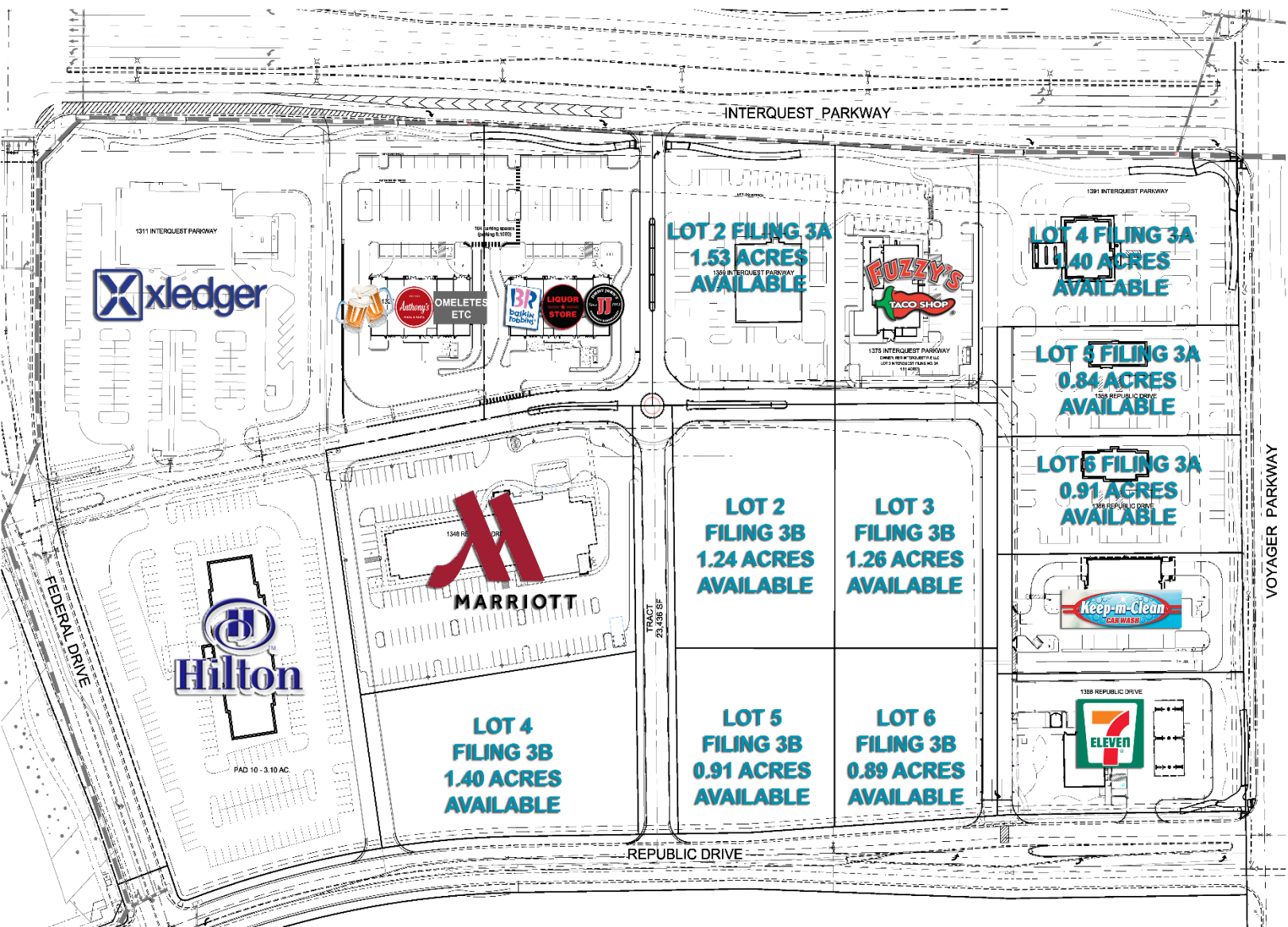


# INTERQUEST COMMONS

- New development at the intersection of Interquest Parkway and Voyager Parkway
- Pad sites available for sale
- Inline spaces available for lease
- Great visibility
- High growth area
- Excellent demographics
- PBC Zoning (City of Colorado Springs)



# Colorado Springs Facts & Figures

#1

Mid-Sized American Cities for Human Capital and Lifestyle 2017

#11

Most Desirable Place to Live 2017

Top 10

Hottest Real Estate Markets to Watch 2017

Top 10

Best Big Cities for Active Families

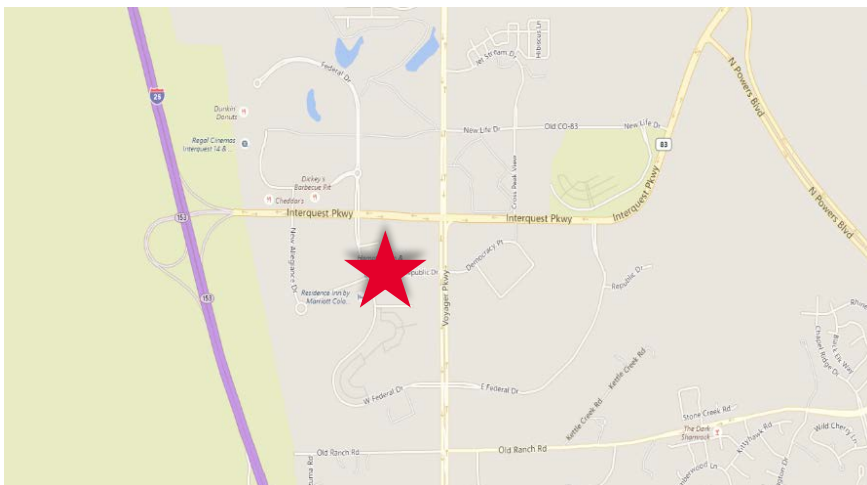
#2

Best Cities for Veterans



## COLORADO SPRINGS QUICK FACTS:

- Over **655,044** people live in the Colorado Springs Metro Area
- More than **350,000** people visit the U.S. Air Force Academy every year
- **5.2** million overnight visitors travel to Colorado Springs every year
- An estimated **587,369** youth ages 6-17 live within a 90-minute drive of Interquest Commons
- Over **300** days of sunshine reign over the Pikes Peak region



### Drive Times

<b>I-25</b>	2 minutes
<b>Downtown Colorado Springs</b>	18 minutes
<b>Denver (DTC)</b>	37 minutes
<b>Downtown Denver</b>	78 minutes
<b>Pueblo</b>	48 minutes



**Ideal Uses Include:**

- Hotels & Resorts
- Retail Strip Center
- Restaurants
- Leisure Amenities
- Salon/Spa
- Sports Center
- Specialty Grocer
- Big Box Retailer
- Entertainment

**PROPERTY FEATURES**

<b>PAD SITES AVAILABLE SIZE</b>	0.84 to 8.56 acres
<b>PAD SITES SALE PRICE</b>	\$14.00 - \$22.00/SF
<b>ZONING</b>	PBC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	1,724	25,657	105,266
<b>PROJECTED POPULATION GROWTH 2018-2022</b>	10.59%	8.50%	7.87%
<b>AVERAGE HOUSEHOLD INCOME</b>	\$136,740	\$132,823	\$117,718
<b>TRAFFIC COUNT</b>	19,401 v.p.d. Interquest Parkway	19,007 v.p.d. Voyager Parkway	



North Gate Blvd

**Bass Pro Shops**  
**MAGNUM SHOOTING CENTER**  
**Costa Vida**  
**C.B. & POTTS**  
**RESTAURANT & BREWERY**  
**SAFE SPLASH SWIM SCHOOL**

**SPROUTS FARMERS MARKET**  
**ACE**  
**BROKEN BONES**  
**SMOKIN' GOOD BARBECUE**

**FLYING HORSE**



**LexisNexis**  
**Compassion**  
**ORACLE**  
**PROGRESSIVE**



**REGAL ENTERTAINMENT GROUP**  
**DRURY INN & SUITES**  
**GREAT WOLF LODGE**  
**SUMMIT**  
**Cheddar's**  
**ZOUP!**  
**Jersey Mike's**  
**Bank of Colorado**  
**Freddy's**  
**Kum & Go**

**NEW LIFE CHURCH**  
**THE CLASSICAL ACADEMY**  
**PIKES PEAK COMMUNITY COLLEGE**

**Residency Executive**  
**BAL SEAL**  
**Hampton Inn & Suites**  
**Xledger**

Interquest Pkwy

**VICTORY ridge**  
**ICON CINEMA**

**SITE**

**CUSHMAN & WAKEFIELD**  
**Colorado Springs Commercial**

**Mark Useman**  
**Executive Managing Director**  
 +1 719 418 4069  
[museman@coscommercial.com](mailto:museman@coscommercial.com)

2. N Cascade Avenue, Suite 520  
 Colorado Springs, CO 80903  
 phone: +1 719 634 1500  
[coscommercial.com](http://coscommercial.com)

