

OFFERING MEMORANDUM

3820 Hancock Expressway

Colorado Springs, CO 80911



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THE INVESTMENT GROUP

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Section One

EXECUTIVE SUMMARY

Offering Summary

Investment Highlights

EXECUTIVE SUMMARY *OFFERING SUMMARY*

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing of 3820 Hancock Expressway in Colorado Springs, CO. The offering consists of 49,800 square feet of industrial building situated on 13.31 acres of land, zoned I-3. The building is constructed of Twin-T concrete and is approximately 70 percent warehouse and 30 percent office, with 14' clear heights. The zoning and excess land make the property a good candidate for either Industrial Outdoor Storage or industrial development. The property is conveniently located off of Powers Boulevard (a major North-South thoroughfare) and Milton Proby Parkway (the main entry road into the Colorado Springs Airport). The building has two docks and four drive-in doors, and is fully sprinklered.



Total Price

\$8,600,000

3820 Hancock Expressway | Colorado Springs, CO 80911

Combined Square Feet	49,800 SF
Total Acres	13.31 AC
Buildings	3
Year Built	1974
Zoning	I-3

INVESTMENT HIGHLIGHTS

- Constructed Twin- T Concrete
- 70 Percent Warehouse / 30 Percent Office
- Zoned for either Industrial Outdoor Storage or Industrial Development



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Section Two

PROPERTY INFORMATION

Local Map

Regional Map

PROPERTY INFORMATION LOCAL MAP



3820 Hancock Expy

Clearview Drive

Hancock Expressway

Yucatan Drive

Clearview Loop S

COLORADO SPRINGS





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Section Three

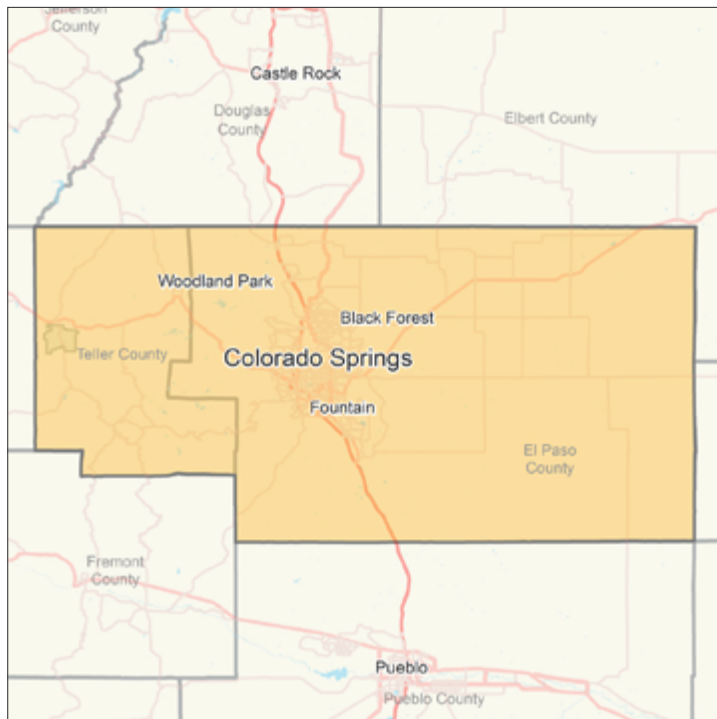
MARKET OVERVIEW

Colorado Springs Overview

Colorado Springs Demographics

COLORADO SPRINGS

Colorado Springs boasts a magnificent natural landscape, including the 14,100-foot Pikes Peak that draws residents and visitors to the area. The metro encompasses El Paso and Teller counties, and local geology limits development in certain locations. The market contains a population of approximately 766,000 people. Colorado Springs is the most populous city with around 500,500 residents, followed by Security-Widefield and Fountain. The population in the metro is expected to grow by 54,600 residents through 2027.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



LOWER COST-OF-LIVING

Colorado Springs offers cost advantages over nearby Denver and Boulder, as the metro's median home price is significantly below those areas.



STRONG HIGH-TECH INDUSTRY

High-tech manufacturing provides a solid base for the area's economy. Companies include Hewlett-Packard, Oracle and Microchip.



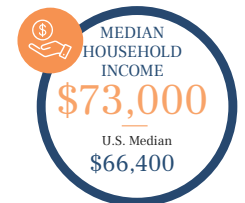
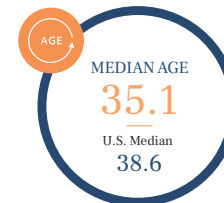
NATIONAL STRATEGIC AND MILITARY PRESENCE

The U.S. military plays a vital role in the local economy. Fort Carson, Peterson Air Force Base, NORAD, NORTHCOM and the U.S. Air Force Academy are all located here.

ECONOMY

- Colorado Springs uses the economic stimulus provided by the military to build other economic engines. Business sectors that are growing through incentives include aerospace, defense and homeland security, renewable energy, software, and information technology.
- Sports health and wellness is another segment the city would like to expand. Colorado Springs is home of the U.S. Olympic Training Center and headquarters of the U.S. Olympic Committee.
- Technology is another major economic component as high-tech firms employ thousands of residents. The region has recently recorded a wave of established firms and startups opening offices in the metro, including several international firms.

DEMOGRAPHICS



Radius	3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	70,142		184,488		468,797	
2023 Estimate	68,567		180,051		458,623	
2010 Census	60,510		156,927		406,765	
Growth 2023 - 2028	2.30%		2.46%		2.22%	
Growth 2010 - 2023	13.32%		14.74%		12.75%	
2023 Population by Hispanic Origin						
2023 Population	22,778		54,718		105,734	
2023 Population						
White	48,664	70.97%	133,261	74.01%	366,060	79.82%
Black	10,486	15.29%	23,934	13.29%	41,790	9.11%
Am. Indian & Alaskan	1,446	2.11%	3,598	2.00%	8,054	1.76%
Asian	2,443	3.56%	5,917	3.29%	13,555	2.96%
Hawaiian & Pacific Island	598	0.87%	1,468	0.82%	2,489	0.54%
Other	4,929	7.19%	11,873	6.59%	26,675	5.82%
U.S. Armed Forces	2,215		14,491		22,160	
Households						
2028 Projection	24,428		67,233		185,300	
2023 Estimate	23,810		65,440		181,035	
2010 Census	20,598		55,998		159,259	
Growth 2023 - 2028	2.60%		2.74%		2.36%	
Growth 2010 - 2023	15.59%		16.86%		13.67%	
Owner Occupied	15,574	65.41%	34,610	52.89%	106,242	58.69%
Renter Occupied	8,237	34.59%	30,830	47.11%	74,793	41.31%
2023 Households by HH Income						
Income: <\$25,000	3,602	15.13%	11,384	17.40%	29,334	16.20%
Income: \$25,000 - \$50,000	5,656	23.75%	16,618	25.39%	39,633	21.89%
Income: \$50,000 - \$75,000	5,128	21.54%	14,508	22.17%	39,100	21.60%
Income: \$75,000 - \$100,000	3,806	15.98%	9,599	14.67%	25,663	14.18%
Income: \$100,000 - \$125,000	2,953	12.40%	6,040	9.23%	18,698	10.33%
Income: \$125,000 - \$150,000	1,014	4.26%	2,375	3.63%	9,262	5.12%
Income: \$150,000 - \$200,000	1,170	4.91%	2,819	4.31%	10,631	5.87%
Income: \$200,000+	482	2.02%	2,097	3.20%	8,713	4.81%
2023 Avg Household Income	\$73,124		\$71,443		\$80,230	
2023 Med Household Income	\$62,597		\$58,317		\$63,838	



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