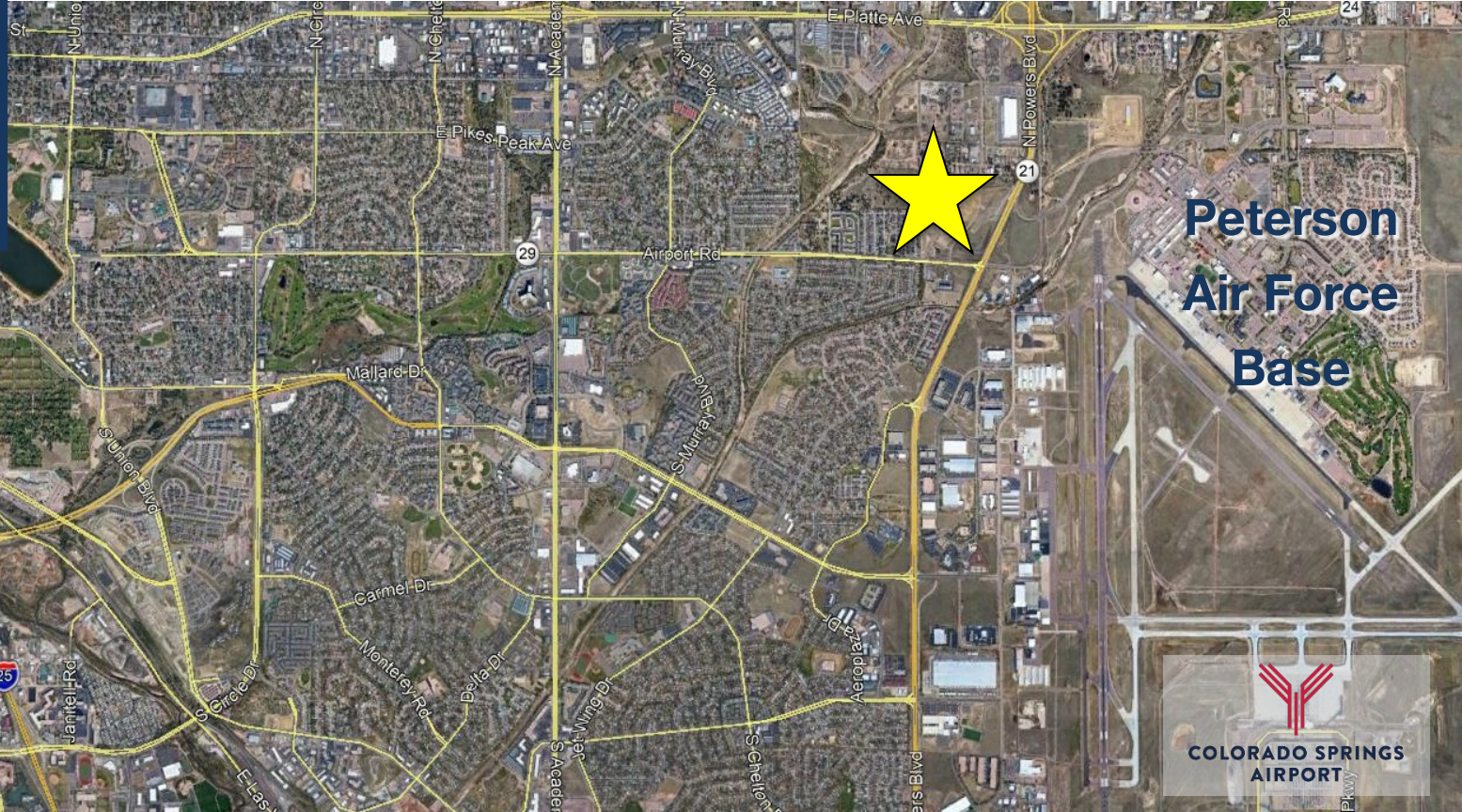


**59.98 Acres Mixed-Use
Development Available**
NWC of S Powers Blvd & Airport Rd
Colorado Springs, CO



**Peterson
Air Force
Base**



 **WESTGATE**
AT POWERS

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903

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www.highlandcommercial.com
R 03/16/2021

Property Features

- Excellent location at the west entrance of Peterson Air Force Base home of U.S. Space Command Center
- **Located in a Pikes Peak Enterprise Zone**
- Minutes away from Colorado Springs Airport and I-25
- Near many large national employers including: Amazon Distribution Center, FedEx, Swire Coca-Cola, Taylor Farms, UTC Aerospace Systems, Serco, American Tire Distributors and many more
- Peterson Air Force Base growth
- Over 67,000 Vehicles per Day (VPD) at Powers Blvd & Airport Rd Intersection
- Great opportunity to gain market share in underserved but growing market

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NAI Highland

Mixed-Used Development

WESTGATE AT POWERS

Concept Plan

Pad Sites

- For Sale/Lease or Build to Suit
- Retail, Office/Flex, and Multi Family Sites Available

Preleasing

- Retail, Office/Flex, and Multi Family Sites Available
- 10,000 SF In-Line Strip

Office & Multi-Family Pricing

- Office/Flex | 13AC | \$4 - \$8 PSF
- Multi-Family | 38.79 AC | \$4 PSF



Market Profile

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	5,159	90,392	214,981
2025 Population:	5,442	94,867	226,167
Pop Growth 2020-2025:	1.07%	0.97%	1.02%
Civilian Labor Force	1 Mile	3 Mile	5 Mile
Employed In 2020:	2,327	38,163	93,054

Households	1 Mile	3 Mile	5 Mile
2020 Total Households:	1,876	34,208	85,054
HH Growth 2020-2025:	1.05%	1.02%	1.06%
Average Household Income:	\$61,869	\$58,232	\$64,911
Housing	1 Mile	3 Mile	5 Mile
Average Home Value:	\$214,909	\$225,664	\$263,610

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

Mixed-Used Development

WESTGATE AT POWERS

Concept Plan

Retail Pad Sites

- Starting at \$14 - \$18 PSF
- Ground Lease Available
- Build - to - Suit Available

Uses

- Inline Level
- Fast Food | Coffee
- Hotel
- Grocery

A & B Retail Pad Sites Available

- A1 | 1.34 AC |
- A2 | Candlewood Suites |
- A3 | 0.81 AC |
- B1 | Kum & Go |
- B2 | 0.98 AC | Drive - Thru
- B3 | 0.59 AC |
- B4 | 0.75 AC | Drive - Thru
- B5 | 0.71 AC |
- B6 | 0.63 AC | Drive - Thru
- B7 | 0.55 AC | Drive - Thru



C Retail Pad Sites Available

- C1 | 0.70 AC |
- C2 | 0.94 AC |
- C3 | 0.66 AC |
- C4 | 0.74 AC |
- C5 | 0.93 AC |
- C6 | 0.90 AC |
- C7 | 1.19 AC |

Aerial

WESTGATE AT POWERS

Peterson
Air Force
Base


COLORADO SPRINGS
AIRPORT

Future
Amazon
Distribution
Center

Subject
Property



- | | | | | | |
|---|---|---|---|---|---|
| 1  | 6  | 11  | 16  | 21  | 26  |
| 2  | 7  | 12  | 17  | 22  | 27 James Irwin Charter Elementary School |
| 3  | 8  | 13  | 18  | 23  | 28  |
| 4  | 9  | 14  | 19 SkyWest Airlines Maintenance Hangar | 24  | 29  |
| 5  | 10  | 15  | 20  | 25  | 30 Sky View Sports Complex |