

NEC

BROOKSIDE STREET &
SOUTH NEVADA AVENUE
COLORADO SPRINGS, CO

GROUND LEASE
OR BUILD-TO-SUIT



SITE PLAN



LOT INFORMATION

2 Lot Concept Plan

Lot 1: Drive-Thru Restaurant

Lot 2: Coffee Shop

Commercial Center:

1 / 400

Required Parking:

22 Stalls (Based On 8,806 Sf)

Parking Provided:

61

Commercial Center (City Definition):

A grouping of three (3) or more attached commercial, office and/or civic uses developed and maintained under unified control.



PROPERTY HIGHLIGHTS

- New pads available for ground lease on S Nevada Avenue, just south of I-25 Freeway in Colorado Springs
- Pad sizes negotiable
- Located at the signalized intersection at Brookside Street
- Great visibility and traffic

DEMOGRAPHICS

Categories	1 mile	3 mile	5 miles
Estimated Population	10,494	83,450	215,789
Average Household Income	\$84,155	\$99,190	\$92,460
Daytime Population (Employees)	11,973	61,305	107,546
Number of Businesses	760	4,634	9,055

Source: Esri 2024

TRAFFIC COUNTS

Location	Cars/Day
I-25 east of Nevada Ave	128,000 ¹
I-25 west of Nevada Ave	101,000 ¹
Nevada Ave north of I-25	35,000
Nevada Ave south of I-25	36,664 ¹

Source: Esri 2019, 12022

WEST OBLIQUE AERIAL VIEW



S NEVADA AVE

E ARVADA ST

BROOKSIDE ST

NEC BROOKSIDE ST & S NEVADA AVE
AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT
PAD SIZES NEGOTIABLE



NW OBLIQUE AERIAL VIEW





View Agency Disclosure
 ALL INFORMATION TO BE INDEPENDENTLY VERIFIED.



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