



AVAILABLE SPACE FOR LEASE:

Unit 1902 46,087 SF • Contact Broker for More Information

LEASE RATES: Contact Broker for More Information

PROJECT SIZE: 635,000 SF (Approx.)

ZONING: C-5 (Intermediate Business)

PARKING SPACES: 698

YEAR BUILT: 2003

JOIN:

Home Depot, Red Robin, On the Border, ROSS, Bed Bath and Beyond, IHOP, Ulta Beauty, Noodles&Company, Panera Bread, PetSmart, Game Stop, MILAN Laser Hair Removal, Panda Express, Chipotle, Big R, Old Navy, Kid's Empire, Hobby Lobby and more!

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2022 Population	14,745	82,026	215,762
2022 Avg. HH Income	\$64,639	\$78,964	\$71,882
2022 Households	6,993	36,422	88,841

Traffic Counts

S. Nevada Ave @ E. Cheyenne Rd	20,727
HWY 115A @ Southgate Rd E	36,671

Source: CoStar Realty Information, Inc., 2022. All Rights Reserved.



**BROADMOOR
TOWNE CENTER**

TO I-25

TO I-25



Cheyenne Mountain Shopping Center
1.4 Miles Away

BROADMOOR TOWNE CENTER



Future Home of:

BANK OF AMERICA

TRAFFIC LIGHT
INSTALLED
APRIL 2019 AT
INTERSECTION
WITH FULL
MOVEMENT



NATURAL GROCERS

Tuesday Morning

Where Creativity Happens

WELLS FARGO

Your world. Delivered.

PARRY'S PIZZERIA & TAPHOUSE

CREEKWALK
COLORADO SPRINGS

SAFeway

METRO HIGHLIGHTS



LOWER COST OF LIVING

Colorado Springs offers cost advantages over nearby Denver and Boulder. The median home price in the metro is \$300,000 below the median price in Boulder.



STRONG HIGH-TECH INDUSTRY

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



NATIONAL STRATEGIC AND MILITARY PRESENCE

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

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 and energy efficiency, software, and information technology.
- Sports health and wellness is another segment the city would like to expand. Colorado Springs is the home of the U.S. Olympic Training Center and headquarters of the U.S. Olympic Committee.
- Technology is another major employment component as high-tech firms hire thousands of residents. Lockheed Martin maintains its Information Systems and Global Solutions division in Colorado Springs.

DEMOGRAPHICS

