

FOOTHILL FARMS

NNN INVESTMENT

Sale Offering

**CLASS 'A' 3 BUILDING OFFICE CAMPUS
FOR SALE (PLUS PAD FOR ADDTL. BUILDING)**

9516, 9524, & 9540 Federal Dr. Colorado Springs, CO 80921
Offering Memorandum



THRIVE[™]
COMMERCIAL PARTNERS

PROPERTY summary

Thrive Commercial Partners is pleased to present the opportunity to purchase the recently developed 3 building Class A Office Campus in Northern Colorado Springs. Including an additional fully developed Vacant Pad for additional 20,000 SF building, building plans included.

Location:

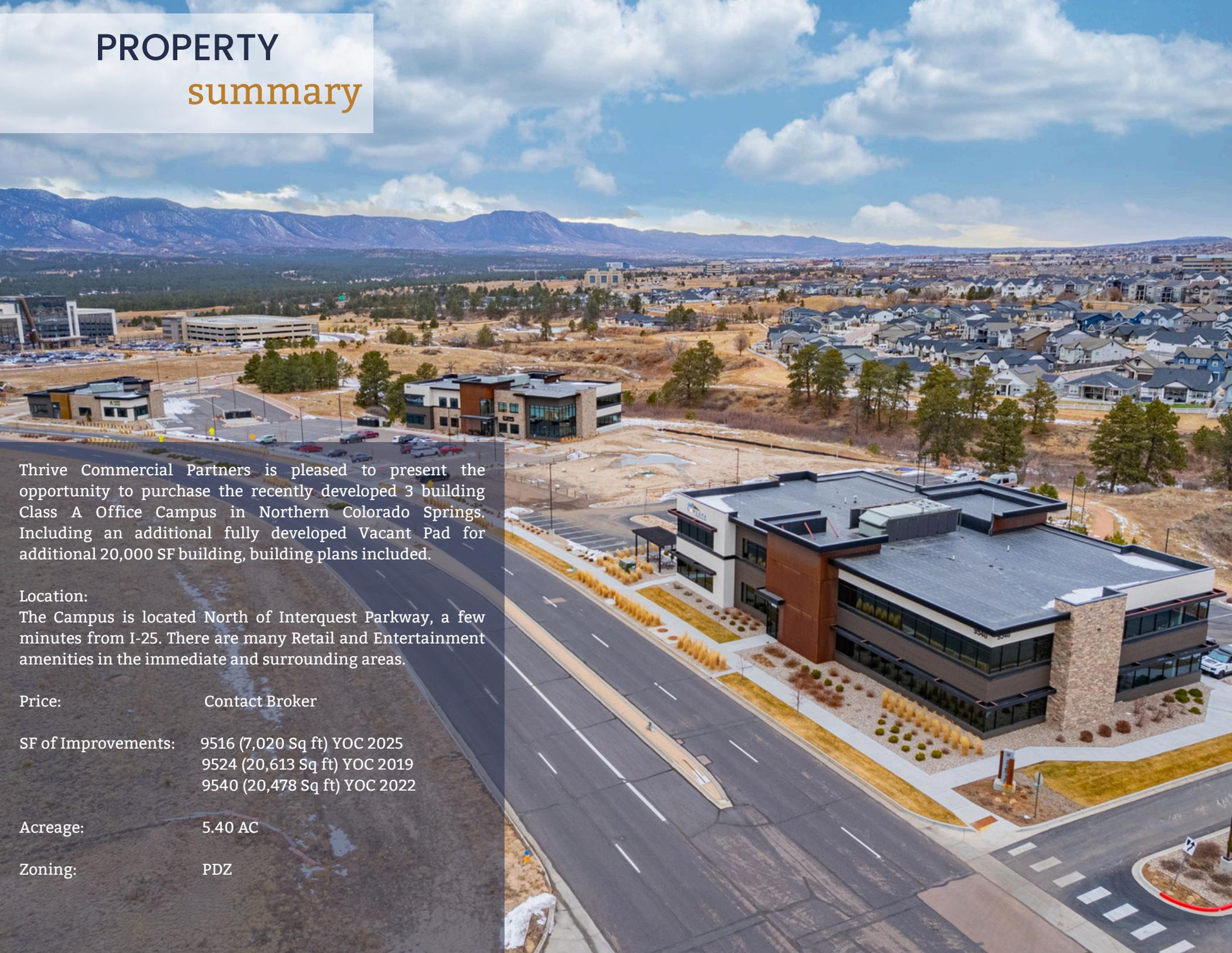
The Campus is located North of Interquest Parkway, a few minutes from I-25. There are many Retail and Entertainment amenities in the immediate and surrounding areas.

Price: Contact Broker

SF of Improvements: 9516 (7,020 Sq ft) YOC 2025
9524 (20,613 Sq ft) YOC 2019
9540 (20,478 Sq ft) YOC 2022

Acreage: 5.40 AC

Zoning: PDZ



PROPERTY map



TENANT

9516 Federal Dr.
7,020 sq ft

Tenant:
-Action Behavior
Centers Therapy



TENANTS

9524 Federal Dr.
20,613 sq ft

- Keller Williams
- FCC
- Organic Cure
- WOW Chiropractic
- Reveal Med Spa
- Modern Woodmen
of America
- 2,404 SF Vacant

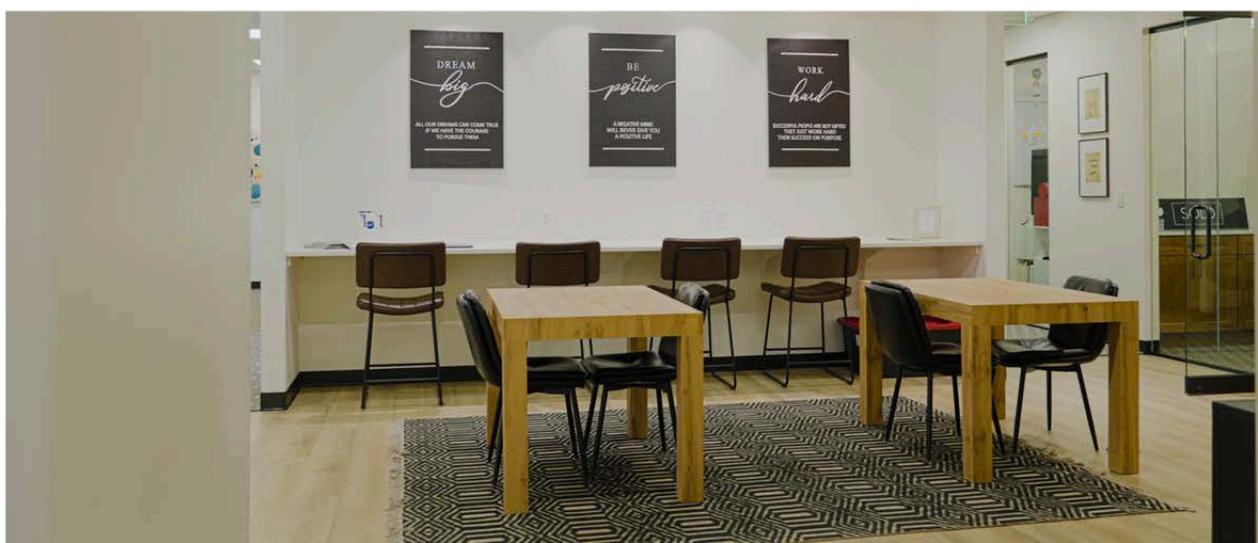


TENANTS

9540 Federal Dr.
20,478 sq ft

-Come and See
Foundation
-Sono Bello
-Vantage Homes
-1,779 SF Vacant
April 2026









why
COLORADO

1

VOTED 2ND

BEST ECONOMY
FOR U.S. STATES
(Colorado)

US News & World Report

2

VOTED 9TH

BEST PLACE TO LIVE

US News & World Report

3

RANKED #4

BEST CITY
FOR YOUNG
PROFESSIONALS

US News & World Report

4

BEST SOUTHWEST
CITY FOR DEFENSE
JOBS

FedSmith

5

FORT CARSON
IS 3RD LARGEST
EMPLOYER IN
COLORADO

POPULATION **709,000**

AVERAGE HOUSEHOLD INCOME **112,951**

MEDIAN AGE **35.6**

TOTAL BUSINESSES **74,287**

TOTAL EMPLOYEES **282,758**

MEDIAN HOME VALUE **\$446,875**

AVERAGE HOME SALE PRICES

Colorado Springs **\$543,590**

National Average **\$512,800**

Denver **\$599,000**

TRAFFIC COUNTS (2025)

I25 & Interquest: **99,015 VPD**

INVESTMENT contacts



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CONFIDENTIALITY AGREEMENT

disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Thrive Commercial Partners in compliance with all applicable fair housing and equal opportunity laws.



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