



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



Neighborhood Retail Space Available at:

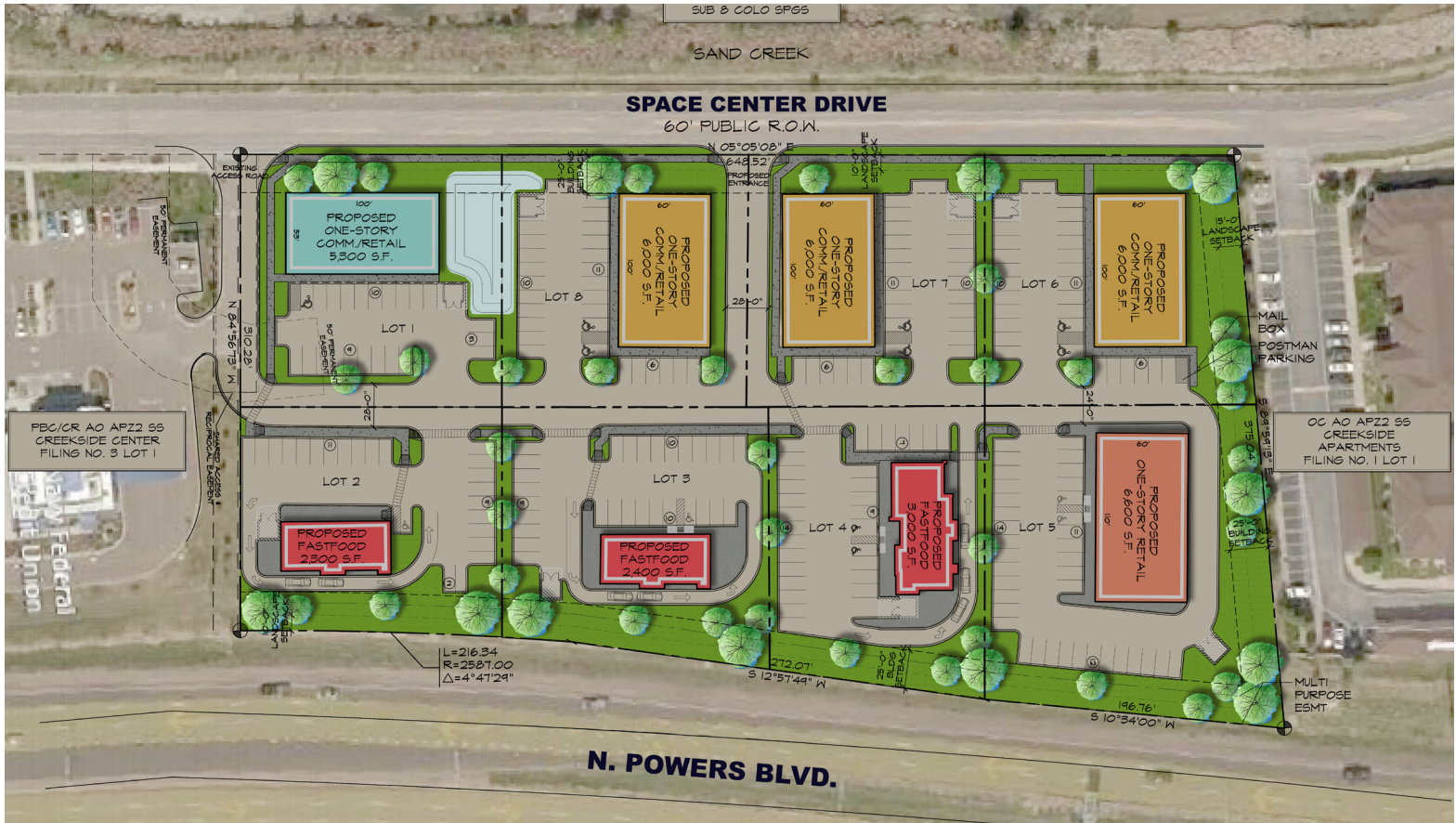
Creekside Plaza

Space Center Drive



Creekside Plaza

Space Center Drive



CONCEPT OPTION 1 - AVAILABLE PAD SITES

LOT 1 - PROPOSED OFFICE/RETAIL

LOT SIZE 28,104 SF
 PROPOSED BUILDING 5,300 SF

LOT 2- PROPOSED FASTFOOD

LOT SIZE 25,033 SF
 PROPOSED BUILDING 2,300 SF

LOT 3 - PROPOSED FASTFOOD

LOT SIZE 27,692 SF
 PROPOSED BUILDING 2,400 SF

LOT 4 - PROPOSED FASTFOOD

LOT SIZE 25,453 SF
 PROPOSED BUILDING 3,000 SF

LOT 5 - PROPOSED RETAIL

LOT SIZE 37,344 SF
 PROPOSED BUILDING 6,600 SF

LOT 6 - PROPOSED OFFICE/RETAIL

LOT SIZE 27,778 SF
 PROPOSED BUILDING 6,000 SF

LOT 7 - PROPOSED OFFICE/RETAIL

LOT SIZE 25,548 SF
 PROPOSED BUILDING 6,000 SF

LOT 8 - PROPOSED OFFICE/RETAIL

LOT SIZE 26,416 SF
 PROPOSED BUILDING 6,000 SF



CONCEPT OPTION 2 - AVAILABLE PAD SITES

LOT 1 - PROPOSED RESTAURANT

LOT SIZE 64,646 SF
 PROPOSED BUILDING 6,270 SF

LOT 2 - PROPOSED FASTFOOD

LOT SIZE 42,783 SF
 PROPOSED BUILDING 3,190 SF

LOT 3 - PROPOSED FASTFOOD

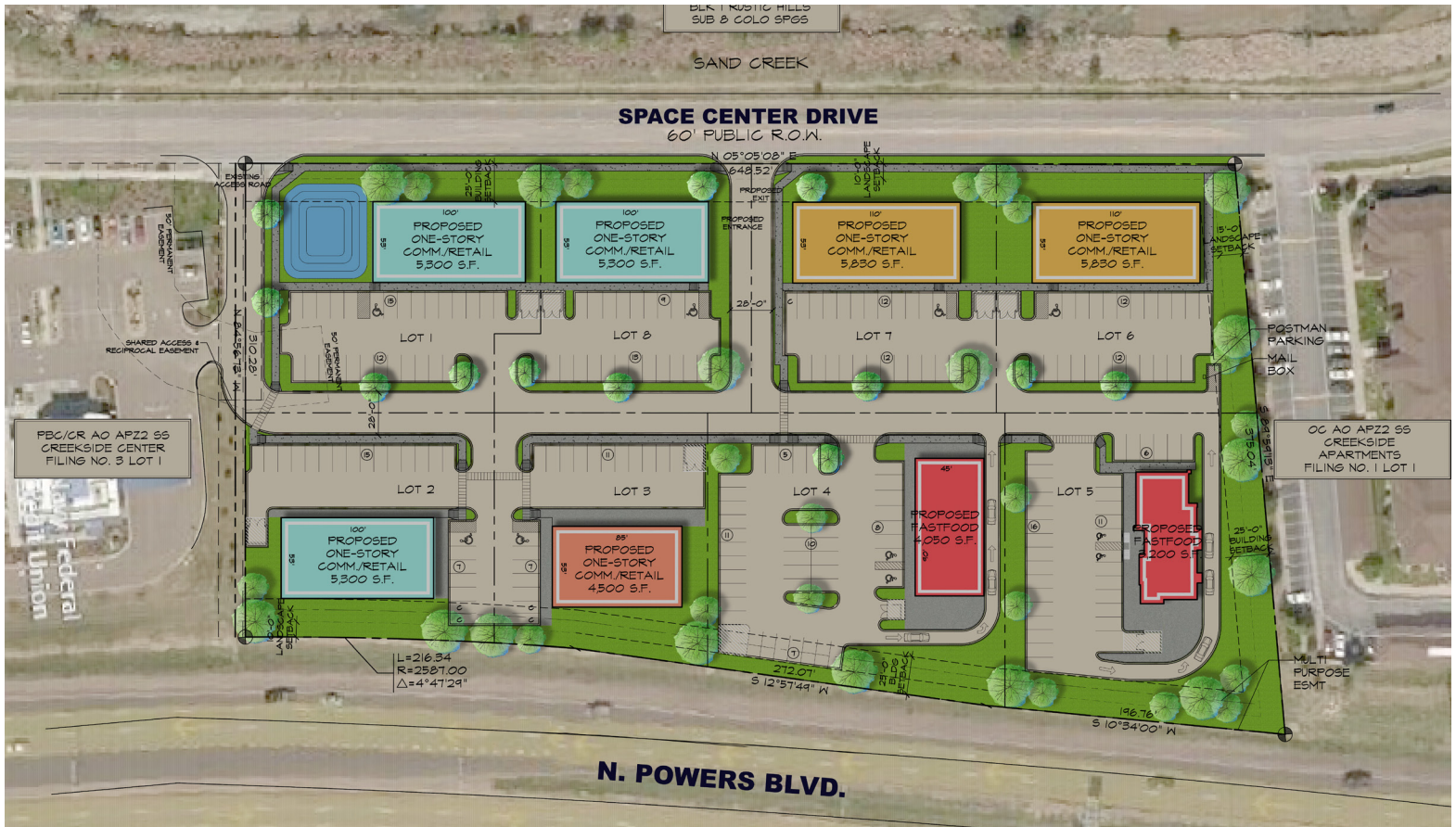
LOT SIZE 45,304 SF
 PROPOSED BUILDING 3,400 SF

LOT 4 - PROPOSED OFFICE/RETAIL

LOT SIZE 70,544 SF
 PROPOSED BUILDING 11,200 SF

Creekside Plaza

Space Center Drive



CONCEPT OPTION 3 - AVAILABLE PAD SITES

LOT 1 - PROPOSED OFFICE/RETAIL

LOT SIZE 30,058 SF
 PROPOSED BUILDING 5,300 SF

LOT 2- PROPOSED OFFICE/RETAIL

LOT SIZE 24,136 SF
 PROPOSED BUILDING 5,300 SF

LOT 3 - PROPOSED OFFICE/RETAIL

LOT SIZE 21,968 SF
 PROPOSED BUILDING 4,500 SF

LOT 4 - PROPOSED FASTFOOD/RESTAURANT

LOT SIZE 35,020 SF
 PROPOSED BUILDING 4,050 SF

LOT 5 - PROPOSED FASTFOOD/RESTAURANT

LOT SIZE 35,048 SF
 PROPOSED BUILDING 3,200 SF

LOT 6 - PROPOSED OFFICE/RETAIL

LOT SIZE 26,692 SF
 PROPOSED BUILDING 5,830 SF

LOT 7 - PROPOSED OFFICE/RETAIL

LOT SIZE 26,218 SF
 PROPOSED BUILDING 5,830 SF

LOT 8 - PROPOSED OFFICE/RETAIL

LOT SIZE 24,135 SF
 PROPOSED BUILDING 5,300 SF

COLORADO SPRINGS

East Retail Submarket



Colorado Springs
Commercial

IDEAL USES

- RESTAURANT CONCEPTS
- FASTFOOD CONCEPTS
- COFFEE & TEA HOUSES
- NEIGHBORHOOD PUB
- FITNESS & LEISURE CENTERS
- SALON & SPA
- SPORTS & RECREATION CENTER
- MULTI-TENANT RETAIL
- URGENT CARE FACILITY
- FINANCIAL CENTER
- MEDICAL OFFICE
- DENTIST
- URGENT CARE
- DERMATOLOGY OFFICE
- SALON & SPA
- PHARMACY
- LEGAL OFFICE
- ACCOUNTING/TAX SERVICES

PAD SITE SALE PRICE & LEASE RATES

PAD SITE SALE PRICE: \$14 TO \$18 / SF
RETAIL LEASING PRICE: \$18 TO \$30 / RSF

ZONING

PBC (PLANNED BUSINESS CENTER)

DEMOGRAPHICS

POPULATION

1 MILE	7,247
3 MILES	97,203
5 MILES	240,384

AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,786
3 MILES	\$64,714
5 MILES	\$65,333

TRAFFIC COUNT

73,675 V.P.D.	POWERS BLVD
17,486 V.P.D.	GALLEY RD & POWERS BLVD
15,325 V.P.D.	PALMER PARK & BLVD & POWERS BLVD





SITE:
5.23 ACRES
PBC ZONING

For more information, please contact exclusive agent:

Mark Useman

O: 719 418 4069

M: 719 231 7400

museman@coscommercial.com



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