

Southern Cross Shopping Center

Colorado Springs, Colorado 80906



- 1801-1877 S Nevada Ave
Colorado Springs, CO 80906
- Anchored by Walgreens, Tuesday Morning, & Advance Auto Parts
- Excellent Visibility & Exposure on S Nevada Ave
- Strong Demographics & Traffic Counts



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R 09/27/19 LPN #19029488

AVAILABLE 1,280 – 2,667SF

LEASE RATE \$15 - \$20 PSF

NNN \$3.95 PSF

ZONING C-5

GLA 73,423 SF

Tuesday Morning  **Walgreens**
SEEK THE UNIQUE



Retail Space Available for Lease

\$15-\$20 PSF, NNN

Broadmoor Town Center
(not a part)



- | | | | |
|------------------------------|--|--|---|
| 1801 - 7- Eleven | 1825 - Advance Auto Parts | 1851 - Southern Cross Laundry | 1869 - Turn-Key Restaurant Space!
(2,667SF) \$20 |
| 1803 - China Kitchen | 1833 - Tuesday Morning | 1855 - Southern Cross Dental | 1873 - Berges Jewelry |
| 1805 - Smoker Friendly | 1835 - Any Lab Test Now | 1855 - Walgreens | 1875 - Once Upon A Child |
| 1809 - Rent-A-Center | 1837 - PakMail | 1859 - One Hour Cleaners | 1877 - Dollar Tree |
| 1815 - Sherwin-Williams | 1839 - California Nails | 1861 - Sushi Ring | 1895 - Burger King |
| 1817 - I Love Pho Restaurant | 1841 - Cheyenne Mountain Charter Academy | 1863 - Available (Turn-Key Salon
1,280 SF) \$20 | 1899 - Rancho Alegre |
| 1821 - H&R Block | 1847 - Available (1,412 SF) \$18 | 1865 - La Vida Massage | 217 - Standalone Bldg Available
(2,434 SF) \$15 |
| 1823 - Dominos Pizza | 1849 - Eyebrow Threading | | |

- Less than 2 minutes drive time to I-25, 3 minutes to Downtown
- Easy Access- Ingress / Egress
- Signalized Intersection
- Less than 5 Minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center: Broadmoor Town Center
- Draws customers from the neighborhoods of Broadmoor, Ivywild, Downtown, Fort Carson and many others.
- Urban Renewal Area- Site of new Hotel, Apartments and more



Demographics (2019)

	1 - Mile	3 - Mile	5 - Mile
Total Population	11,917	89,756	221,572
Total Households	5,744	40,206	92,403
Average HH Income	\$53,765	\$69,068	\$66,766

Traffic Counts

	Vehicles Per Day
S. Nevada (N/S)	72,752
Southgate / E Cheyenne Rd	45,800
S. Nevada / I-25	114,000