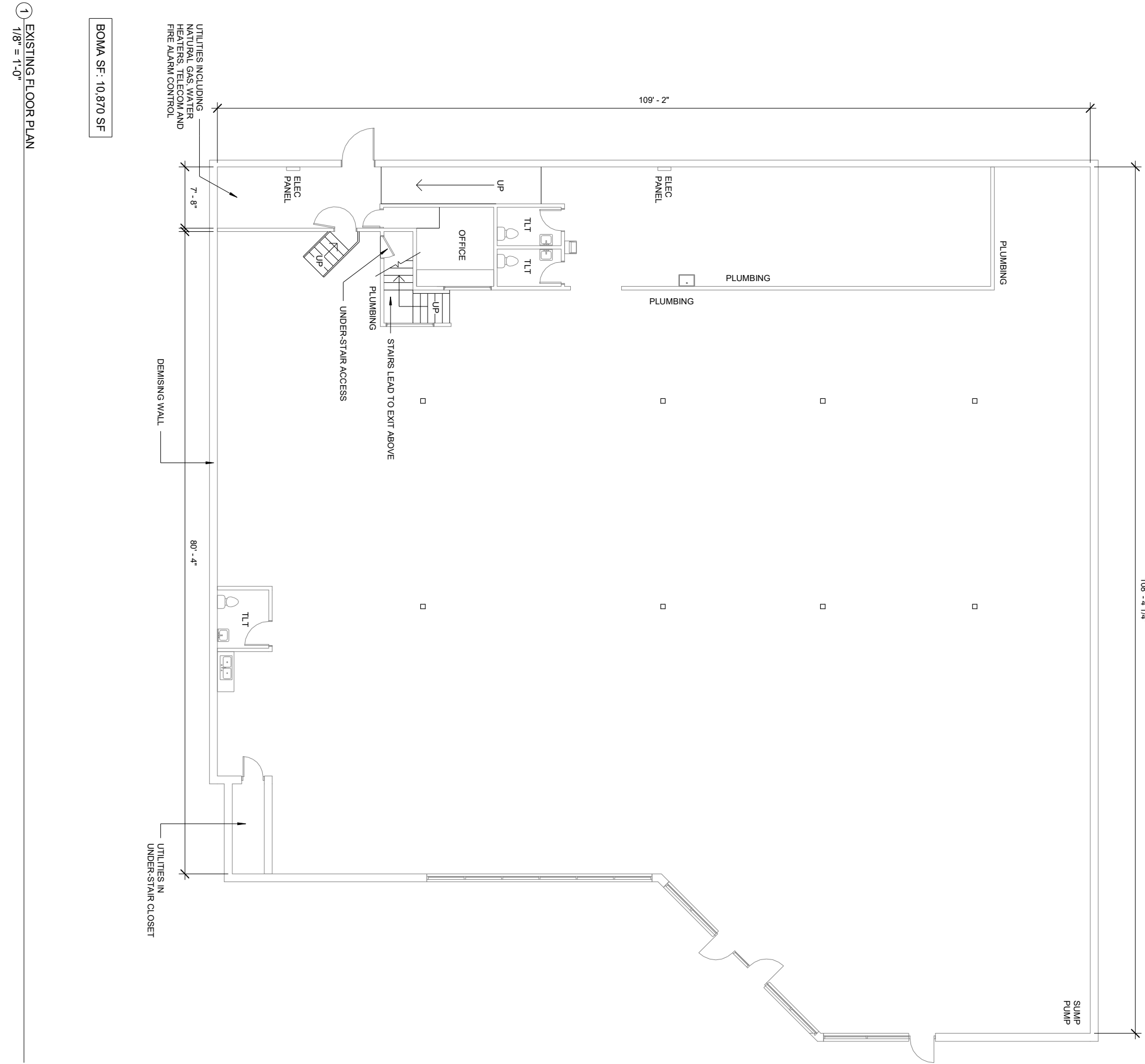
HIGH BARRIERS TO ENTRY IN SUPPLY CONSTRAINED MOUNTAIN TOWN

There has not been a retail building delivered in Woodland Park over the last five years. The last completed retail project was in 2019 when a 13,337 SF Natural Grocers was delivered to the southeast end of town. The scarcity of developable retail land creates demand for well-located retail space in Woodland Park like the subject property.

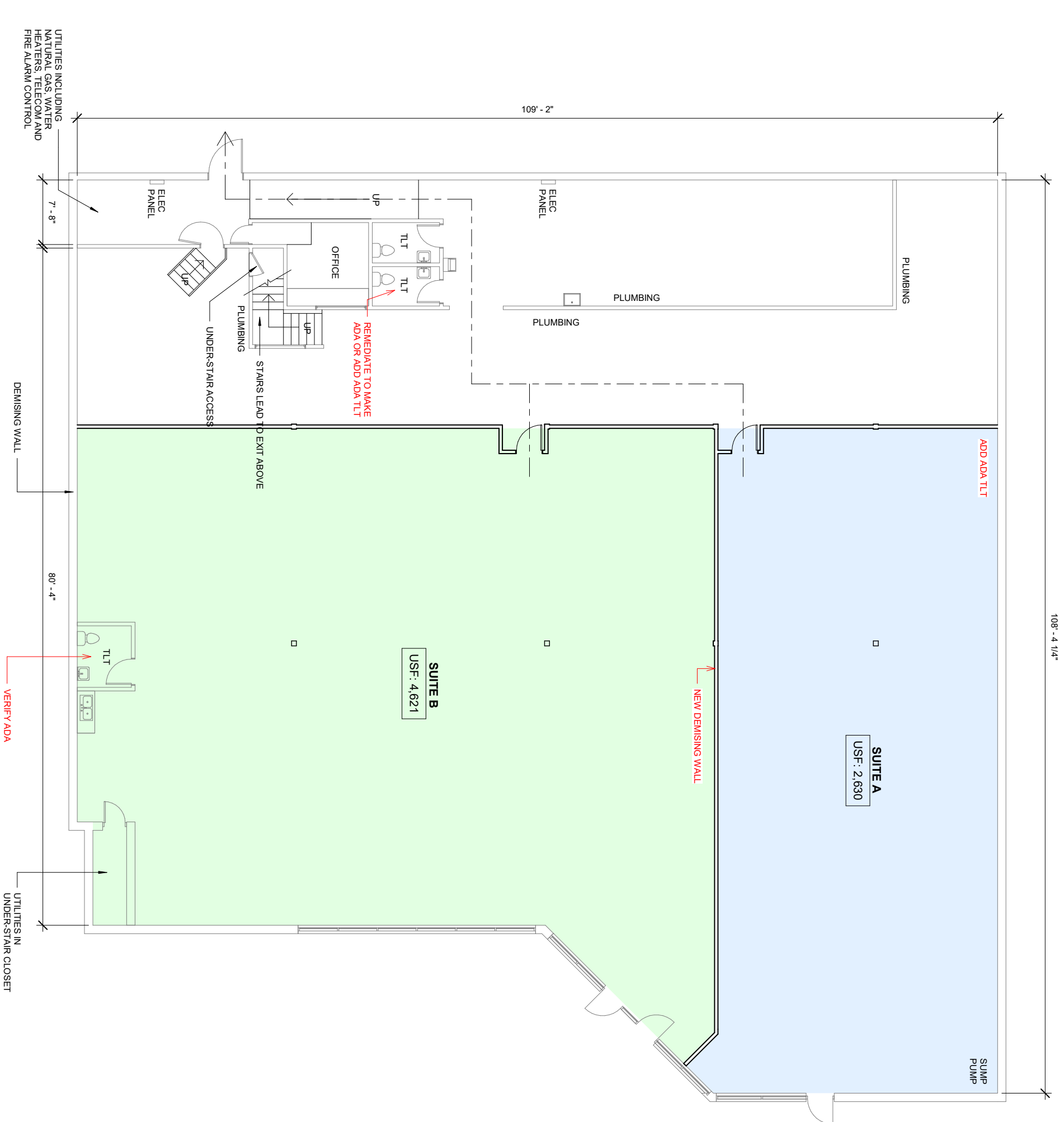
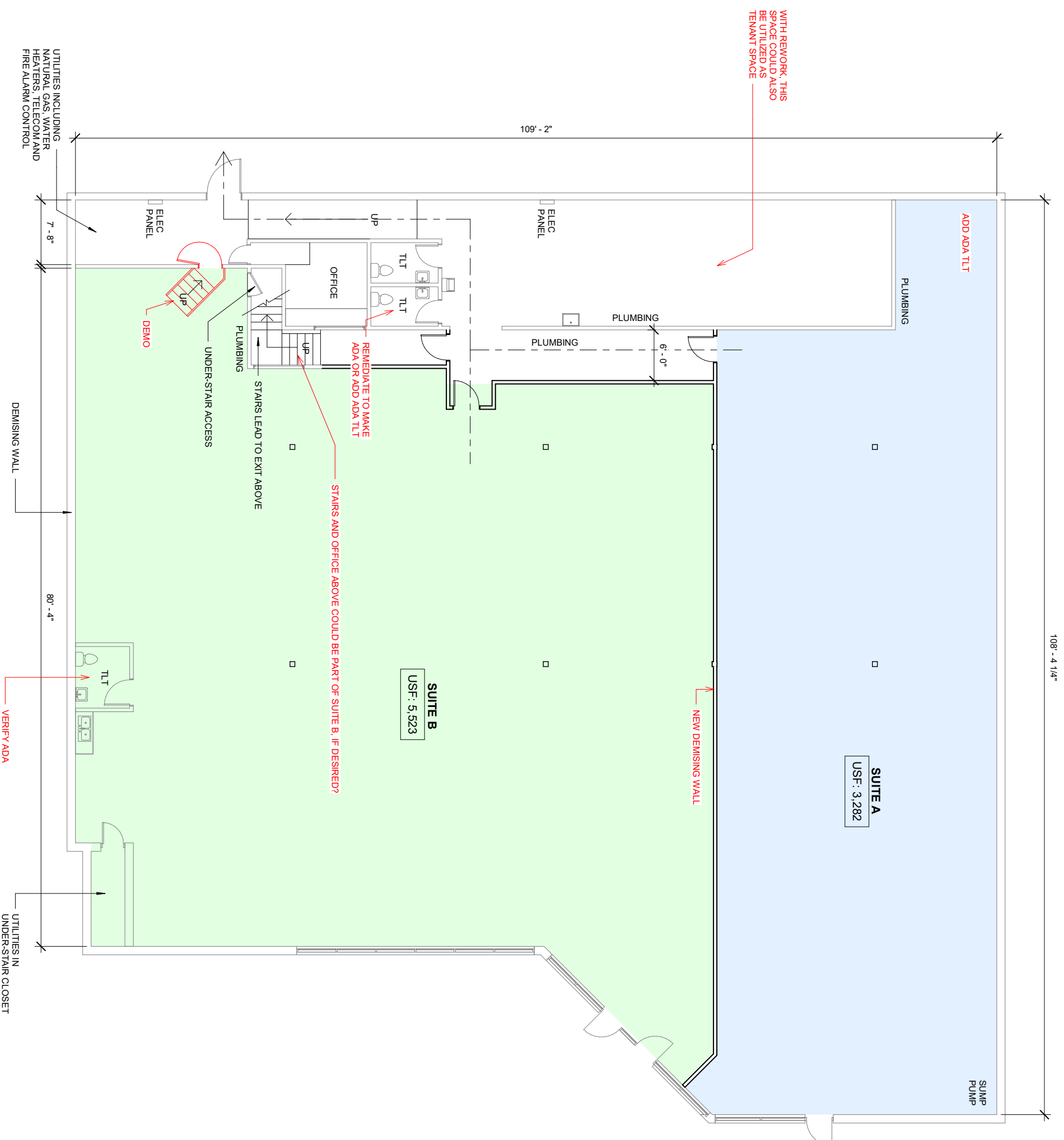
SITE PLAN



CURRENT VACANCY FLOOR PLAN:



OPTIONS TO DEMISE VACANCY:



RENT ROLL

SUITE NO.	TENANT NAME	AREA SF	LEASE START	LEASE END	RENT ANNUAL	RENT MONTHLY	RENT SF	RENT ESCALATIONS	NNN ANNUAL	NNN SF	NNN COMMENTS	OPTIONS
779	VACANT	10,878	-	-	\$108,780	\$9,065	\$10.00	- - -	\$84,058	\$7.73	Assume NNN No Admin	-
781	WOODLAND PARK OFFICE SHARE	1,540	12/1/2021	8/30/2025	\$23,100	\$1,925	\$15.00	- - -	\$11,900	\$7.73	NNN No Admin	None
783	GIVE ME SERVICE	625	4/1/2021	10/31/2029	\$10,000	\$833	\$16.00	11/1/2025 - \$16.00 11/1/2026 - \$16.50 11/1/2027 - \$17.00 11/1/2028 - \$17.50	\$5,969	\$9.55	NNN 15% Admin on CAM Only 100% Share of Billback Utilities	None
785-787	CHARIS FAMILY CHURCH	1,957	1/1/2019	MTM	\$30,726	\$2,561	\$15.70	- - -	\$15,122	\$7.73	NNN No Admin	None
	<i>Leased</i>	<i>4,122</i>	<i>27.48%</i>		<i>\$63,826</i>	<i>\$5,319</i>	<i>\$15.48</i>		<i>\$32,991</i>	<i>\$8.00</i>		
	<i>Vacant</i>	<i>10,878</i>	<i>72.52%</i>		<i>\$108,780</i>	<i>\$9,065</i>	<i>\$10.00</i>		<i>\$84,058</i>	<i>\$7.73</i>		
	<i>Total</i>	<i>15,000</i>	<i>100%</i>		<i>\$172,606</i>	<i>\$14,384</i>	<i>\$11.51</i>		<i>\$117,049</i>	<i>\$7.80</i>		



INCOME & EXPENSE

	CURRENT ANNUALIZED	PRO FORMA
<i>Scheduled Lease Income</i>	\$172,606	\$172,606
<i>Escalations (1)</i>	\$52	\$52
<i>Vacancy</i>	(\$108,780)	(\$3,194)
NET LEASED INCOME	\$63,878	\$169,464
<i>NNN Reimbursements</i>	\$100,766	\$109,223
<i>NNN Vacancy</i>	(\$72,322)	(\$1,258)
TOTAL NNN REIMBURSEMENTS	\$28,444	\$107,964
TOTAL INCOME	\$92,322	\$277,429
EXPENSES (2)		
<i>Association Fees</i>	\$36,000	\$36,000
<i>Management Fee (3)</i>	\$3,693	\$11,097
<i>Building Expenses</i>	\$8,900	\$8,900
<i>Parking Lot Repairs</i>	\$1,000	\$1,000
<i>Electric & Gas</i>	\$4,600	\$4,600
<i>Tenant Bill Back Utilities</i>	\$700	\$700
<i>Trash Removal</i>	\$948	\$948
<i>Insurance</i>	\$7,044	\$7,044
<i>Taxes (4)</i>	\$38,543	\$38,543
<i>Vacant Utilities</i>	\$6,289	\$0
TOTAL EXPENSES	\$107,717	\$108,832
NET OPERATING INCOME	(\$15,395)	\$168,597

- (1) Escalations during Analysis Period 1/1/2026 - 12/31/2026
- (2) Expenses are per 2025 Budget
- (3) Management Fee is underwritten as 4% of Total Income
- (4) Taxes are 2025 payable in 2026 per Teller County Assessor







City Above the Clouds

1891

Woodland Park, Colorado—known as “The City Above the Clouds”—is a scenic mountain town nestled in Teller County at an elevation of over 8,400 feet, **just 20 minutes west of Colorado Springs and 30 minutes southwest of Monument.**

With a population of around 7,900 residents, the community is characterized by its high quality of life, strong educational attainment, and outdoor-focused lifestyle. The **median household income is approximately \$96,900**, with an **average household income surpassing \$112,000** and a per capita income between \$48,000 and \$55,000. Home values average around \$490,000 to \$536,000, and most residents enjoy a peaceful commute and close proximity to the employment and cultural hubs of the Colorado Springs metro.



COLORADO SPRINGS MSA - \$53.1B GDP & TOP 5 BEST-PERFORMING CITY RANKING

The Colorado Springs MSA recorded a \$53.1 billion GDP in 2023, growing 4.4% year-over-year and outpacing national averages. Ranked as the #5 Best-Performing Large City by the Milken Institute in 2025, the region benefits from a diverse economic base led by defense, aerospace, tech, and healthcare. With a population nearing 780,000, the area continues to attract corporate investment, in-migration, and wage growth—positioning it as one of the strongest mid-sized economies in the U.S.

MONUMENT, CO - AFFLUENT, HIGH GROWTH SUBURB

Monument is a fast-growing northern suburb of Colorado Springs with a population increase of nearly 20% since 2020. The average household income within 3 miles exceeds \$161,000, placing it among the top income brackets in the state. Located along the I-25 corridor, Monument serves as a key residential and commercial hub between Denver and Colorado Springs, drawing strong retail demand from both commuters and a highly educated local population. Limited commercial land supply and sustained residential development continue to drive value for service-based retail assets.

7,900+

Population in Woodland Park, CO
(2024 ESTIMATE)

\$112,000

Average Household Income

776,634

Population in Colorado Springs MSA
(CITYPOPULATION.DE)



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All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. 2021.

Marcus & Millichap



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: 770 Gold Hill Place, Woodland Park, CO or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

[X] Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers.

[] One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

[X] Customer. Broker is the [X] seller's agent [X] seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: [X] Show a property [X] Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

[] Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

[] Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

[Handwritten signature]

Broker



City Market

PHARMACY

BAKERY

GOLD HILL WINE & SPIRITS

GOLD HILL SHOPS

WOODLAND PARK, CO

WINE CELLAR & SPIRITS

FUSION JAPAN WHOLESALE PET MARKET

City Market