

# WHY COLORADO SPRINGS

2ND MOST DESIRABLE PLACE TO LIVE (U.S. News & World Report, 2018)

2ND LARGE CITY FOR FIRST-TIME HOME BUYERS (WalletHub, 2018)

4TH FASTEST GROWING STATE (2010-2016)

9TH BEST CITY FOR FAMILIES (WalletHub, 2016)

### CURRENT PROJECTS:

CITY FOR CHAMPIONS U.S. OLYMPIC MUSEUM (\$59.3M)

GATEWAY VISITOR CENTER AT U.S. AIR FORCE ACADEMY (\$20.5M)

UCCS SPORTS MEDICINE AND PERFORMANCE CENTER (\$27-\$31M)

COLORADO SPORTS AND EVENTS CENTER (\$27.7M)

### TRAFFIC COUNTS

S. Powers Blvd. and Airport Rd. 55,675 VPD (2017)

N. Powers Blvd. and E. Platte Ave. 57,000 VPD (2017)

### 2018 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,595	87,221	208,651
Average number Households	1,867	32,715	81,892
Average Household Income	\$62,946	\$55,168	\$62,814

### CONTACT

**Dan Rodriguez**  
Senior Associate  
+1 719 471 6046  
dan.rodriguez@cbre.com

**Patrick Kerscher**  
Vice President  
+1 719 471 6045  
patrick.kerscher@cbre.com

**Nicola Myers-Murty**  
Vice President  
+1 719 471 6042  
nicola.myers-murty@cbre.com

**Jake Young**  
SP - First Vice President  
+1 303 628 7426  
jake.young@cbre.com



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.westgateonpowers.com

www.cbre.us/coloradosprings

# WESTGATE AT POWERS

LOCATED IN A PIKES PEAK ENTERPRISE ZONE

58.71 ACRE MIXED-USE DEVELOPMENT

Near Peterson Air Force Base

PRELEASING  
Retail Space  
Multifamily Site  
Office Flex

PAD SITES  
For Sale or Lease  
or Build to Suit

NWC S. Powers Blvd.  
and Airport Rd.

Get Project Info and Property Documents online at [westgateonpowers.com](http://westgateonpowers.com)

CBRE



Proposed pad sites available at West Gate entrance to Peterson Air Force Base on the northwest corner of South Powers Boulevard and Airport Road.

The 58.71 acre property will include a multifamily site, retail, restaurants, hospitality and office flex space to serve Peterson Air Force Base employees, businesses, and over 40,000 residents in the area.

## ABOUT WESTGATE POWERS

Westgate is a planned, mixed-use 58.71 acre project that will bring new amenities and services to the southeast Colorado Springs area, in a campus-like setting with walking trails and landscaped open space. Offering great visibility and access from both South Powers Boulevard and Airport Road, with sweeping views of Pikes Peak to the west.

This mixed-use development will provide for the needs of nearby residents and office tenants, while also serving as a regional destination for those who will come to enjoy convenient shopping, dining and hospitality services within easy walking distance. Preleasing now in all project phases.

## PROPERTY HIGHLIGHTS

- Excellent location on northwest corner of South Powers Boulevard and Airport Road
- Located at the west gate entrance to Peterson Air Force Base, named U.S. Space Command Center
- Minutes away from the Colorado Springs Airport
- Over 40,000 employees within a 3-mile radius
- Many large national employers near by

## RETAIL

Pad sites available for sale, lease or build to suit. Pad sites available for delivery late 2Q 2019. Also preleasing space in multi-tenant buildings, with delivery anticipated during 2Q 2020. PBC zoning.

## OFFICE / FLEX

14.46 acres available for Class A two-story office building or single-story flex/ R&D space with up to 25 feet clear height. Site approved for land coverage up to 120,000 square feet or 240,000 square feet of office space, and provides 4.3/1000 parking ratio.

Owner/Developer will build to suit with long-term lease option, or owner/user can purchase land to build.

PBC-AO/APZ with Airport Overlay and C-5 zoning.

## MULTIFAMILY

Residential housing, affordable housing, multifamily and senior living opportunities for developers.



## PETERSON AFB

- 18,303 Active Duty personnel (3/2018)
- \$10M in upgrades to West Gate completed November 2018 includes new visitor's center and gate house
- 150-200 visitors a day at West Gate's Visitor Control Center
- The West Gate is open 24 hours daily
- Shares runway with Colorado Springs Airport
- Named U.S. Space Command Center



# CORPORATE NEIGHBORS

26,000 EMPLOYEES IN 2-MILE RADIUS • 40,000 EMPLOYEES WITHIN 3-MILE RADIUS



**WESTGATE**  
AT POWERS



AIRPORT RD

S. POWERS BLVD.

**PIKES PEAK ENTERPRISE ZONE**

Westgate at Powers is located within one of Colorado's Enterprise Zones. Businesses operating within one of these zones may be eligible for income tax credits or other tax breaks.

- 3% investment tax credit on all equipment used in the zone.
- 3% credit on research and development conducted in the zone.
- Exemption from 3% state sales tax on any manufacturing equipment used in the zone.
- \$1,100 income tax credit for each new job created when businesses hire new employees.
- \$1,000 credit for the first two years (or \$2,000 total) if the business pays for at least half of employee's health insurance.
- Local governments also can rebate or refund personal property and sales tax on equipment used in the zone.

## PUBLIC BUILDINGS/ SERVICES

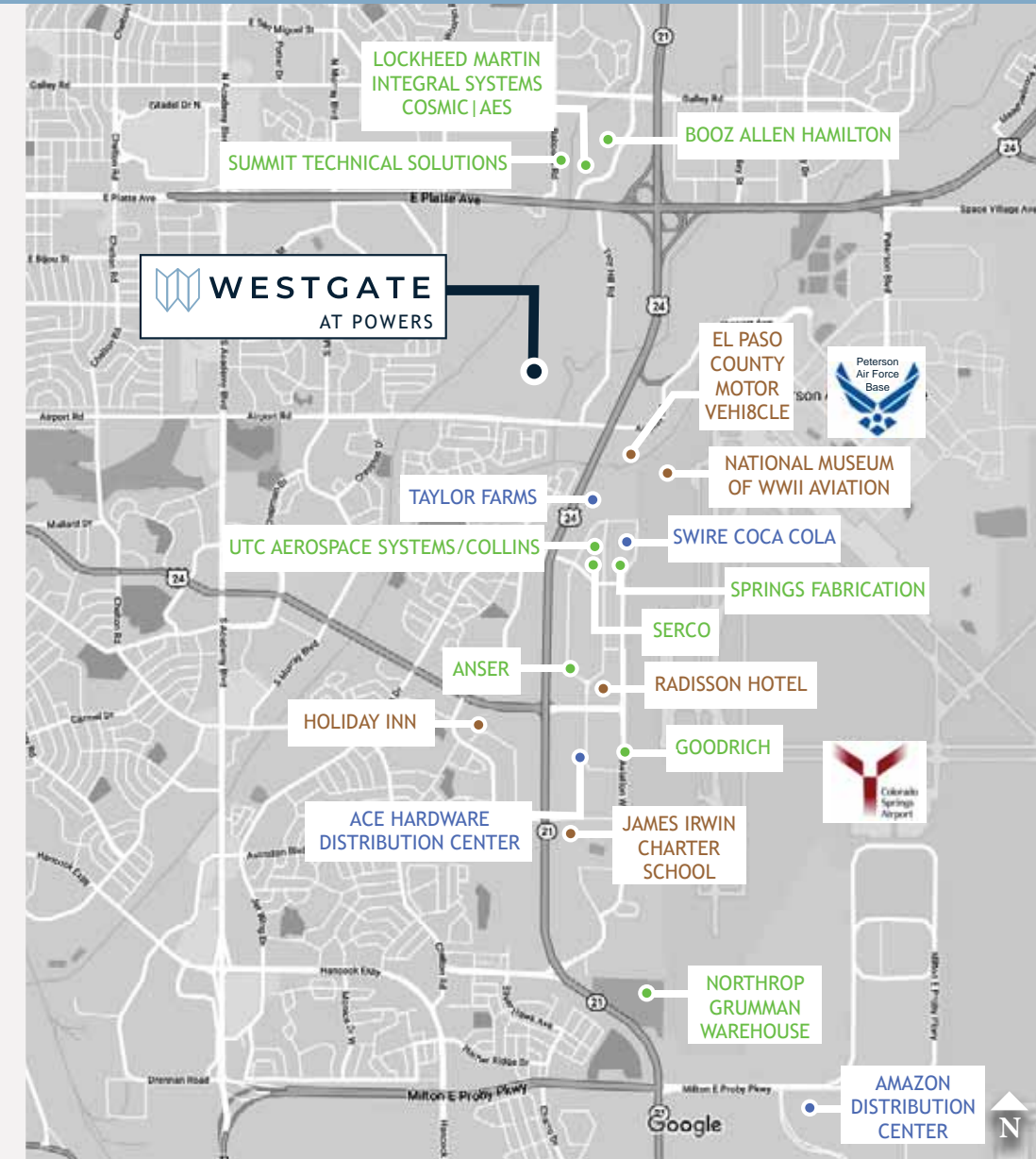
- Radisson Hotel
- Holiday Inn
- James Irwin Charter School
- El Paso County Motor Vehicle
- Natl Museum of WWII Aviation
- Sky View Sports Complex
- WoodSpring Suites

## SERVICE COMPANIES/ EMPLOYERS

- Amazon Distribution Center
- Ace Hardware Distribution Center
- Taylor Farms Warehouse
- Swire Coca Cola
- Valley Crest Landscape Company
- Scitor Corporation
- All American Ground Maintenance
- Tyco Simplex Grinnell
- Foster Electric Corp
- Cooper Heating & Cooling
- Harding Nursery
- Wirenut
- Office Scapes

## DEFENSE CONTRACTORS/ EMPLOYERS

- SERCO
- Springs Fabrication
- Summit Technical Solutions
- UTC Aerospace Systems/Collins
- ANSER
- Goodrich
- KBR Wyle
- Northrup Grumman Warehouse
- Sierra Nevada Aviation
- Booz Allen
- Harris Corporation
- Lockheed Martin
- Raytheon
- General Dynamics



## DRIVE TIMES

DIA  
1 HR, 33 MIN

PUEBLO  
44 MIN

NORAD  
24 MIN

DOWNTOWN COLORADO SPRINGS  
16 MIN

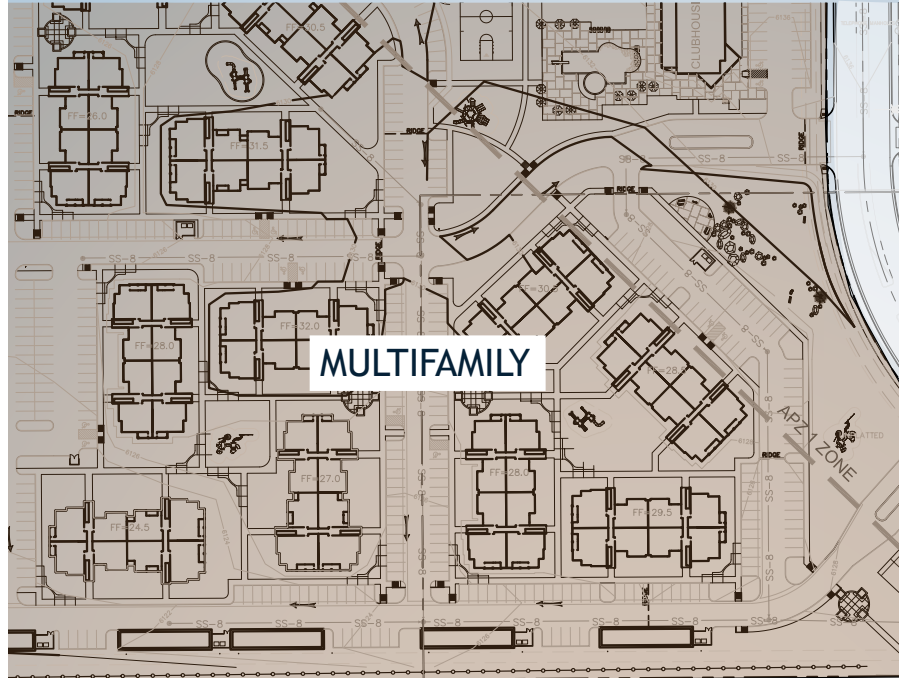
COLORADO SPRINGS AIRPORT  
9 MIN

PETERSON AIRFORCE BASE WEST GATE  
4 MIN

DOWNTOWN DENVER  
1 HR, 21 MIN

US AIRFORCE ACADEMY  
23 MIN

SHREIVER AIRFORCE BASE  
24 MIN



# WESTGATE AT POWERS



LOT	SQ FT	ACRE
<b>RETAIL</b>		
In-Line Strip	10,000 SF	For Lease
A1	58,491 SF	1.34 AC
A3	35,073 SF	0.81 AC
B2 (Drive-Thru)	42,613 SF	0.98 AC
B4 (Drive-Thru)	32,562 SF	0.75 AC
B6 (Drive-Thru)	27,647 SF	0.63 AC
B7 (Drive-Thru)	28,314 SF	0.65 AC
C1	30,639 SF	0.70 AC
C2	41,098 SF	0.94 AC
C3	28,838 SF	0.66 AC
C4	32,049 SF	0.74 AC
C5	40,621 SF	0.93 AC
C6	39,117 SF	0.90 AC
C7	52,013 SF	1.19 AC
Office/Flex	629,878 SF	14.46 AC
Multifamily	1,187,010 SF	27.25 AC