

# FOR SALE

## OFFICE BUILDING

1445 N Union Blvd, Colorado Springs, CO 80909

OWNER / USER OR INVESTMENT - 6.73% CAP

**\$1,200,000**

Asking Price

This property is located on N Union Blvd and Palmer Park Blvd.

- ZONING: OR (Office / Residential), appropriate for a variety of uses.
- 7,113 SF Building.
- 20,470 SF (0.47 Acre) Lot.
- 3.9 Parking spaces per 1,000 SF.
- Central location with easy access to downtown (7 minutes).
- \$1,200,000 Asking Price (\$168.71 PSF).

Excellent Owner / User or Investment Building. 6.73% CAP Rate (2023)

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**

(719) 235-7499

Cowboycommercial@gmail.com

# FOR SALE

## OFFICE BUILDING

1445 N Union Blvd, Colorado Springs, CO 80909



- Average daily traffic on Union south of Palmer Park is 23,281 vehicles and on Palmer Park east of Union is 11,130 vehicles per day.
- Surrounding area includes local favorites BJ's Velvet Freeze, Leon Gessi Pizza, and Patty Jewett Golf Course.
- Open reception area, kitchen/break room and conference room.
- Newly renovated space is well appointed for all types of users.



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**

**(719) 235-7499**

**Cowboycommercial@gmail.com**

# FOR SALE

## OFFICE BUILDING

1445 N Union Blvd, Colorado Springs, CO 80909



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**

**(719) 235-7499**

**Cowboycommercial@gmail.com**

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

# FOR SALE

## OFFICE BUILDING

1445 N Union Blvd, Colorado Springs, CO 80909

### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1445 N Union Blvd, Colorado Springs, CO 80909

Catylist Research

**CITY, STATE**  
**Colorado Springs, CO**

---

**POPULATION**  
**140,050**

---

**AVG. HHSIZE**  
**2.25**

---

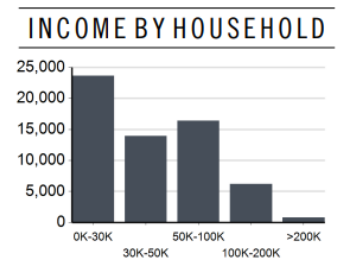
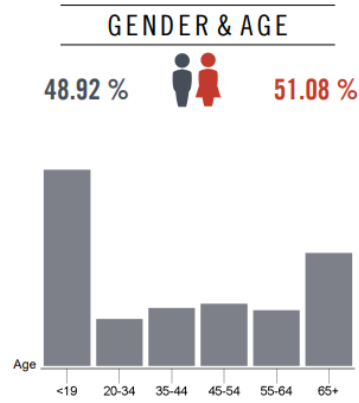
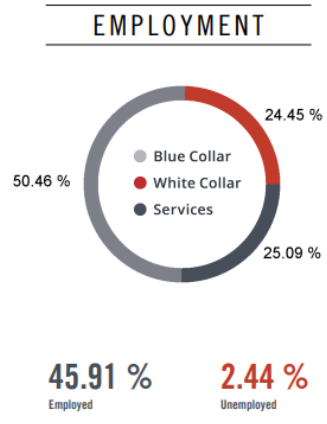
**MEDIAN HH INCOME**  
**\$43,370**

---

**HOME OWNERSHIP**

Renters: **30,312**

Owners: **30,541**



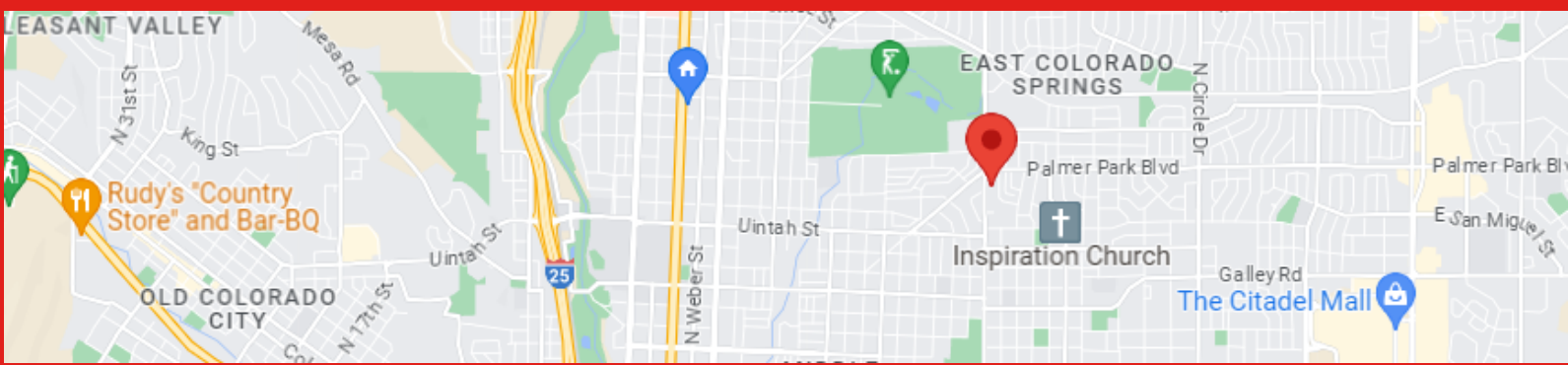
**RACE & ETHNICITY**

White:	78.00 %
Asian:	0.45 %
Native American:	0.14 %
Pacific Islanders:	0.00 %
African-American:	2.45 %
Hispanic:	11.46 %
Two or More Races:	7.50 %

**HH SPENDING**

Housing	\$15,813
Grocery	\$5,646
Travel	\$5,873
Entertainment	\$2,522
Electricity	\$1,572
Apparel	\$1,138
Furniture	\$178
Gas	\$349

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**RE/MAX**  
**COMMERCIAL**  
**PROPERTIES, INC.**

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**  
**(719) 235-7499**  
Cowboycommercial@gmail.com

THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.