

For Sale | 7-Eleven  
SEC Old Ranch Rd & Blue  
Horizon View  
Colorado Springs, CO 80908

# 7-Eleven

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## Teaser Offering Memorandum

presented by  
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[www.highlandcommercial.com](http://www.highlandcommercial.com)



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## The Property

NAI Highland, LLC is pleased to present this brand new NNN 7-Eleven investment opportunity located in the rapidly expanding area of North Powers Blvd. North East Colorado Springs is experiencing one of the largest residential housing development booms the city has ever seen, with an estimated 10,000 homes planned within a mile radius of this retail development. This project shall be one of the few neighborhood gas and convenience centers serving one of the highest income areas in Colorado Springs, it shall be accompanied by a 16,800 square foot fully leased retail center that is set to break ground late Q2 of 2021.

The 7-Eleven is scheduled to open in March of 2021

<b>BUILDING SIZE</b>	<b>3,010 RSF</b>
<b>SITE SIZE</b>	<b>40,000 SF</b>
<b>BUILT</b>	<b>2021</b>
<b>PRICE</b>	<b>\$3,517,553.00</b>
<b>NOI</b>	<b>\$149,496.00</b>
<b>CAP</b>	<b>4.25%</b>

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R 02/22/2021





**SCHEELS**

Interquest Pkwy

**IN-N-OUT**  
BURGER

Voyager Pkwy

Pikes Peak  
Community  
College



Pine Creek  
High School

Old Ranch Rd

N Powers Blvd





