

TRADE AREA



DUBLIN COMMONS

SEC DUBLIN BOULEVARD
AND POWERS BOULEVARD
Colorado Springs, CO 80922

CBRE



Traffic Counts

N Powers Blvd at Dublin Blvd	49,886 VPD
Tutt Blvd at Stetson Hills Blvd	54,135 VPD

CONTACT

Dan Rodriguez

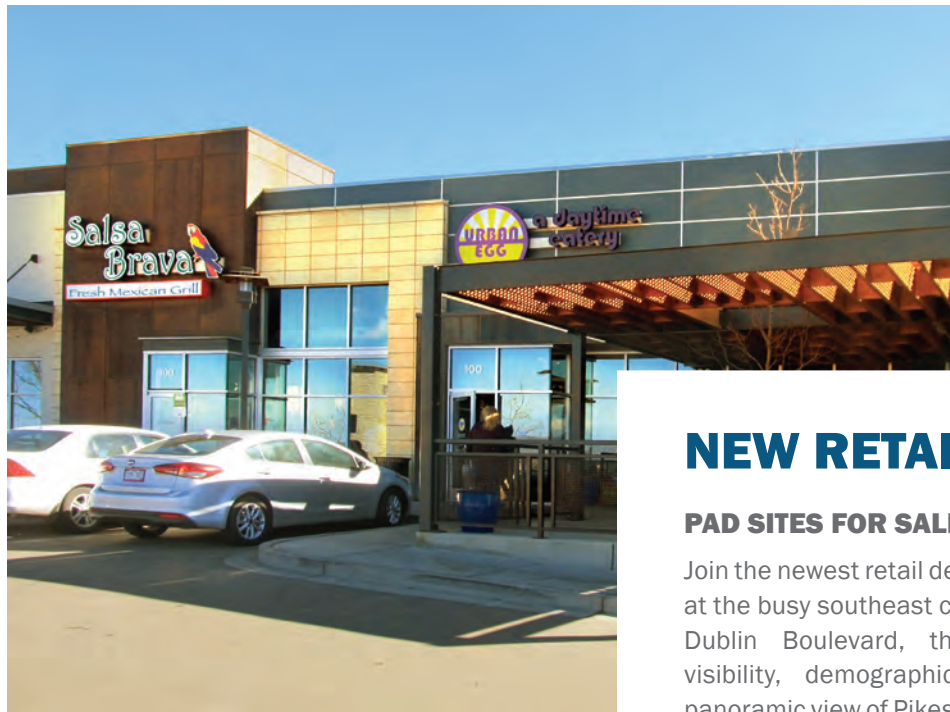
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PRELEASING MULTI-TENANT BUILDING & PAD SITES



NEW RETAIL DEVELOPMENT

PAD SITES FOR SALE, LEASE OR BUILD-TO-SUIT

Join the newest retail development on North Powers. Located at the busy southeast corner of North Powers Boulevard and Dublin Boulevard, this development offers incredible visibility, demographics, high traffic counts, and the panoramic view of Pikes Peak and the surrounding mountains is breathtaking!

- Fast-growing, high income area at southeast corner of North Powers Boulevard and Dublin Boulevard
- Only three pad sites left: 1.63, 2.95 and 0.69 acres available for sale, lease or build-to-suit
- Preleasing multi-tenant building available on Lot 9

Available Lots

	Size	Price
Lot 7	1.63 AC	\$15.00/PSF
Lot 9 Multi-Tenant Building	2.95 AC	\$25.00-\$30.00/PSF
Lot 10	0.69 AC	\$15.00/PSF



BRAND NEW

JUST OPENED
OR COMING
SOON!

- 1. Springs Ranch Memory Care**
3315 Emmett View Dr.
- 2. Province Springs**
Assisted Living Facility
2960 Tutt Blvd.
- 3. Fairfield Inn & Suites**
4107 Tutt Blvd.
- 4. Enchanted Springs Apartments**
4989 Tutt Blvd.
- 5. Staybridge Suites**
Powers Blvd. and Woodmen Rd.
- 6. Comfort Suites**
Powers Blvd. & Stetson Hills Blvd.
- 7. Main Stay Suites**
Powers Blvd & Stetson Hills Blvd.
- 8. Cortland Powers North Apartments**
4637 Asher Heights



MAJOR RETAIL CORRIDOR

Powers Boulevard is Colorado Springs' hottest retail corridor and where thousands of homes fill nearby neighborhoods. This popularity is based on location to downtown Colorado Springs and military installations. Additionally, this area's rapid residential growth has given way to commercial and retail growth as well.

The booming Powers corridor is home to First & Main Town Center, J.C. Penney, Target, Wal-Mart and other big-box stores, along with smaller retailers, restaurants, groceries, coffee shops and entertainment centers.

Due to the extensive growth of the area, they are seeing construction of many new hotels, multifamily apartment homes, and senior assisted living facilities, as well.

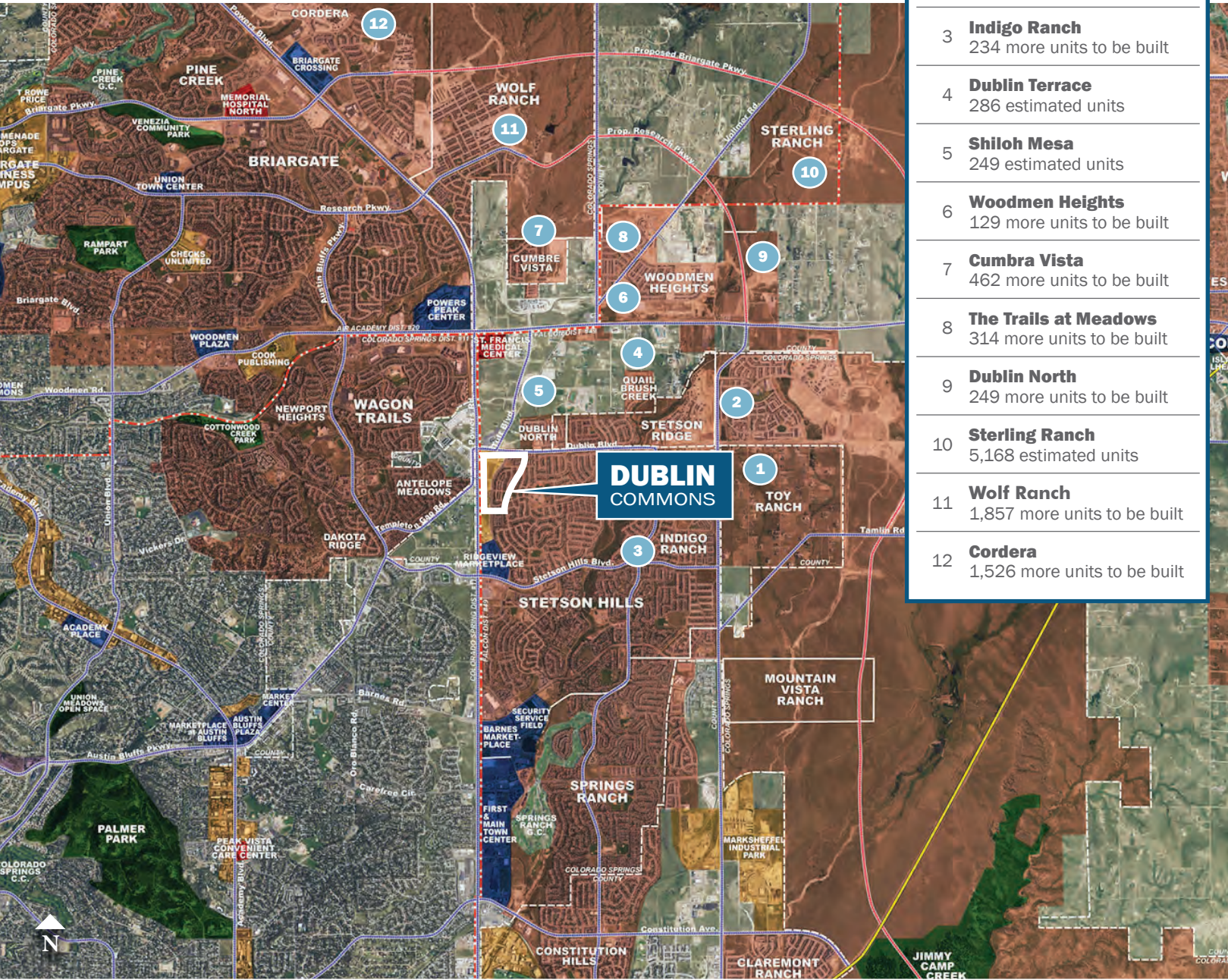


PAD SITES

FOR SALE,
LEASE OR
BUILD-TO-SUIT



ACTIVE REAL ESTATE MARKET



1	Mountain Valley Preserve 147 estimated units
2	Banning Lewis Ranch 7,125 more units to be built
3	Indigo Ranch 234 more units to be built
4	Dublin Terrace 286 estimated units
5	Shiloh Mesa 249 estimated units
6	Woodmen Heights 129 more units to be built
7	Cumbra Vista 462 more units to be built
8	The Trails at Meadows 314 more units to be built
9	Dublin North 249 more units to be built
10	Sterling Ranch 5,168 estimated units
11	Wolf Ranch 1,857 more units to be built
12	Cordera 1,526 more units to be built



Colorado Springs' housing market has ranked as one of the country's hottest because of strong demand and rising prices, according to national publications and real estate groups.

POWERS CORRIDOR

Colorado Springs is a beautiful place, has a good quality of life, and people love to live here! The popular Powers Corridor is one of the most active areas for real estate in Colorado Springs, with convenient shopping, restaurants, and entertainment within minutes. It's also located close to Peterson Air Force Base and the Colorado Springs Airport, making it popular with the military community. There are trails, parks, and neighborhood amenities all throughout the area. It's a fast-growing part of town with many unique family neighborhoods.

The Powers corridor is located on the eastern edge of Colorado Springs, bordered to the west by Powers Boulevard and to the east by Marksheffel Road, Woodmen Road to the north and the Colorado Springs Airport to the south.

2019 Estimated Demographics

	1 mile	3 miles	5 miles
Population	17,701	123,033	225,715
Average Household Income	\$90,624	\$99,789	\$96,136
Households	6,151	43,930	83,860
Average Home Value	\$354,886	\$352,831	\$357,195

* Esri Project ID:532768

