

DOWNTOWN MULTIFAMILY PROPERTY FOR SALE

314 WEST BIJOU STREET
COLORADO SPRINGS, COLORADO



Exclusively Marketed By:



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BROKERAGE | CONSULTING

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OFFERING MEMORANDUM

PROPERTY OVERVIEW

Offering Summary



PROPERTY DESCRIPTION

Location Map

Floor Plans

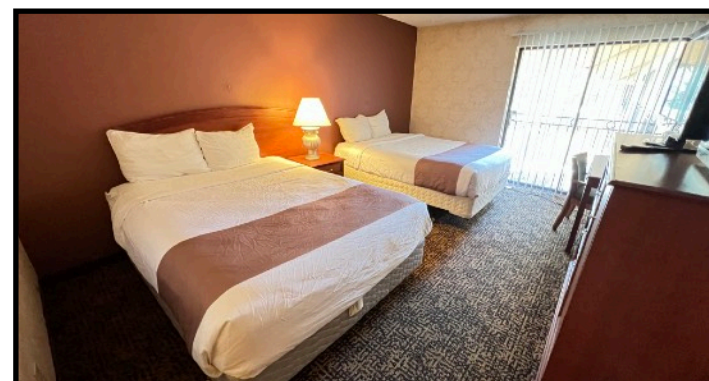
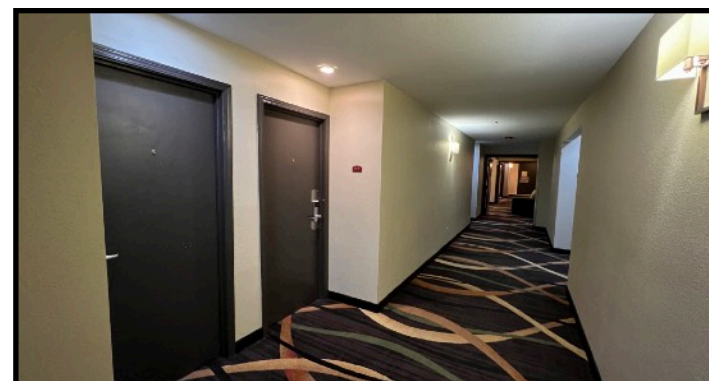


PROPERTY OVERVIEW

Quantum Residential Group, LLC, & JRO Land Company are pleased to present this fully-leased multifamily property located at 314 West Bijou Street, Colorado Springs, Colorado. The offering consists of a three-story hotel building located at the entrance to Downtown Colorado Springs & I-25. The property is 100% leased, NNN, by The Broadmoor Hotel, the world-famous 5-star, 5-diamond luxury resort, as housing for its international employees. The 148 hotel rooms were all given a facelift in February 2022, allowing the tenant to occupy and start the 5-year lease in March 2022. The property also includes a main building with two lobbies, offices, a conference center, indoor pool, & full commercial kitchen, with laundry facilities, and maintenance/storage facilities. There are a total of 207 existing parking spaces in a fenced perimeter.

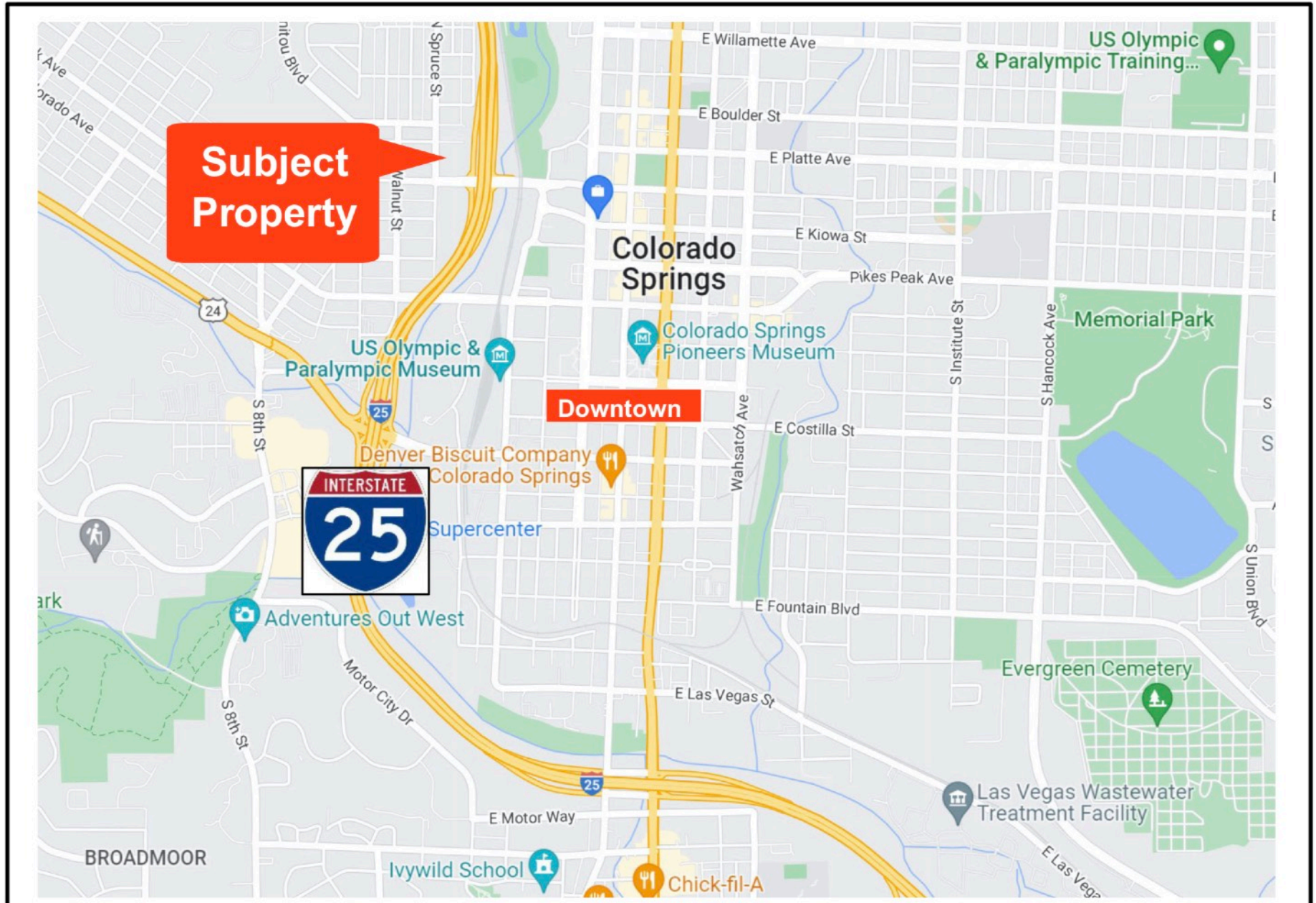
OFFERING SUMMARY

Address:	314 W Bijou St, Colorado Springs, CO
Purchase Price:	\$19,800,000 (reduced from \$21,500,000)
Price/SF:	\$174
Size of Building:	114,393 SF
Percent Leased:	100%
Tenants:	The Broadmoor Hotel
2023 NOI:	\$1,532,000
Cap Rate:	7.7%



PROPERTY DESCRIPTION

LOCATION MAP



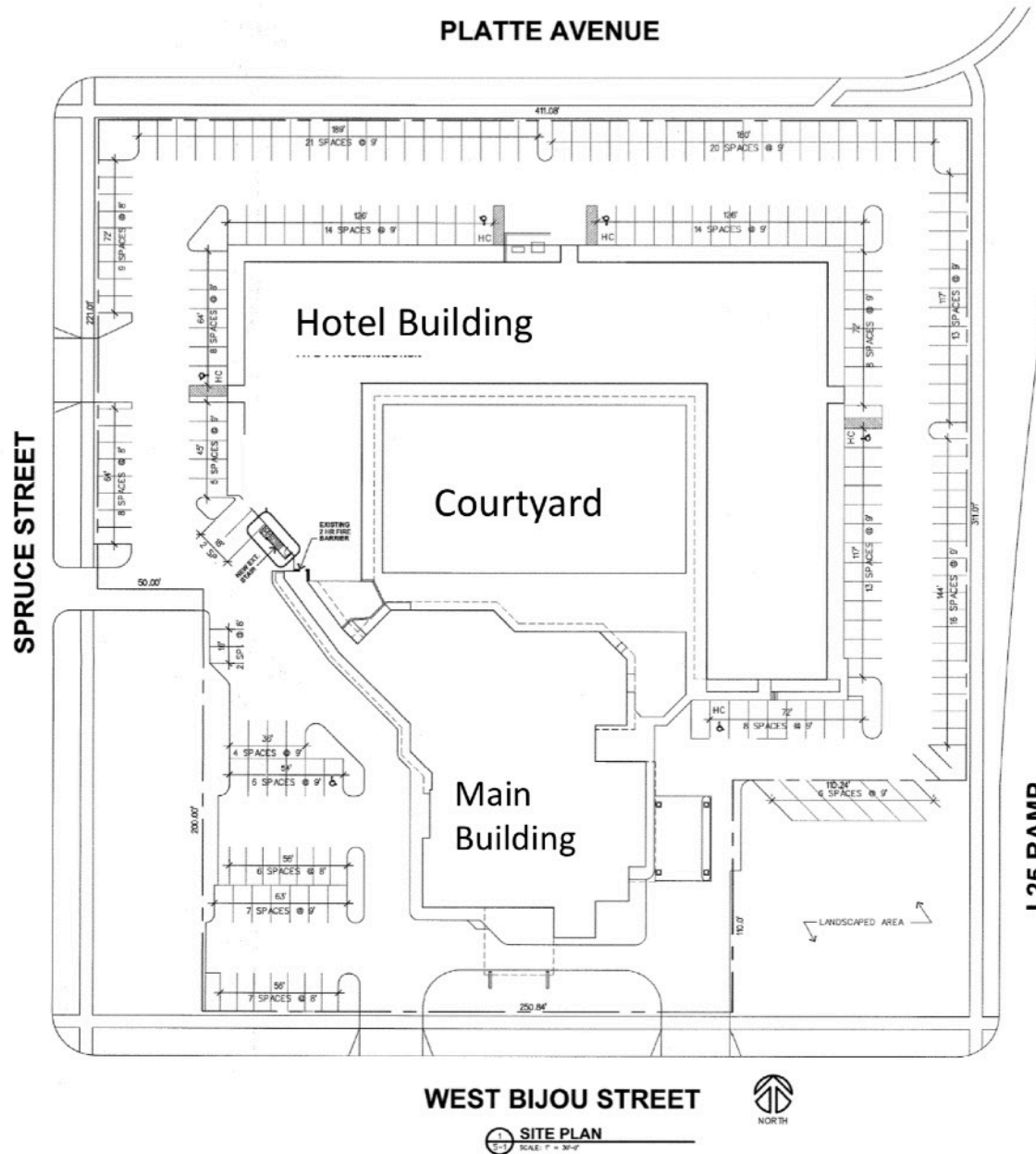
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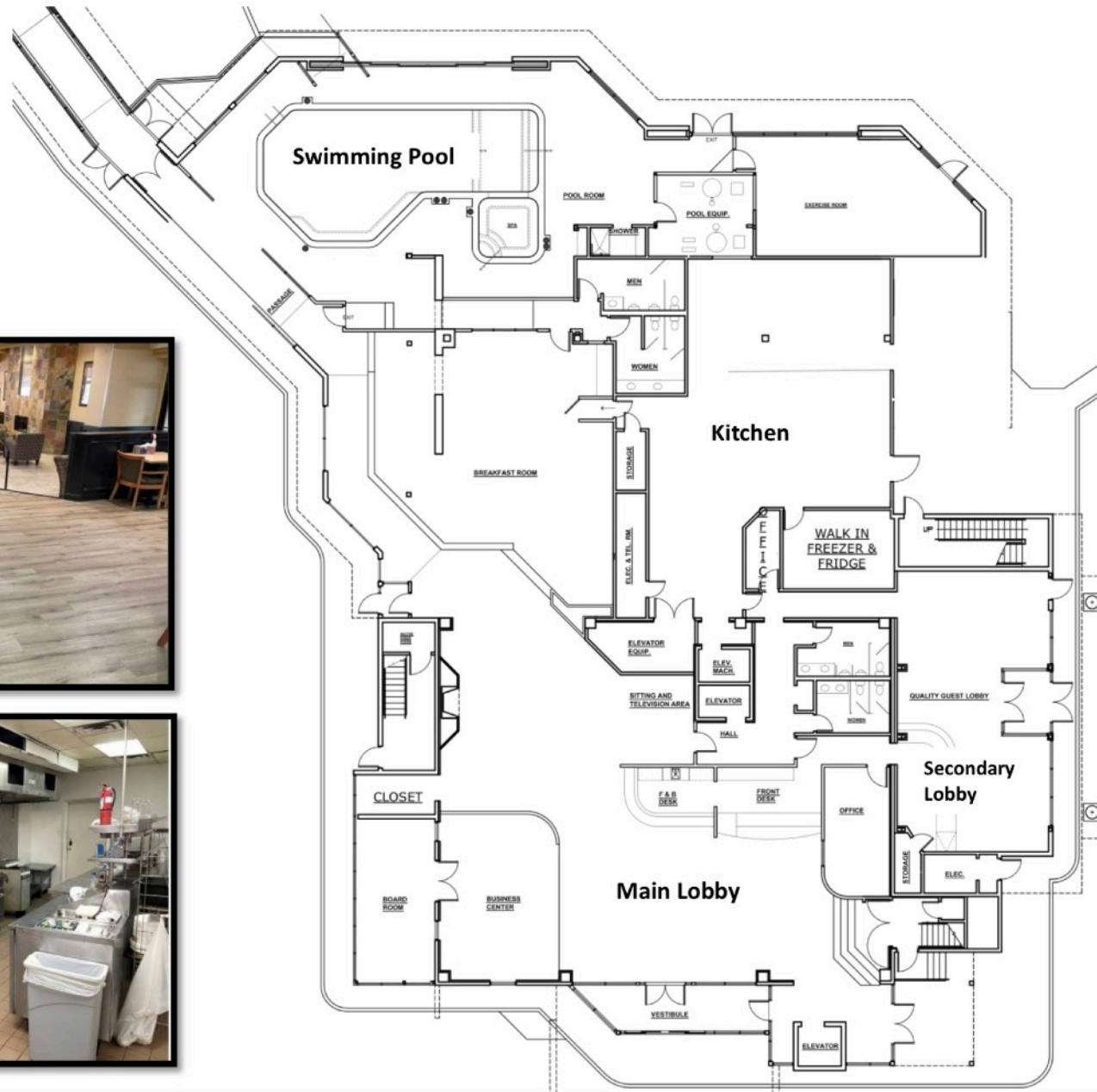
PROPERTY DESCRIPTION

SITE PLAN



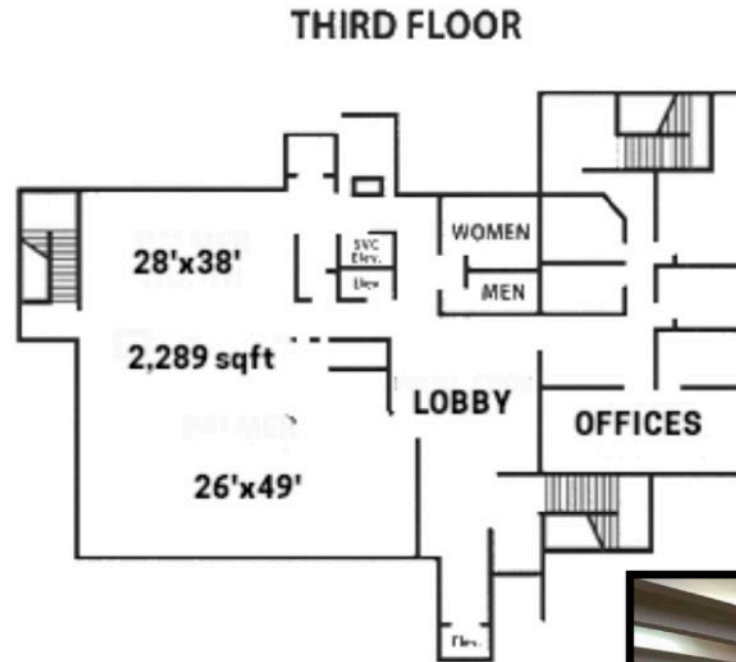
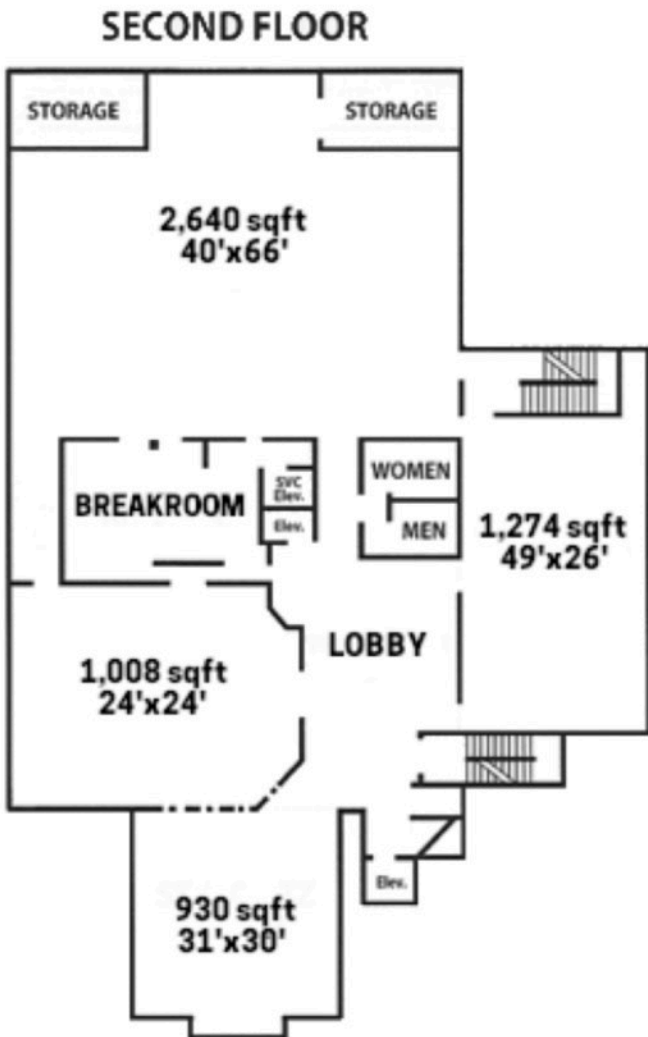
PROPERTY DESCRIPTION

MAIN BUILDING - First Floor



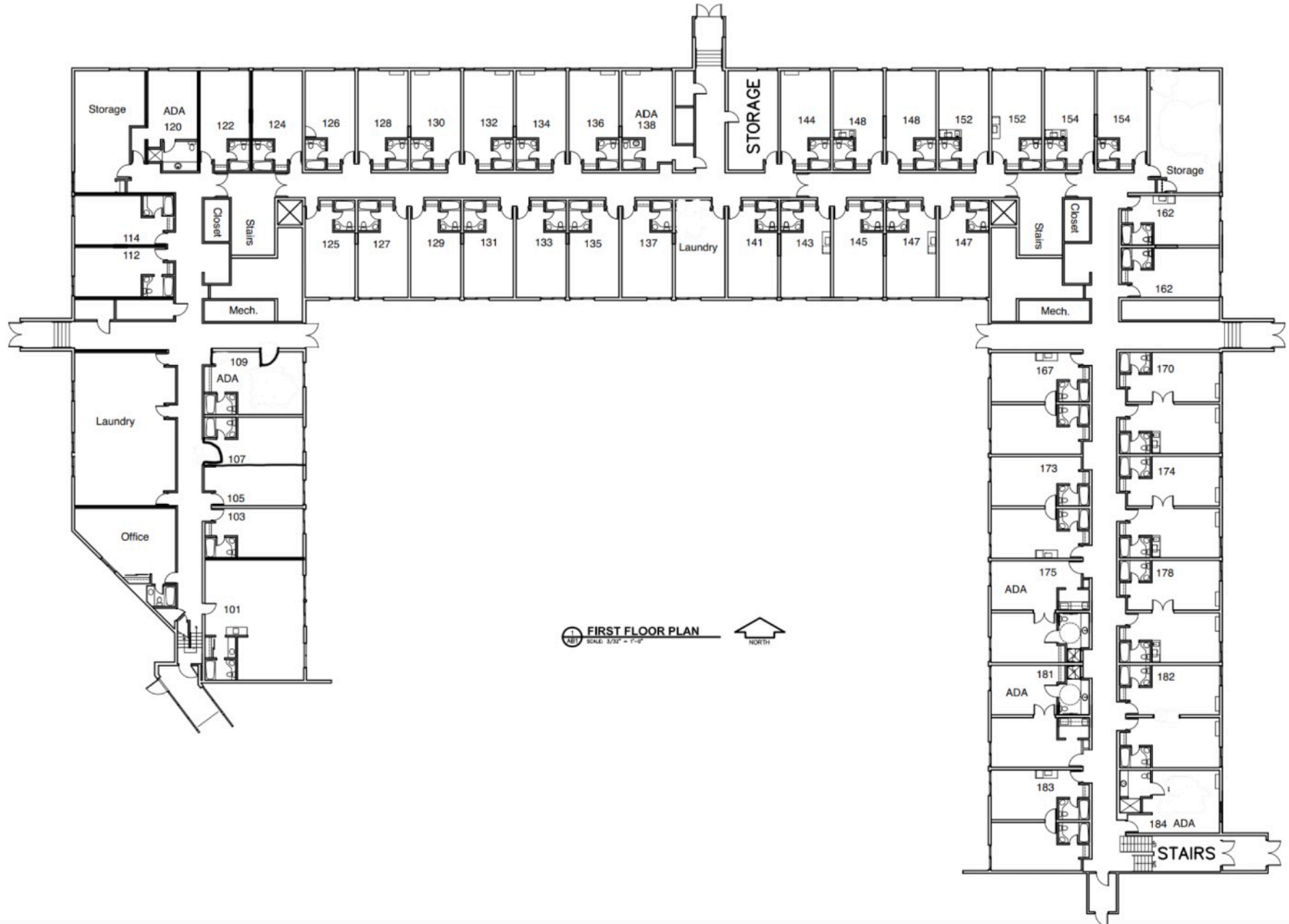
PROPERTY DESCRIPTION

MAIN BUILDING - Second & Third Floors



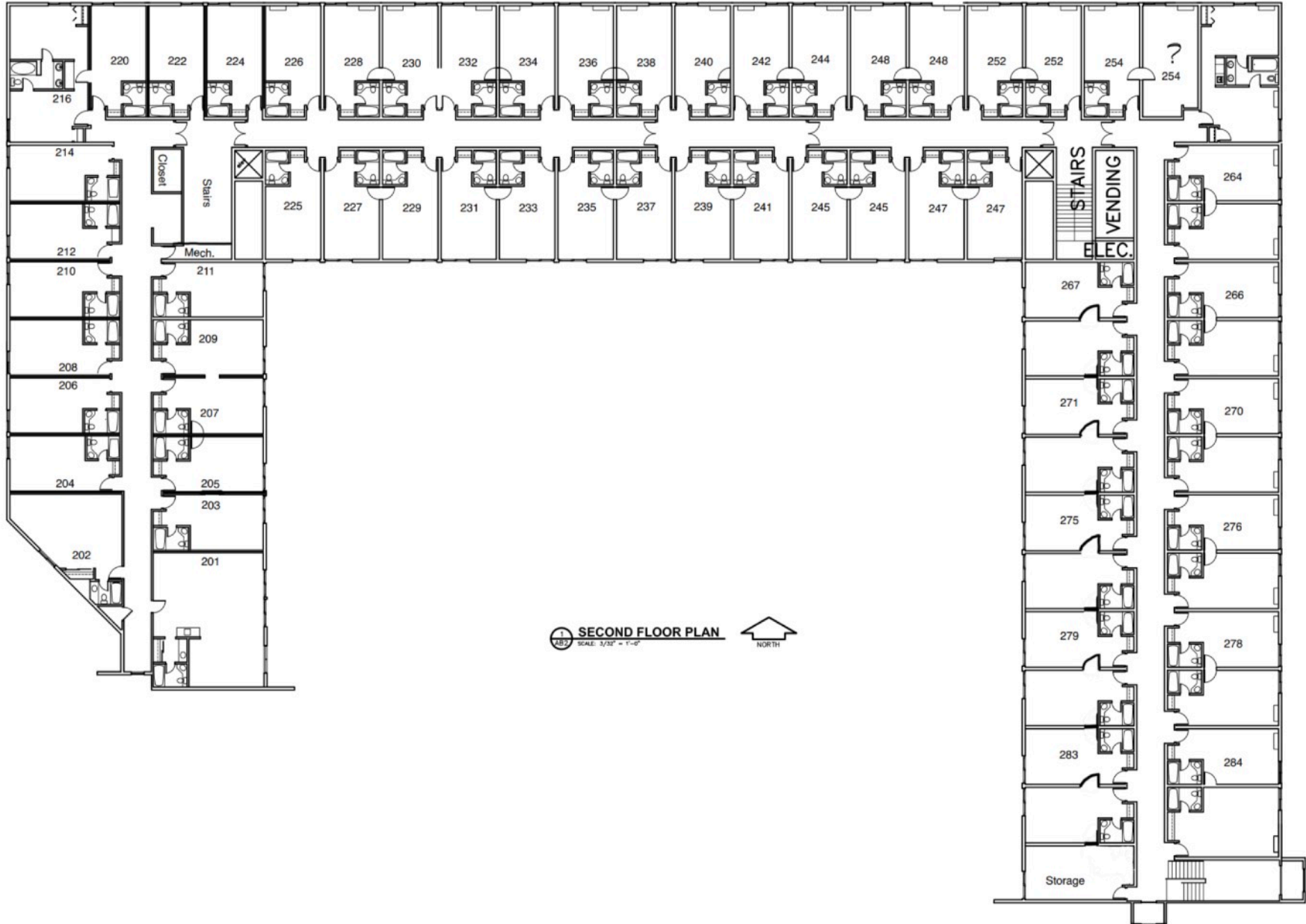
PROPERTY DESCRIPTION

HOTEL - First Floor



PROPERTY DESCRIPTION

HOTEL - Second Floor



PROPERTY DESCRIPTION

HOTEL - Third Floor

