



RARE OPPORTUNITIES

PRIME 4,886 SF END CAP



- ✓ PAD SITES / END-CAPS W PATIOS / IN-LINE SPACES
- ✓ 479,064 PEOPLE WITHIN A 25 MIN DRIVE
- ✓ 190,000 DAYTIME POPULATION IN A 10 MIN DRIVE
- ✓ 12,500 STUDENTS AT UCCS, DIRECTLY ACROSS NEVADA

Join Costco, Lowe's, Kohl's, Petco, Steinmart, Duluth Trading Co., Tokyo Joes, Chipotle, Famous Footwear, T-Mobile, Panera Bread, Noodles, Tan Your Hide, Verizon, Keva Juice, Smashburger, Veda Salon, Modern Dentistry, Blue Mountain Creamery, BJ's Restaurant & Brewhouse, Xfinity, Locals Barbershop, Financial Engines, Buff City Soap, Which Wich, Johannes Hunter Jeweler, Modern Acupuncture, Bonefish Grill, Il Vicino Wood Oven Pizza, Crumbl, Low T Center, Nothing Bundt Cakes, Starbucks, Hacienda Colorado, Pita Pit, Urban Egg, Cowboy Star, Massage Green & more!



4880 - 5342 North Nevada Avenue

COLORADO SPRINGS, CO 80918

PROPERTY PRESENTED BY

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ANCHOR BUILDINGS

Lowe's (4880 N Nevada)	169,112 SF	Christy Sports (5294 N Nevada)	8,400 SF
Kohl's (4910 N Nevada)	90,032 SF	Steinmart (5326 N Nevada)	32,000 SF
Costco (5050 N Nevada)	157,148 SF	Trader Joe's (5342 N Nevada)	12,420 SF
Duluth Trading Co.	12,410 SF		

PAD BUILDINGS

A - Starbucks (5070-A N Nevada)	2,437 SF	BUILDING E (5214 N NEVADA)	
A - Sawara Sushi (5070-B N Nevada)	1,170 SF	A - Il Vicino Restaurant	2,702 SF
B - Tokyo Joes (5086-A N Nevada)	2,400 SF	B - Venice Oil	1,104 SF
		C,D - Engel & Völkers	4,065 SF

B - Pita Pit (5086-B N Nevada)	1,103 SF	BUILDING F (5198 N NEVADA)	
B - Nothing Bundt Cakes (5086-C N Nevada)	1,802 SF	A,B - Springs Modern Dentistry	4,500 SF
C - BJ's Restaurant (5150 N Nevada)	7,700 SF	C - Cowboy Star	6,100 SF

D - Hacienda Colorado (5246 Nevada)	8,109 SF	BUILDING G (5182 N NEVADA)	
E - Always Elegant Interiors	2,410 SF	A - Veda Salon	5,167 SF
		C - F-45 Fitness	2,783 SF

BUILDING A (5102 N NEVADA)		D - Johannes Hunter Jewelers	2,758 SF
A - Chipotle	2,584 SF	BUILDING H (5134 N NEVADA)	
B - Buff City Soap	1,956 SF	A - Tan Your Hide	2,611 SF

C - MyWireless	1,919 SF	B - The Mutual Fund Store	909 SF
D - TRU Health Dr	1,921 SF	C - Aspen Kitchen & Bath	2,117 SF
E - Which Wich	1,724 SF	E - Low T Center	2,208 SF

F - Crumbl	1,437 SF	BUILDING I (5278 N NEVADA)	
G - Bonefish Grill	4,500 SF	A - AT&T	2,994 SF
		B - Navy Federal Credit Union	3,464 SF

BUILDING B (5166 N NEVADA)		C - Ambli Restaurant	5,063 SF
A - Noodles	2,535 SF	E - Fab'rik	1,769 SF
B - T-Mobile	1,534 SF	F - Vision Institute	2,500 SF

C - Modern Acupuncture	1,460 SF	G - Central Bank	2,449 SF
D - Rocket Fizz	1,881 SF	BUILDING J (5310 N NEVADA)	
E - Keva Juice	1,320 SF	AVAILABLE	10,037 SF

F - Blue Mountain Creamery	2,167 SF	BUILDING K (5020 N NEVADA)	
BUILDING C (5230 N NEVADA)		A - Petco	12,500 SF
A - Smashburger	1,800 SF	B - Wild Birds Unlimited	1,506 SF

BC - Local's Barber Shop	2,999 SF	(AVAILABLE for Sub-lease)	
D - Colorado Rockies	1,532 SF	C - Famous Footwear	6,028 SF
F - Panera Bread	5,582 SF	D - Xfinity (Comcast)	4,862 SF

BUILDING D (5262 N NEVADA)		E - AVAILABLE	4,886 SF
A - Colorado Running Co	2,867 SF		
B - LV Nails	1,270 SF		

C - Pure Barre	1,531 SF		
D - Massage Green	1,930 SF		
E - Urban Egg	3,167 SF		

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