



T-GAP MARKETPLACE

2107 Templeton Gap Road
Colorado Springs, CO 80907

TRENT
Properties Group

Amanda Miller Luciano
amanda@TrentProperties.com
719-650-9913

PROPERTY SUMMARY

Offering Price	\$3,950,000.00
CAP Rate	6.74%
NOI	\$266,299
Building SqFt	14,730 SqFt
Year Built	1957
Lot Size (acres)	1.08
Parcel ID	6405215013
Zoning Type	PBC/SS/CR
County	El Paso
Frontage	345 FT
Coordinates	38.863174,-104.809877

INVESTMENT SUMMARY

Trent Properties Group is pleased to present the opportunity to acquire T-Gap Marketplace, a 14,730 square foot retail center located in the desirable Patty Jewett neighborhood, just northeast of Downtown Colorado Springs, CO.

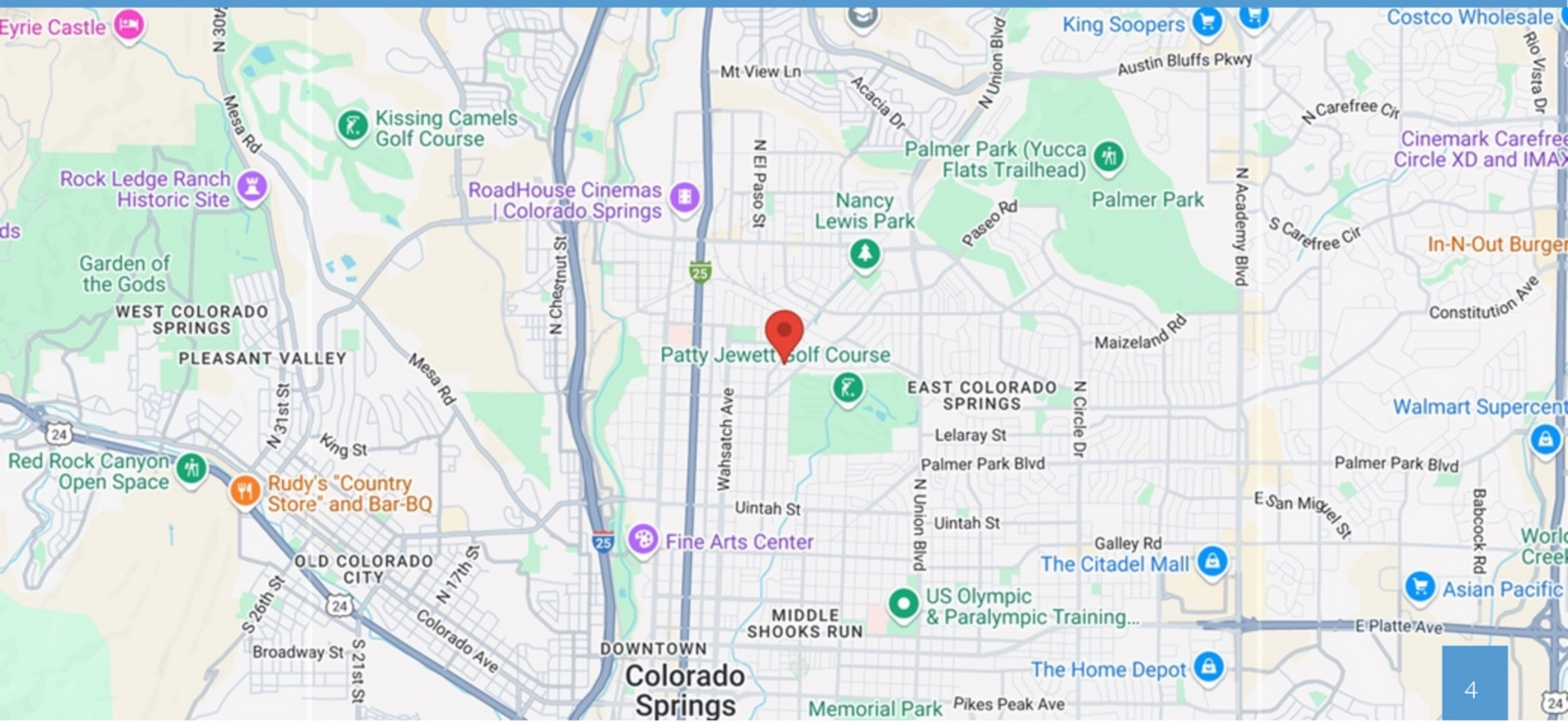
The Property is composed of a rich mix of strong local tenants, including Joey's Pizza, Whistle Pig Brewing, Sasquatch Cookies, and Hot Asana Yoga.

UNIT	TENANT NAME	SQFT
1020-100	Sasquatch Cookies	1,395
1020-110	Hot Asana Yoga	2,600
1020-120	Rohr Coffee	1,400
1020-160	Reed Chiropractic	962
1020-170	One Stop Barber Shop	993
2107-100	All Proper Tattooing	732
2117-110	Pride N Joy Pet Grooming	720
2117-120	Wildflower Studio	892
2117-130	Whistle Pig Brewing	2,509
2119	Salon 21	913
2123	Joey's Pizza (Lyric Mountain, LLC)	2,010



INVESTMENT HIGHLIGHTS

- The shopping center is 100% leased to popular local tenants who create a vibrant energy and sense of community that attracts consumers who patronize multiple businesses in the center. Most tenants have 3-5 years remaining on their leases, with many tenants having recently renewed.
- 2107 Templeton Gap, Colorado Springs, Co 80907 is being offered at \$3,950,000.00 with a projected 2025 net operating income of \$266,299, a 6.74% cap rate.
- Completely renovated between 2018 and 2020, the center has benefited from significant improvements as the tenant roster was completely rebuilt. Forecasted capital costs will be at a minimum.





LOCATION HIGHLIGHTS

- T-Gap Marketplace's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property
- Located in the desirable Patty Jewett neighborhood, surrounded by long-established walkable and bikeable residential development just north of Downtown Colorado Springs.
- With a strong interconnected tenant mix, the center is a draw for area residents that creates a vibrant energy encouraging long tenant tenure and strong leasing activity.
- The Patty Jewett neighborhood is one that supports locally-owned businesses and champions the entrepreneurs who are drawn to this center.
- Strong neighborhood demographics
- The center is a draw for the surrounding area with convenient access from I25 and Uintah, I25 and Fillmore, and from the arterial of Union Boulevard



EXCLUSIVELY PRESENTED BY:



AMANDA MILLER LUCIANO

Broker Associate

Mobile: 719-650-9913

amanda@TrentPropertiesGroup.com

License #: FA100049326

Trent Properties Group

2115 W Colorado Ave.
Colorado Springs, CO 80904

Office: 719-630-1600

<https://www.trentpropertiesgroup.com/>



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