

FOR SALE

AUSTIN BLUFFS PAD SITE AT UCCS

0 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80907

RETAIL



2017 Estimated Demographics

	1 mile	3 mile	5 mile
Population	9,447	96,351	267,622
Average Household Income	\$68,751	\$71,574	\$76,223

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1.13 ACRES LAND



1.13 ACRES OF LAND

DIRECTLY ACROSS FROM UCCS

- + Sales Price \$15.00/SF
- + High visibility on East/West corridor
- + Zoned R1-6UV
- + Directly adjacent to city bus stop
- + Centrally located between I-25 and Powers Blvd.
- + More than 13,000 students, faculty and staff currently enrolled at UCCS



Traffic Counts

Austin Bluffs Parkway at Meadow Lane (2005)	40,100
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WHY COLORADO SPRINGS?

QUICK FACTS & FIGURES

- + 70 miles south of Denver
- + Cost of living is 6% less than the national average
- + Housing is 40.3% less than Denver
- + \$526 Million of recent and ongoing infrastructure projects happening in Colorado Springs
- + 3.5% GDP growth in 2016, influenced by the finance, insurance and real estate industries, followed by education, health and trade
- + Unemployment currently rests at 3.1% for Colorado Springs and 2.6% for the state – both well below the national unemployment rate of 5%
- + The region's retail sector continues to benefit from low interest rates and a strengthening residential market, which has supported an increase in consumer spending



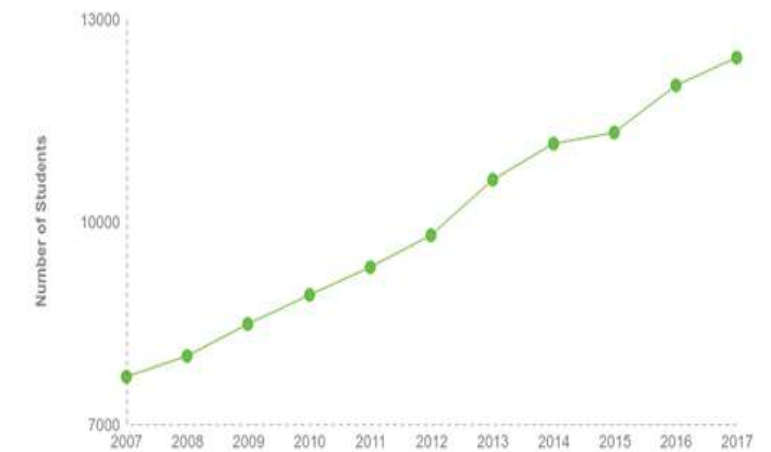
UNIVERSITY OF COLORADO COLORADO SPRINGS

"ONE OF THE FASTEST GROWING UNIVERSITIES IN COLORADO"

Source: www.uccs.edu

The site is located directly across Austin Bluffs Parkway from The University of Colorado at Colorado Springs (UCCS). The school has seen tremendous growth in recent years. In fact, UCCS enrollment has increased by more than 60% in the past decade. As of Fall 2017, there are over 12,000 students enrolled at UCCS, creating an outstanding opportunity for consistent exposure.

UCCS Historical Fall Enrollment Numbers

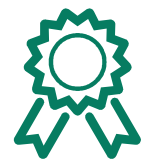


Source: www.uccs.edu

BY THE NUMBERS



POPULATION INCREASE (2010-2016) COMPARED TO 4.5% U.S. INCREASE



2ND

MOST DESIRABLE PLACE TO LIVE

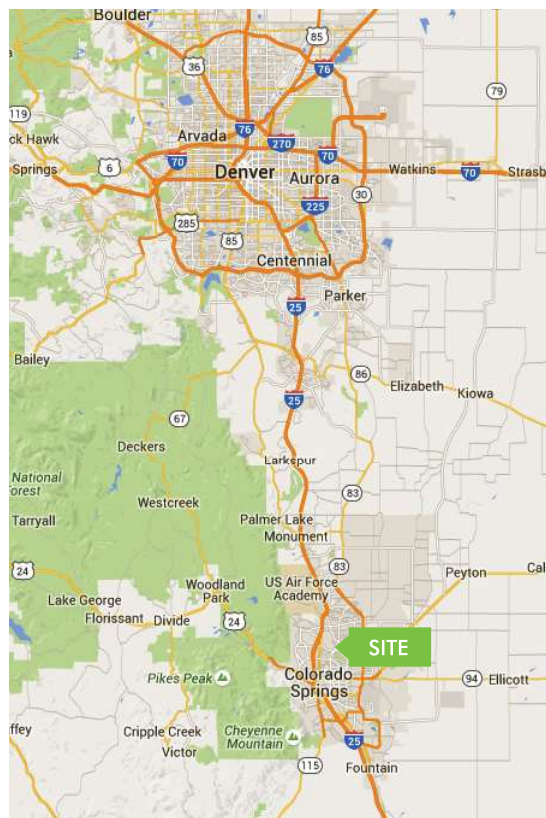


METRO COLORADO SPRINGS 2016 POPULATION



INFLUX OF TALENT 40,000 PEOPLE
NET MIGRATION TO THE COLORADO SPRINGS MARKET (2010-2016)

YOUNGER THAN AVERAGE 34.1 MEDIAN AGE
(U.S. MEDIAN 37.6 IN 2015)
49%
BETWEEN 20 AND 54 YEARS OLD



Source: U.S. Census Bureau, 2017;
Moody's Analytics, Q3, 2017;
US News & World Report, 2017;
CBRE Research, Colorado Springs Retail Marketview, H1 2017