

SUBLEASE OPPORTUNITY

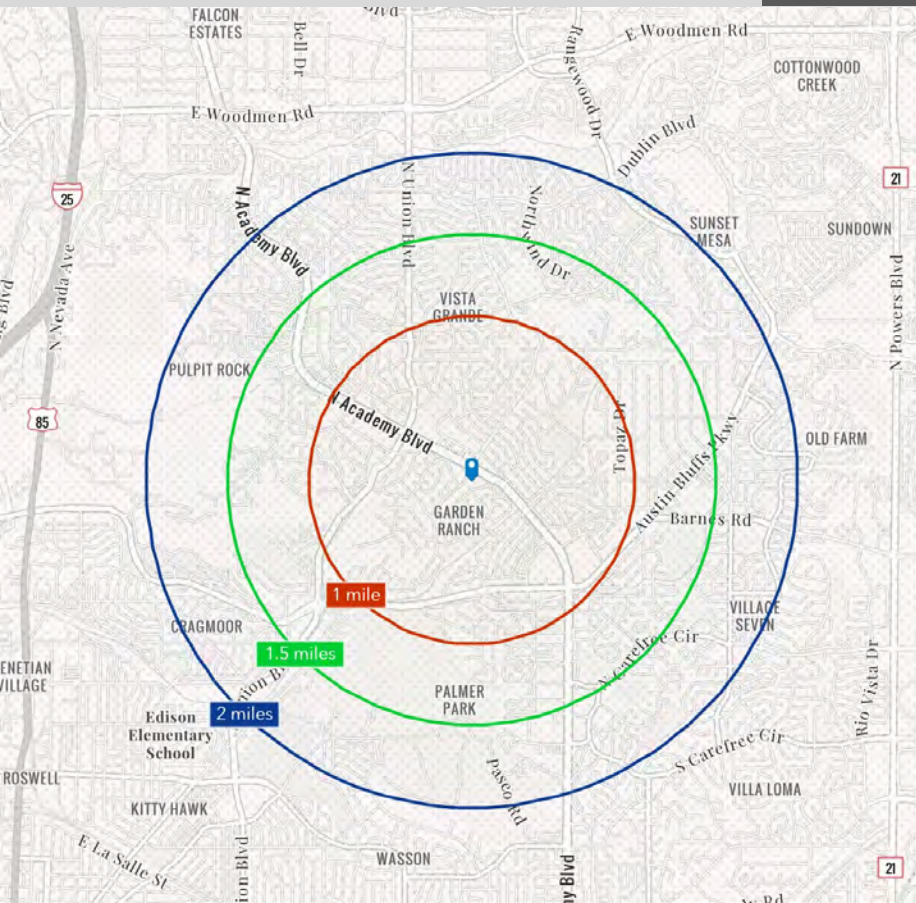
**RetailNet**  
REAL ESTATE

COLORADO SPRINGS, CO  
Former *Walgreens* #10057

±14,820 SF | March '33 | \$175K/yr.

4713 FLINTRIDGE DR





## Property Overview

- ✦ **Rent.** \$175,000/yr, Modified Gross *\*(inclusive of RET; R&M, insurance, utilities separate)*
- ✦ **Master Lease Expiration.** 3/31/33
- ✦ **Delivery.** 'As-Is', Vacant
- ✦ **Building.** ±14,820 SF + DT
- ✦ **Signage.** Shared pylon, monument w/ reader + building
- ✦ **Yr Built / Upgrades.** 2007; RTUs replaced in '21
- ✦ **Parcel ID.** 6322306054 – [Parcel Info](#)
- ✦ **Access.** 2 FI/FO on Flintridge & RI/RO on N Academy
- ✦ **Zoning.** MX-M, Colorado Springs – [Permitted Use Table](#)
- ✦ **Prohibited Uses.** Pharmacy, dispensary, restaurant, cocktail lounge, children's play facility, banquet facility, 2<sup>nd</sup> hand store, health club, mfg use, church, sports facility, auto service, pool hall, or educational facility.

## Location Overview

- ✦ **Prime Central Location.** SEQ of Flintridge & Academy, offering excellent visibility and access to one of Colorado Springs' major N/S corridors
- ✦ **Convenient Accessibility.** Minutes from I-25, providing seamless connectivity to downtown Colorado Springs, the U.S. Air Force Academy, and surrounding suburbs.
- ✦ **Nearby Employers & Institutions.** Close to University of Colorado Colorado Springs (UCCS), Memorial Hospital North, and several tech and defense employers.

'25 Estimates	1 Mile Radius	1.5 Mile Radius	2 Mile Radius
<b>Population</b>	<b>15,245</b>	<b>31,413</b>	<b>53,942</b>
<b>Households</b>	<b>6,402</b>	<b>13,417</b>	<b>22,503</b>
<b>Avg. HH Inc.</b>	<b>\$105,386</b>	<b>\$103,066</b>	<b>\$104,783</b>
<b>Flintridge Dr - Daily Traffic Estimate</b>			<b>8,263 VPD</b>
<b>N Academy Blvd - Daily Traffic Estimate</b>			<b>47,800 VPD</b>



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Drive-Thru



Flintridge Dr - 8,263 VPD

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ANB Bank



Drive-Thru

N Academy Blvd — 47,800 VPD

Flintridge Dr— 8,263 VPD

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# TERMS

SUGGESTED RENT \$175,000/yr  
*(inclusive of RET; R&M, insurance, utilities separate)*

TERM 3/31/33  
*(co-terminus with master lease)*

DELIVERY "As-Is", Vacant

OFFERS EVALUATED AS RECEIVED

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

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