Transwestern

AUTO-REPAIR FACILITY | NEW 5 YEAR LEASE | ANNUAL INCREASES



2446 E PLATTE AVE
COLORADO SPRINGS, CO 80909

PRICE	CAP RATE
$850,000	6.31%

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New five year lease term with annual rent increases and CPI based renewal

NNN lease with minimal landlord responsibilities

6 bays (3 drive-thru and 3 drive-in) with 2 pits

2,719 square foot building on 0.44 acre lot

Dense demographics with 284k+ residents within a 5 mile radius and growing

High traffic street with traffic counts of 35k+ vehicles per day

Average household income of $77k+

Infill location supporting local regional customer base

Dedicated turn lane and large pylon sign

ASKING PRICE	CAP RATE	PRICE PSF
$850,000	6.31%	$312

LEASE ABSTRACT

Guarantor	Personal Guarantee
Lease Type	Net Lease
Landlord Responsibilities	Roof, Structure, HVAC (only repairs over $1,000), Property Taxes, Insurance
Base Rent	$64,800
Property Taxes (Current)	$5,163
Insurance (Current)	$5,995
NOI	**$53,642**

OVERVIEW

Tenant	Enos Weaver EZ mobile Brake LLC dba EZ Brake & Service
Website	ezbrakesandservice.com
Address	2446 E Platte Ave, Colorado Springs, CO 80909
Year Built	1988
Gross Leaseable Area (SF)	2,719 SF
Lot Size (AC)	0.44 AC
Bays	(3 drive-thru / 3 drive-in) with 2 pits
Ownership	Fee Simple

RENT SCHEDULE

BASE RENT SCHEDULE			
Primary Lease Term	6/15/26 - 6/14/27	$5,400	$64,800
	6/15/27 - 6/14/28	$5,500	$66,000
	6/15/28 - 6/14/29	$5,600	$67,200
	6/15/29 - 6/14/30	$5,700	$68,400
	6/15/30 - 6/14/31	$5,800	$69,600
Option	6/15/31 - 6/14/36	CPI Increase (not to exceed 10%) and then 2% annual increase	

LEASE TERM	
Lease Commencement	6/15/2026
Lease Expiration	6/14/2031
Renewal Options	1 x 5 year
Rent Increases	$100 increase on monthly rent per year
Rent Increase In Option	CPI Increase at renewal (capped at 10%) and 2% annual increases

MARKET AREA MAP



Tenant Overview

EZ Brakes & Service is a well-established automotive repair and maintenance provider specializing in brake service, general auto repair, and preventative vehicle maintenance. The business serves a broad customer base of local residents and daily commuters, benefiting from consistent, recurring demand driven by essential vehicle ownership and routine service needs. As a necessity-based operator, EZ Brakes & Service demonstrates resilience across economic cycles and generates reliable customer traffic.

Operating within a highly fragmented industry, the company is well positioned as a trusted local operator, often outperforming national chains through personalized service and strong community presence. This positioning supports stable long-term occupancy and predictable operating performance. Founded and owned by Enos Weaver, the business has experienced steady growth, culminating in its expansion into the subject property.

Website: ezbrakesandservice.com

PROPERTY PHOTOS









Colorado Springs Overview

Colorado Springs, Colorado serves as a major economic, employment, and retail center for Southern Colorado and the broader Front Range region. The city benefits from a highly diversified economy anchored by military and defense operations, aerospace, healthcare, technology, tourism, and higher education, creating a stable employment base and consistent consumer demand. As one of Colorado's fastest-growing metropolitan areas, Colorado Springs attracts residents, employers, and visitors from across the region, supporting strong performance for necessity-based and service-oriented retailers.

Retail fundamentals in Colorado Springs are supported by sustained population growth, rising household incomes, and continued residential development, while new supply remains measured in many established corridors and suburban trade areas. National discount, grocery, and value-oriented retailers are well positioned due to the market's expanding residential base and ongoing demand for convenient daily-needs shopping. Combined with strong demographic trends, regional accessibility, and a resilient economic foundation, Colorado Springs offers investors an attractive market for long-term net-lease investment and stable income performance.

POPULATION

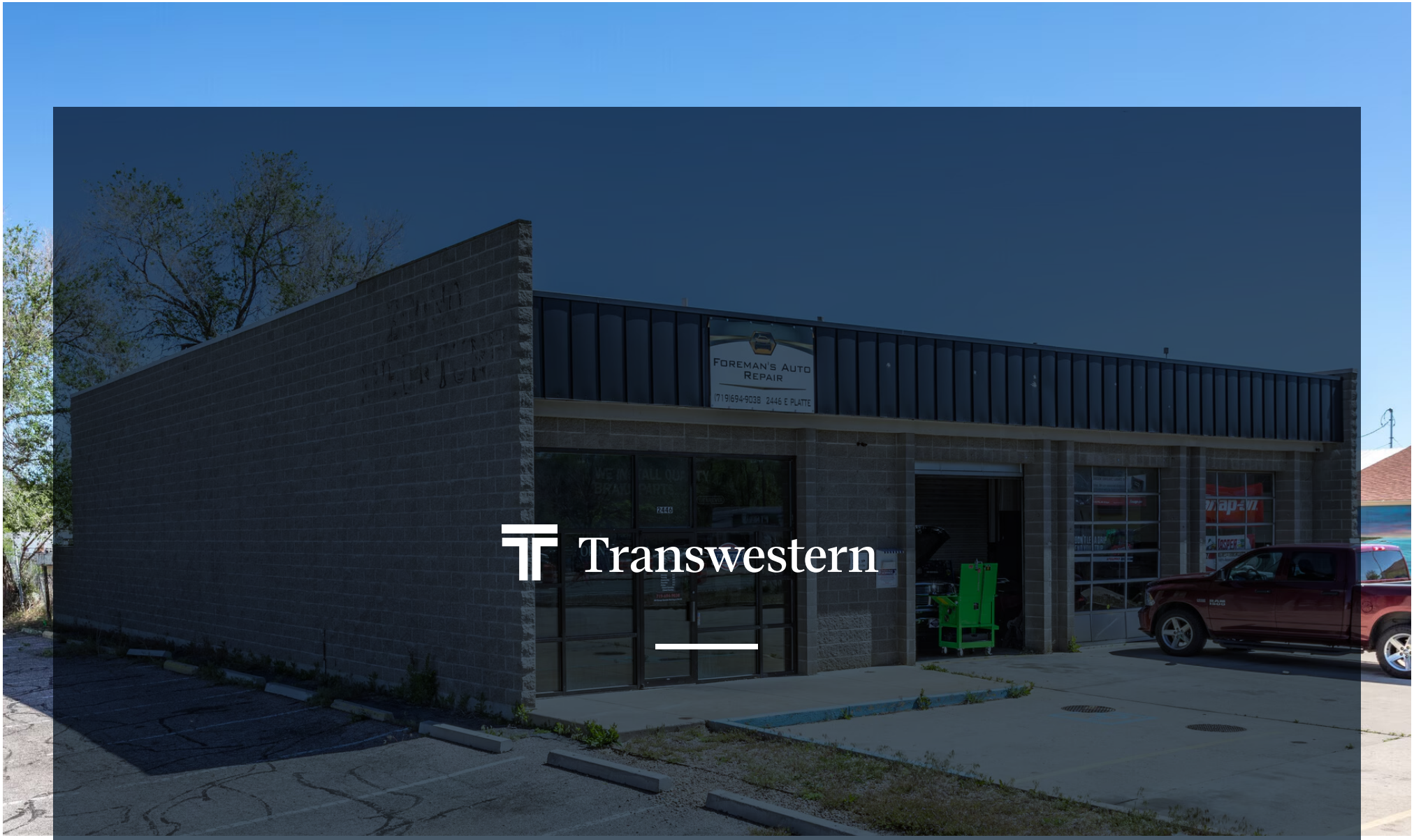
	1 miles	2 miles	5 miles
2025 Population	15,165	63,661	286,961
2030 Population Projection	15,405	64,736	292,258
Annual Growth 2025-2030	0.2%	0.3%	0.4%
Median Age	37.6	36.6	36.6

HOUSEHOLDS

	1 miles	2 miles	5 miles
2025 Households	6,795	27,857	119,817
Annual Growth 2025-2030	0.4%	0.4%	0.4%
Avg Household Size	2.1	2.2	2.3

ESTIMATED HOUSEHOLD INCOME

	1 miles	2 miles	5 miles
Avg Household Income	$71,422	$75,814	$88,449
Median Home Value	$344,386	$372,708	$394,716



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