



177 Craft Drive  
Alamosa, CO

**Excellent Commercial Investment**



## Property Description

This retail center offers a stable income stream with a diverse tenant mix, including Anytime Fitness, Harbor Freight Tools, Aaron's Appliances, and four additional established tenants with an average tenancy of over 9 years. The property maintains a strong occupancy rate with long-term leases and is in solid condition, presenting a reliable investment. Strategically located in a high-traffic area, this center ensures consistent foot traffic and visibility. Additionally, four undeveloped pad sites provide significant upside potential for development or sales revenue. Don't miss this turnkey investment with proven performance and substantial growth opportunities.

## Offering Summary

Address: 177 Craft Drive  
Alamosa, CO 81101  
County: Alamosa

Listing Price: \$4,850,000

*\*\* Information is reliable, but not guaranteed \*\**



# Financial Summary

	<u>2023</u>	<u>2024</u>
<b>Income</b>		
<b>Rent</b>	<b>\$401,967</b>	<b>\$405,540</b>
Maintenance	\$10,151	\$20,277
Insurance	\$10,630	\$12,756
Utilities	\$6,610	\$6,941
Taxes	\$37,013	\$37,013
<b>Expense (Totals)</b>	<b>\$64,404</b>	<b>\$76,987</b>
<b>NOI</b>	<b>\$337,563</b>	<b>\$328,554</b>
<i>Management Fee</i>	<i>\$17,516</i>	<i>\$20,139</i>

**PRICE \$4,850,000**

CAP 6.8% (6.35% w/ current management)

**CREN MLS # 824326**

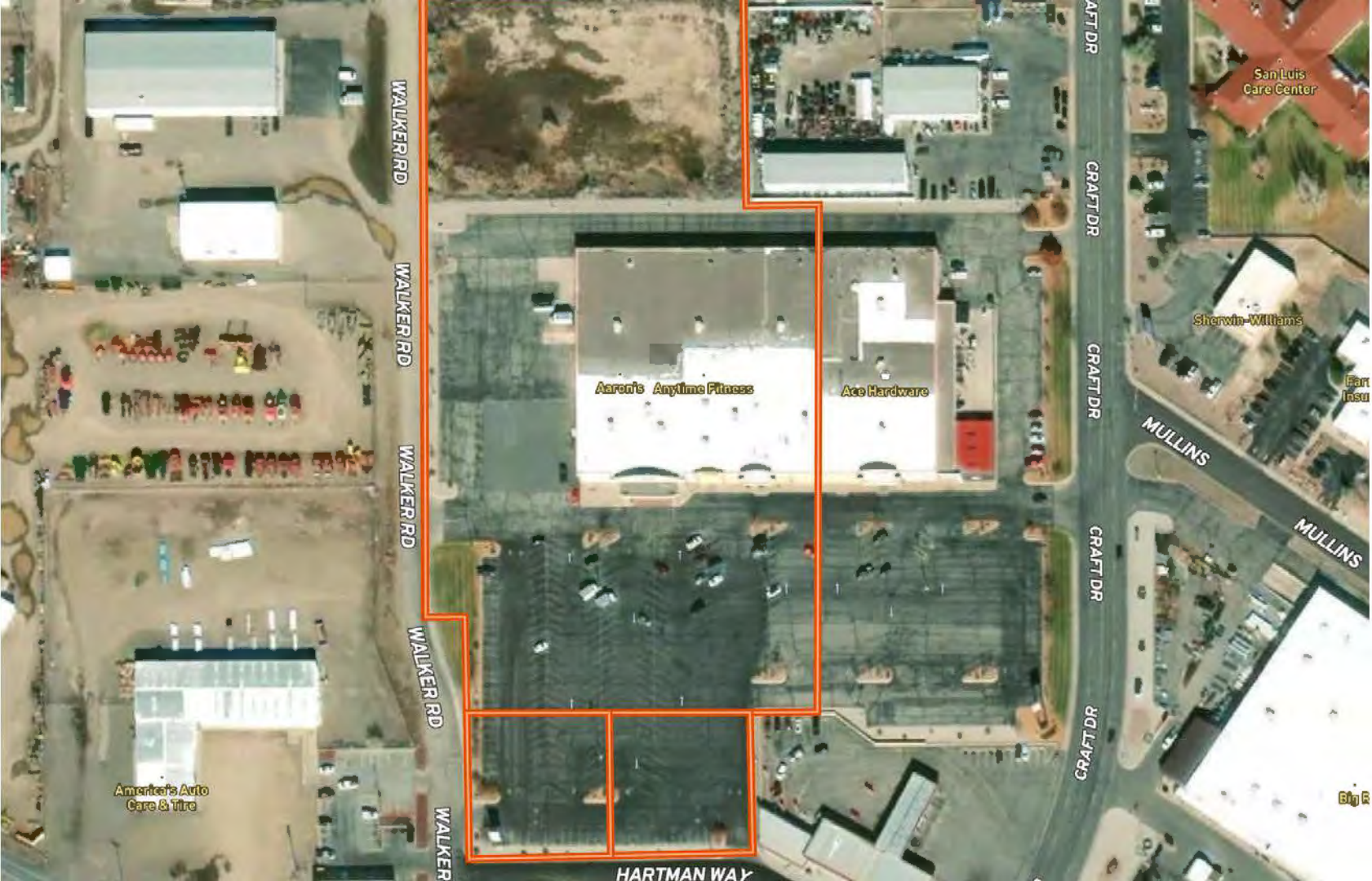
# Rent Roll

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	Tenant	Sq. Ft.	Rent	Leased To	Move-In	Term Left (months)
Suite 99	Mak Enterprise	1,500	\$1,000	01/31/2026	2024	8
Suite 100	LHC Group	3,010	\$3,409	09/30/2027	2012	28
Suite 101	Aaron's	8,541	\$8,719	06/30/2028	2011	37
Suite 102	Anytime Fitness	5,500	\$4,125	05/31/2022	2014	
Suite 103	Harbor Freight	13,750	\$8,333	05/31/2031	2020	72
Suite 104	Rotech	2,500	\$2,708	11/30/2025	2019	6
Warehouse	Del Mar Carpet	21,087	\$5,500	05/31/2027	2020	24
<b>Totals</b>			<b>\$33,794</b>		<b>Average Occupancy</b>	<b>length more than 9 years</b>



# AERIAL







## Preston R. Porter, ALC

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