

RETAIL INVESTMENT

Ridgeview Marketplace
Stetson Hills Blvd and Powers Blvd
Colorado Springs, CO 80922



ANCHORED BY KING SOOPERS



INVESTMENT SUMMARY

OFFERING PRICE	\$4,490,375
PRICE PER SF	\$371.10
BUILDING SQUARE FEET	12,100 SF
OCCUPANCY	100%
IN-PLACE CAP RATE	6.50%
CURRENT NET INCOME	\$291,874

YOC	2003
NO. OF TENANTS	3
ZONING	PBC AO



2016 Estimated Demographics

	1 mile	3 mile	5 mile
Population	20,762	118,524	224,068
Average Household Income	\$85,035	\$87,536	\$83,217
Households	6,988	42,587	84,672

Traffic Counts

Powers Boulevard at Stetson Hills Boulevard	44,283 (2010)
Stetson Hills Boulevard and Tutt Boulevard	12,842 (2014)



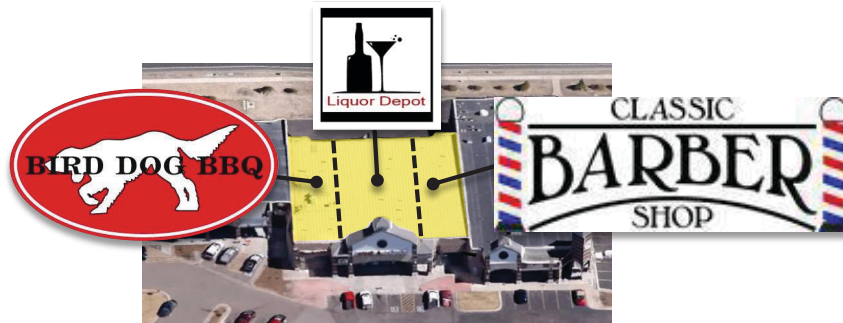
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www.COREcommbc.com

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ADDITIONAL CENTER TENANTS (NOT INCLUDED)

KING SOOPERS	STARBUCKS
ARBY'S	ORANGE THEORY FITNESS
ACE HARDWARE	BASKIN ROBBINS
T-MOBILE	WENDY'S
FITNESS 19	UPS STORE
ELEMENTS MASSAGE	FIRESTONE
WINGSTOP	PHENIX SALON SUITES
SUPERCUTS	SUBWAY
CARL'S JR	WAG N' WASH
MATTRESS FIRM	COMFORT DENTAL



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