

Offering Memorandum

APEX
Commercial



4120 - 4130 N Freeway Rd • Pueblo, CO 81008

Property Overview:

Type • Retail

Year of Construction • 1998

Building Square Feet • 10,532 SF

Property Size • 1.79 AC (77,972 SF)

Property Taxes (2022) • \$29,207.42

Zoning (City of Pueblo) • B-3

Eagleridge Center
List Price: \$3,100,000.00

For Additional Information:

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Apex Real Estate Advisors

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City of Pueblo, CO

The City of Pueblo has a long and colorful history dating back to 1842, when it was called Fort Pueblo. What brought the city from a small fort in southern Colorado to the backbone of Colorado were the ore mines. This area once housed 4 separate towns, which are Pueblo, South Pueblo, Central Pueblo, and Bessemer. These 4 towns together now make up the City of Pueblo.

Pueblo is a City of sustained growth. Per the census bureau, Pueblo's population grew by roughly 5% from 2010 to 2020. The COVID 19 Pandemic in 2020 has slowed that growth but the City has maintained it's poplution quite well over the past 3 years.

The City has shown to be very pro-business and has been focused on growing industry and adding features that tourists will find attractive such as The Arkansas Riverwalk - an exciting project bringing entertainment, food, and event space to the City.



Property Profile

4120 - 4130 N Freeway Rd • Pueblo, CO 81008

IMPROVEMENTS

PROPERTY TYPE

Retail

YEAR OF CONSTRUCTION

1998

BUILDING MATERIALS

TBD

GROSS SQUARE FEET

10,532

PARKING

Approximately 103 surface spaces

CONDITION

Very Good

PROPERTY TAXES/YEAR

\$29,207.46 / 2022

COMMENTS/OTHER FEATURES

Well-positioned retail center in very good condition with ample parking and is shadow-anchored by major retailers such as; Walmart, Home Depot, Pueblo Mall, Sam's Club, etc.

SITE

CITY/STATE

Pueblo, CO

COUNTY

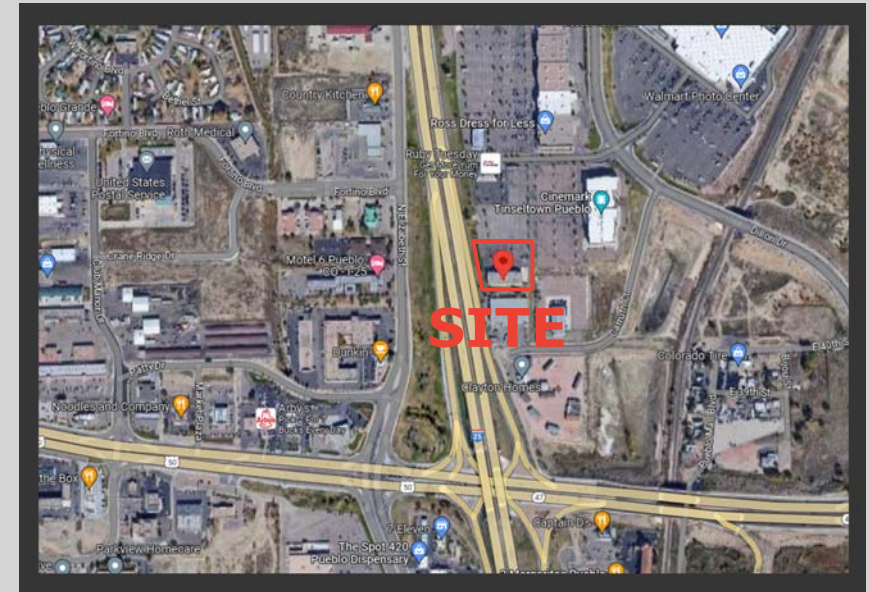
Pueblo

ZONING

B-3 (City of Pueblo)

LOT SIZE

1.79 AC (77,972 SF)



Tenant Overview



Bliss Nail Lounge

2 Locations.

Bliss Nail Lounge offers a wide range of services; nails, pedicures, eyebrows and eyelashes, and a full relaxing spa experience. Open 7 days per week. Corporate Signature and the Tenant invested \$300K in Tenant Finish.

Qwik Care MD - Urgent Care Center

4 Locations.

At QwikCare MD, the team of medical professionals is proud to offer patients a wide range of services. They offer services such as urgent care, physical exams, digital X-rays, in-house pharmacy, and treatments for illnesses, minor injuries, and more. Personally Guaranteed Lease.

Income / Expense

INCOME

Tenant	SQFT	Base Rent/SF	Lease Term	GROSS Rent/YR	
Bliss Nail Lounge	4,227	\$ 18.00	2/1/21 - 1/31/24	\$ 102,486.00	
QwikCare MD	3,498	\$ 21.28	4/1/21 - 3/30/25	\$ 103,236.00	
Proposed	2,941	\$ 15.00	TBD	\$ 64,731.41	
	<u>10,666</u>			<u>\$ 270,453.41</u>	Annual Gross Income*
				<u>\$ 63,892.23</u>	2023 Expense Budget
				\$ 206,561.18	NET Operating Income (NOI)

EXPENSE

2023 Budget (based upon 2022 actuals)

Property Taxes	\$ 29,207.46
Building Insurance	\$ 4,850.19
Gas	\$ 2,061.29
Electric	\$ 3,179.30
Water	\$ 4,362.18
HOA	\$ 4,932.91
Maintenance	\$ 55.00
Snow Removal	\$ 6,500.83
Property Management	\$ 6,161.91
Landscaping/Litter Pick	\$ 2,535.16
Bank/Admin Fees	\$ 46.00
TOTAL	\$ 63,892.23
CAM/SF	\$ 6.07

* Includes \$8,200 annual CAM reimbursement for 2020 parking lot resurfacing. Paid through 2025

Comments:

Bliss Nail Salon - One 5 year option to renew
 Qwikcare MD - Two 5 year options to renew
 Proposed - New Lease at Market Rate



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