

# 6670-6690 PAHOKEE CT

6670-6690 PAHOKEE COURT, COLORADO SPRINGS, CO 80915

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## CONFIDENTIALITY AGREEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property located at 6670-6690 Pahokee Ct, Colorado Springs, CO 80915, as more particularly described herein ("Property"). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property's owner ("Owner") and has been prepared by Cushman & Wakefield, the Owner's exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property. By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of Cushman & Wakefield and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or Cushman & Wakefield without retaining any copies thereof. This confidential memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this memorandum. Neither the Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.



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# 01 EXECUTIVE SUMMARY

# THE OFFERING

Cushman & Wakefield is pleased to present 6670-6690 Pahokee Ct an exceptional multifamily real estate offering located in East Colorado Springs, Colorado. 6670-6690 Pahokee Ct is an 8-unit multifamily property located in Cimarron Hills, minutes from the Powers Corridor and Peterson Space Force Base. This turn-key property features a desirable unit mix of all 850 square foot 2-bedroom and 1-bathroom units.

This well-maintained asset has received significant capital improvements including a new asphalt parking lot, updated stucco exterior, updated double-pane vinyl windows, 5-unit renovations, and much more. The property also features individual gas and electric meters, with tenants paying full utility reimbursements. The property currently has below market rents with four leases turning before the end of the year and up to \$200 -\$300 premiums on those leases. These two-bed units feature large bedrooms and fireplaces. Tenants also have access to on-site coin operated laundry.

Boasting a prime location and easy accessibility to a plethora of dining options, shopping destinations, and entertainment venues, this property presents an ideal living experience for residents. The property offers plenty of parking for tenants & extra storage facilities. Situated with easy access to Powers Blvd & HWY 24, residents can enjoy seamless commutes and convenient connectivity to surrounding areas. 6670-6690 Pahokee Ct presents an incredible opportunity to enhance value through loss to lease recapture and continued property improvements.

## INVESTMENT HIGHLIGHTS



**Operational-Add Potential:** Well-maintained asset with significant capital improvements including 5 unit renovations, new double pane vinyl windows, exterior stucco, and repaved parking lot. Opportunity to increase leases as unit turns & capitalize on loss to lease.



**Desirable location** near retail, dining, and employment hubs including Powers Corridor, Peterson Space Force Base, and Peak Innovation Park.



**Flexible Financing:** Opportunity to finance as an 8-unit commercial product -or- two separate residential four-unit properties.

## LISTING CONTACTS

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# PRICE: \$1,370,000

## DISCLAIMER

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted, in writing, to the attention of Lee Wagner. The Owner reserves the right to accept an offer prior to this date or to remove the Portfolio from the market at any time.





# 02 PROPERTY OVERVIEW

# PROPERTY OVERVIEW



Building Address  
**6670-6690 Pahokee Ct,  
Colorado Springs, CO 80915**



Building SF  
**6,832 SF**



Land Area  
**24,242 SF**



Units  
**8 Units**



Parking  
**16 Spaces**



Year of Construction  
**1983**



Occupancy  
**88%**



# NEARBY BUSINESSES & ATTRACTIONS

Walmart Supercenter, Marco's, Del Taco, Brakes Plus, AutoZone

VASA Fitness, Golden Corral, Powers Liquor Mart, Powers Center, Bubba's Diner, Big O Tires

COSTCO WHOLESALE

KING Scoopers

TARGET

FH BEERWORKS, TORCHY'S TACOS, BUFFALO WILD WINGS, CHIPOTLE MEXICAN GRILL, Bubba's 33, chili's, WHATABURGER

Walgreens

LOWE'S, WORLD MARKET, PETSMART, DICK'S, BEST BUY, CINEMARK, ULTA BEAUTY



SAFeway, Michaels, KOHL'S, TEXAS ROADHOUSE

DOWNTOWN COLORADO SPRINGS  
10 MILES

**6670-6690 PAHOKEE CT**

PALMER PARK BLVD.

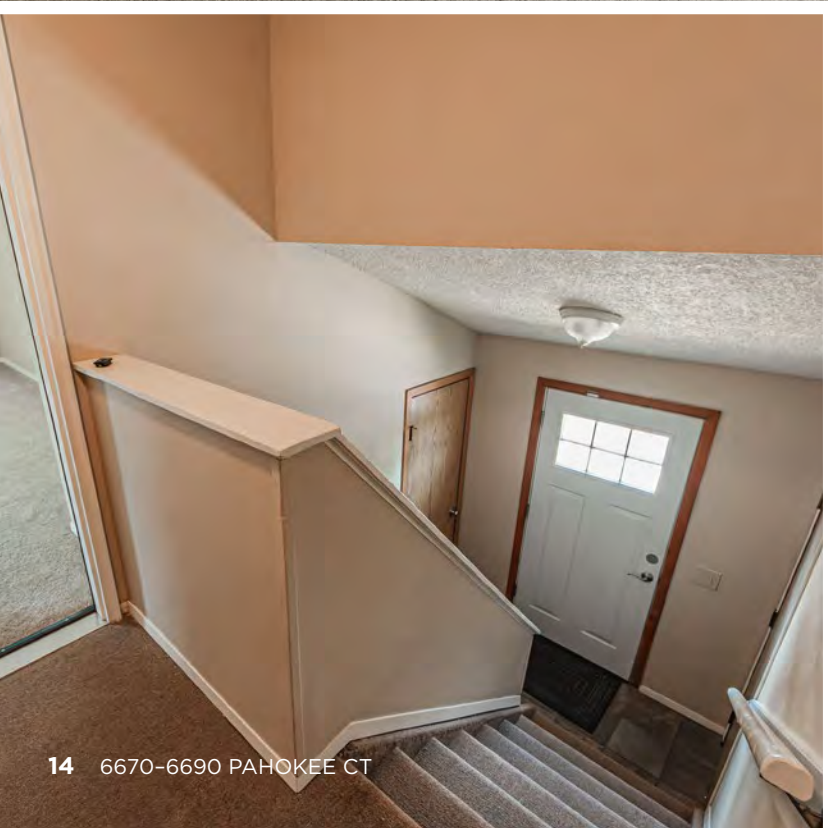
PETERSON SPACE FORCE BASE  
4 MILES

HORIZON MIDDLE SCHOOL

PETERSON RD.

POWERS BLVD.









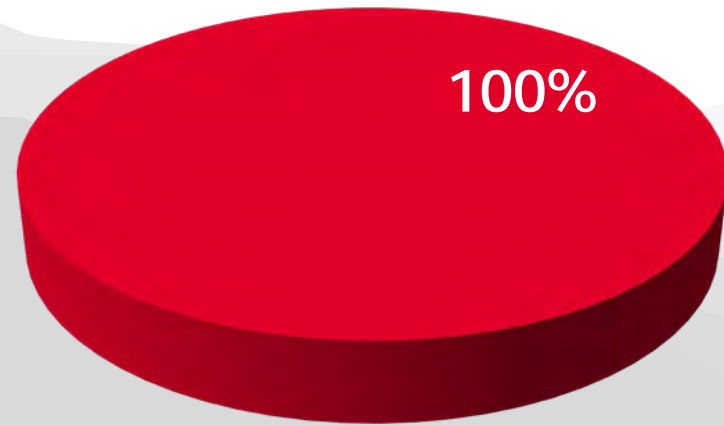
# O3 FINANCIALS

# RENT ROLL

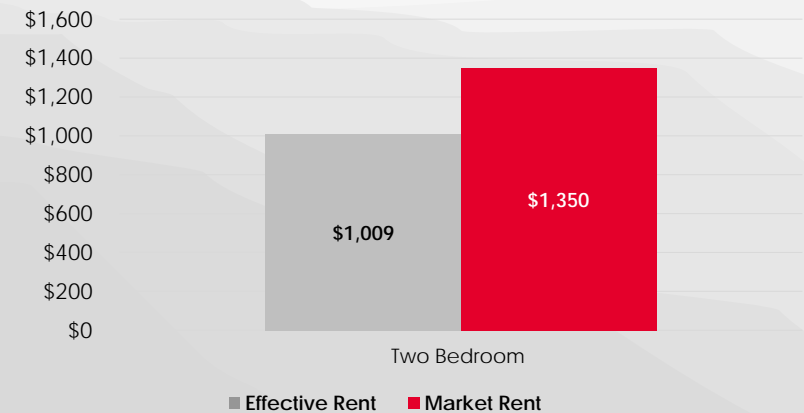
Unit Type	Unit Count	Square Feet	Total Square Feet	Average Rent / Unit Month	Average Rent / SF Month	Market Rent / Unit Month	Market Rent / SF Month
Two Bedroom / One Bathroom	8	800	6,400	\$1,009	\$1.26	\$1,350	\$1.69
	<b>8</b>	<b>800</b>	<b>6,400</b>	<b>\$1,009</b>	<b>\$1.26</b>	<b>\$1,350</b>	<b>\$1.69</b>

Unit Status	Unit Count	Percent
Occupied Units	7	88%
Available Units	1	13%
Total / Percentage	8	100%

## UNIT DISTRIBUTION



## EFFECTIVE RENT PREMIUMS



# CASH FLOW

	Acquisition	Year 1	Year 2	Year 3	Year 4	Year 5
<b>INCOME</b>						
<b>Effective Rental Income</b>						
Gross Potential Rent		133,488	137,493	141,617	145,866	150,242
<b>Gross Scheduled Rent</b>		<b>133,488</b>	<b>137,493</b>	<b>141,617</b>	<b>145,866</b>	<b>150,242</b>
Total Vacancy**		(6,674)	(6,875)	(7,081)	(7,293)	(7,512)
<b>Total Effective Rental Income</b>		<b>126,814</b>	<b>130,618</b>	<b>134,537</b>	<b>138,573</b>	<b>142,730</b>
Total Other Income		9,395	9,677	9,967	10,266	10,574
<b>EFFECTIVE GROSS INCOME</b>		<b>136,209</b>	<b>140,295</b>	<b>144,504</b>	<b>148,839</b>	<b>153,304</b>
<b>EXPENSES</b>						
<b>Controllable</b>						
Total Property R&M		(7,200)	(7,344)	(7,491)	(7,641)	(7,794)
Management Fee		(10,125)	(10,428)	(10,741)	(11,063)	(11,395)
<b>Total Controllable</b>		<b>(17,325)</b>	<b>(17,772)</b>	<b>(18,232)</b>	<b>(18,704)</b>	<b>(19,189)</b>
<b>Non-Controllable</b>						
Total Real Estate Taxes		(4,554)	(4,645)	(4,738)	(4,832)	(4,929)
Insurance		(7,350)	(7,497)	(7,647)	(7,800)	(7,956)
Total Utilities		(7,595)	(7,747)	(7,902)	(8,060)	(8,221)
<b>Total Non-Controllable</b>		<b>(19,499)</b>	<b>(19,889)</b>	<b>(20,286)</b>	<b>(20,692)</b>	<b>(21,106)</b>
<b>TOTAL EXPENSES</b>		<b>(36,823)</b>	<b>(37,661)</b>	<b>(38,518)</b>	<b>(39,396)</b>	<b>(40,295)</b>
<b>NET OPERATING INCOME</b>		<b>99,386</b>	<b>102,634</b>	<b>105,985</b>	<b>109,443</b>	<b>113,009</b>
<b>PURCHASE PRICE / NET RESIDUAL VALUE</b>						
Purchase Price / Net Residual Value	(1,370,000)					
<b>CASH FLOW BEFORE DEBT FINANCING</b>	<b>(1,370,000)</b>	<b>99,386</b>	<b>102,634</b>	<b>105,985</b>	<b>109,443</b>	<b>113,009</b>
<b>DEBT FINANCING</b>						
Loan Amount	959,000					
Debt Service - Interest		(59,020)	(59,020)	(59,020)	(59,182)	(59,020)
<b>CASH FLOW AFTER DEBT FINANCING</b>	<b>(411,000)</b>	<b>40,365</b>	<b>43,614</b>	<b>46,965</b>	<b>50,261</b>	<b>53,989</b>
<b>INVESTOR CASH ON CASH RETURN</b>						
Unleveraged Returns		7.25%	7.49%	7.74%	7.99%	8.25%
Leveraged Returns	8.88%	9.82%	10.61%	11.43%	12.23%	13.14%

# ASSUMPTIONS

		August 2024 In-Place UW Actuals	% of GSR	Takeover C&W Projections	% of GSR	Per Unit	Year One Partially Renovated Projections	% of GSR	Year Two Fully Renovated Projections	% of GSR
<b>INCOME</b>										
<b>Effective Rental Income</b>										
<b>Gross Potential Rent</b>	In-Place UW	96,840		<b>129,600</b>			133,488		137,493	
<b>Gross Scheduled Rent</b>		<b>96,840</b>		<b>129,600</b>			<b>133,488</b>		<b>137,493</b>	
<b>Physical Vacancy</b>	In-Place UW	(4,842)	5.00%	<b>(6,480)</b>	5.00%	(810)	(6,674)	5.00%	(6,875)	5.00%
<b>Total Vacancy**</b>		<b>(4,842)</b>	5.00%	<b>(6,480)</b>	5.00%	(810)	(6,674)	5.00%	(6,875)	5.00%
<b>Economic Occupancy</b>		<b>95.00%</b>		<b>95.00%</b>			95.00%		95.00%	
<b>Total Effective Rental Income</b>		<b>91,998</b>	95.00%	<b>123,120</b>	95.00%		<b>126,814</b>	95.00%	<b>130,618</b>	95.00%
<b>Other Income</b>										
<b>Expense Reimbursements</b>	In-Place UW	7,407	7.65%	<b>7,595</b>	5.86%	949	7,595	5.69%	7,823	5.69%
<b>Other Income</b>	In-Place UW	1,800	1.86%	<b>1,800</b>	1.39%	225	1,800	1.35%	1,854	1.35%
<b>Total Other Income</b>		<b>9,207</b>	9.51%	<b>9,395</b>	7.25%		<b>9,395</b>	7.04%	<b>9,677</b>	7.04%
<b>EFFECTIVE GROSS INCOME</b>		<b>101,205</b>	104.51%	<b>132,515</b>	102.25%		<b>136,209</b>	102.04%	<b>140,295</b>	102.04%

		August 2024 Trailing 12 Month Actuals	% of EGI	Takeover C&W Projections	% of EGI	Per Unit	Year One Partially Renovated Projections	% of EGI	Year Two Fully Renovated Projections	% of EGI
<b>EXPENSES</b>										
<b>Controllable</b>										
<b>Repairs &amp; Maintenance</b>	In-Place UW	7,200	7.11%	<b>7,200</b>	5.43%	900	7,200	5.29%	7,344	5.23%
<b>Management Fee***</b>	In-Place UW	0	0.00%	<b>9,850</b>	7.43%	1,231	10,125	7.43%	10,428	7.43%
<b>Total Controllable</b>		<b>7,200</b>	7.11%	<b>17,050</b>	12.87%	2,131	<b>17,325</b>	12.72%	<b>17,772</b>	12.67%
<b>Non-Controllable</b>										
<b>Real Estate Taxes</b>	FY2023	4,554	4.50%	<b>5,008</b>	3.78%	626	4,554	3.34%	4,645	3.31%
<b>Insurance</b>	In-Place UW	7,000	6.92%	<b>7,350</b>	5.55%	919	7,350	5.40%	7,497	5.34%
<b>Utilities - Electric</b>	In-Place UW	7,595	7.50%	<b>7,595</b>	5.73%	949	7,595	5.58%	7,747	5.52%
<b>Total Non-Controllable</b>		<b>19,149</b>	18.92%	<b>19,953</b>	15.06%	2,494	<b>19,499</b>	14.32%	<b>19,889</b>	14.18%
<b>TOTAL EXPENSES</b>		<b>26,349</b>	26.03%	<b>37,003</b>	27.92%	4,625	<b>36,823</b>	27.03%	<b>37,661</b>	26.84%
<b>NET OPERATING INCOME</b>		<b>74,856</b>	<b>73.97%</b>	<b>95,512</b>	<b>72.08%</b>	11,939	<b>99,386</b>	<b>72.97%</b>	<b>102,634</b>	<b>73.16%</b>
<b>CASH FLOW BEFORE FINANCING</b>		<b>74,856</b>		<b>95,512</b>			<b>99,386</b>		<b>102,634</b>	
Total Debt Service****		59,020		<b>59,020</b>			59,020		59,020	
<b>CASH FLOW AFTER DEBT SERVICE</b>		<b>15,836</b>		<b>36,492</b>			<b>40,365</b>		<b>43,614</b>	



# 04 COMPARABLES

# SALE COMPARABLES



## 313, 314 & 321 BONNIE COURT

**Address:** 313, 314 & 321 Bonnie Ct, Colorado Springs, CO

**Units:** 12

**Sale Price:** \$2,250,000

**Price/Unit:** \$187,500



## 1775-1785 ZEBULON DRIVE

**Address:** 1775-1785 Zebulon Dr, Colorado Springs, CO

**Units:** 8

**Sale Price:** \$1,454,000

**Price/Unit:** \$181,750



## 1104-1116 MAZATLAN CIRCLE

**Address:** 1104-1116 Mazatlan Circle, Colorado Springs, CO

**Units:** 16

**Sale Price:** \$2,800,000

**Price/Unit:** \$175,000



## 6765 PAHOKEE COURT

**Address:** 6765 Pahokee Court, Colorado Springs, CO

**Units:** 4

**Sale Price:** \$755,000

**Price/Unit:** \$188,750



## 6620 PAHOKEE COURT

**Address:** 6620 Pahokee Court, Colorado Springs, CO

**Units:** 4

**Sale Price:** \$700,000

**Price/Unit:** \$175,000

# SALE COMPS MAP



6620 PAHOKEE COURT

6670-6690  
PAHOKEE COURT  
COLORADO SPRINGS,  
CO 80915

6765 PAHOKEE COURT

313, 314 & 321 BONNIE CT

1104-1116 MAZATLAN CIRCLE

1775-1785 ZEBULON DR



# RENT COMPARABLES



## 6765 PAHOKEE COURT

**Address:** 6765 Pahokee Court, Colorado Springs, CO 80915

**Unit Type:** 2 Bedroom

**Rent Cost:** \$1,450



## 33 UNIVERSITY DRIVE

**Address:** 33 University Drive, Colorado Springs, CO 80915

**Unit Type:** Two Bedroom

**Rent Cost:** \$1,400



## 6730 PAHOKEE COURT

**Address:** 6730 Pahokee Court, Colorado Springs, CO 80915

**Unit Type:** Two Bedroom

**Rent Cost:** \$1,300



## 6620 PAHOKEE COURT

**Address:** 6620 Pahokee Court, Colorado Springs, CO 80915

**Unit Type:** Two Bedroom

**Rent Cost:** \$1,395

# RENT COMPS MAP



An aerial photograph of a city, likely Colorado Springs, showing a dense urban area with various buildings, streets, and parking lots. In the background, a range of rugged mountains stretches across the horizon under a clear blue sky. The text '05 LOCATION & MARKET' is overlaid on the left side of the image.

# 05 LOCATION & MARKET

# WHY COLORADO SPRINGS?

Founded in 1871 by General William Jackson Palmer, Colorado Springs has transformed from a resort community to a thriving hub of culture, national pride and natural beauty. Colorado's second largest city is nestled against the backdrop of beautiful mountain landscapes and provides vibrant and diverse communities, a thriving workforce and an unparalleled quality of life for its residents.

Colorado Springs consistently ranks national lists as one of the best places to live, and with shorter commute times, great schools and affordable housing, these accolades are likely to continue for years to come. Located just short, 1.5-hour drive from Downtown Denver, Colorado, Colorado Springs is well-positioned for business and residential growth.

A popular tourist destination, due in large part to its access to a beautiful climate and breathtaking outdoor exploration opportunities, Colorado Springs is home to many attractions including Garden of the Gods, Pikes Peak, the United States Olympic Headquarters and Training Center, Cheyenne Mountain Zoo, the United States Air Force Academy, and the world-renowned Broadmoor Hotel.

The Colorado Springs Chamber & Economic Development attributes the region's growth to the development of business expansions in technology, defense, and manufacturing, alongside a strong workforce and skilled talent pipeline. Diverse economic drivers, an incredible quality of life and a vibrant downtown keep Colorado Springs on the map for innovation and investment.

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Colorado Springs is a pioneering powerhouse that offers world-class innovation, accessibility and opportunity.

*Colorado: Business Comes to Life, siteselection.com*

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# COLORADO SPRINGS ACCOLADES

# COLORADO SPRINGS DEMOGRAPHICS

**#2**  
Most Desirable  
Place to Live  
*Real Estate News, 2023-2024*

**#2**  
Most Innovative School  
Colorado College  
*U.S. News & World Report, 2022*

**Top 50**  
Best Place to  
Travel Worldwide  
*Forbes, 2023*

**#15**  
Best Performing City  
*Milken Institute, 2024*

**11.9M**  
Annual Visitors  
*Downtown Partnership of  
Colorado Springs, 2023*

**#2**  
City to Walk Your Dog  
*LawnStarter.com, 2023*

**#9**  
Best Places to  
Live in the U.S.  
*Real Estate News, 2023-2024*

**Top 10**  
Most Desirable Cities  
that College Students Want to  
Live Post Graduation  
*Axios and Generation Lab, 2022*

**#9**  
on list of Best  
Large Cities  
to Start a Business  
*WalletHub  
U.S. News & World Report, 2022*

POPULATION  
**502,306**

MEDIAN  
HOME PRICE  
**\$515,694**

AVERAGE  
ANNUAL SALARY  
**\$57,530**

MEDIAN AGE  
**36**






















COLLEGE  
EDUCATED  
**40.2%**

MEDIAN HOUSEHOLD  
INCOME  
**\$79,026**

AVERAGE # OF DAYS  
OF SUNSHINE  
**300**

AVERAGE ANNUAL  
PRECIPITATION  
**13.49 in**

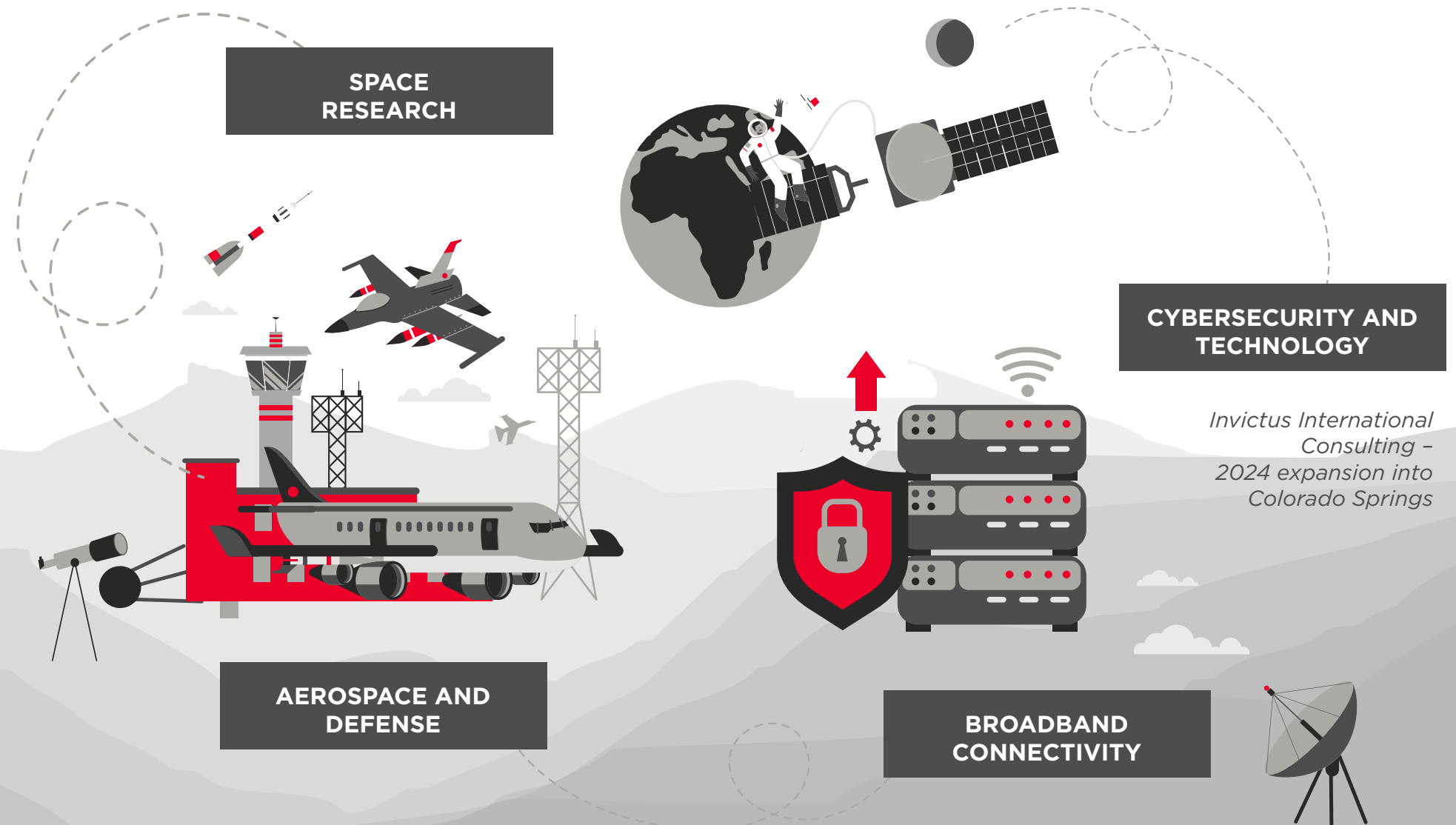
# TOP COLORADO SPRINGS EMPLOYERS

 cherwell®	 CHEYENNE MOUNTAIN COLORADO SPRINGS A Dolce Resort	 COLORADO SPRINGS OLYMPIC CITY USA	 COLORADO COLLEGE	 COMCAST	 Raising children from poverty Compassion in Jesus' name	 eviCore healthcare
INFORMATION TECHNOLOGY	RESORT HOSPITALITY	CITY GOVERNMENT	HIGHER EDUCATION	TELECOMMUNICATIONS	NON-PROFIT	HEALTHCARE CUSTOMER SUPPORT
 HARRIS	 Hewlett Packard Enterprise	 Interim HEALTHCARE	 LOCKHEED MARTIN	 NORTHROP GRUMMAN	 ORACLE	 AIR FORCE SPACE COMMAND
INFORMATION TECHNOLOGY	INFORMATION TECHNOLOGY	HEALTHCARE	AEROSPACE/ENGINEERING	AEROSPACE/ENGINEERING	INFORMATION TECHNOLOGY	MILITARY INSTALLATION
 PROGRESSIVE	 SCHRIEVER AIR FORCE BASE	 THE BROADMOOR	 Time Warner Cable	 AF UNITED STATES AIR FORCE ACADEMY	 uccs University of Colorado Colorado Springs	 WESTERN FORGE & FLANGE CO.
INSURANCE	MILITARY INSTALLATION	HOSPITALITY	TELECOMMUNICATIONS	MILITARY INSTALLATION	HIGHER EDUCATION	MANUFACTURING

Source: <https://denverrelocationguide.com/top-public-employers-in-colorado-springs/>

# TOP INDUSTRIES

Expansions and new operations announced in 2023 will bring over \$2 billion in projected capital investments and almost 3,000 projected new jobs. That is also nearly \$1 billion in estimated economic output for our community — and could mean an additional 4,000 new service jobs that will be needed across the city to support these new businesses and their staff. (Coloradosprings.gov)



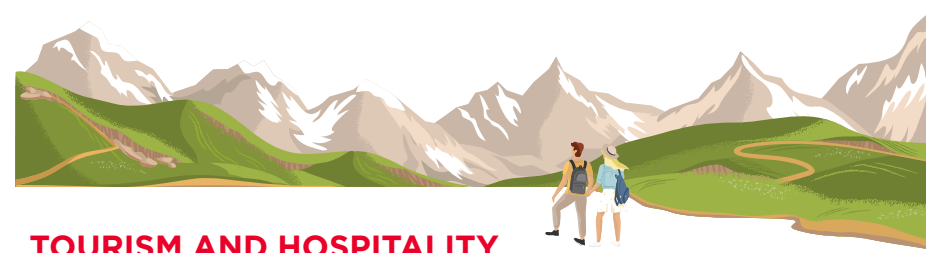
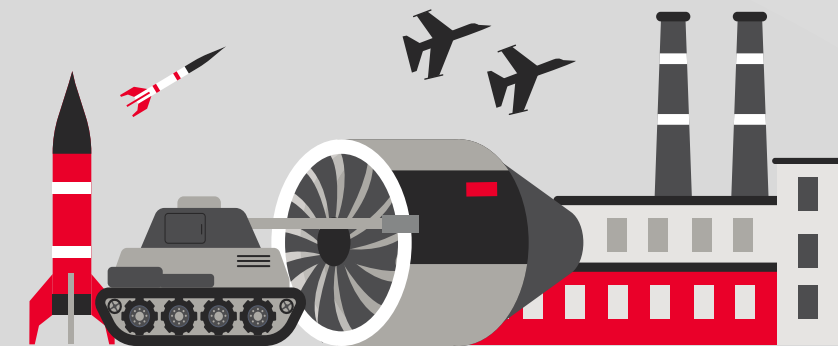
# DIVERSE ECONOMIC DRIVERS

The Pikes Peak Region boasts a strong and diverse economy and a thriving environment that supports business innovation and growth. Colorado Springs has more than 200 space, aerospace, and defense companies, many of which work in government and the commercial sector. Additionally, the city is strong in advanced manufacturing, cyber and software technology, healthcare, and tourism, which helps keep the economy diversified, resilient, and strong. (Colorado Springs Chamber & EDC)

## AEROSPACE AND DEFENSE

The aerospace and defense industry is a significant economic driver in Colorado Springs. The city is home to a cluster of aerospace companies, including defense contractors, research organizations and aerospace manufacturing firms. These companies contribute to the local economy by providing high-paying jobs, driving innovation and supporting related industries.

**Military and Aerospace Defense account for nearly 40% of economic output (about \$10B annually)**



## TOURISM AND HOSPITALITY

Colorado Springs attracts a significant number of tourists each year, thanks to its natural beauty, outdoor recreational opportunities and historic attractions. The city serves as a gateway to popular destinations like Pikes Peak, Garden of the Gods and the Manitou Cliff Dwellings. The tourism and hospitality industry plays a vital role in the local economy, providing jobs, generating revenue from accommodations, restaurants, and entertainment, and supporting related services.

## EDUCATION AND RESEARCH

The city of Colorado Springs is home to several prominent educational institutions, including the University of Colorado Springs (UCCS) and the United States Air Force Academy. These institutions drive research and innovation, attract students and academics, and provide a skilled workforce for various industries.



## HIGH-TECH AND CYBERSECURITY

Colorado Springs has a thriving high-tech sector, with a particular focus on cybersecurity and information technology. The city is home to numerous tech companies, research institutions and cybersecurity firms. The presence of U.S. military installations and the National Cybersecurity Center further bolsters this industry's growth, attracting talent and investment to the region.

Colorado Springs is home to:

- National Cybersecurity Center
- Catalyst Campus
- Space ISAC
- Invictus International Consulting

## HEALTHCARE AND MEDICAL SERVICES

Colorado Springs has a robust healthcare sector that includes hospitals, medical research facilities and a wide range of healthcare services. The presence of major healthcare providers and specialized clinics contributes to the city's economy by creating jobs, attracting medical professionals and serving as a regional healthcare hub.

# BIG PROJECTS

## USSPACECOM

### U.S. SPACE COMMAND

**\$187M** contract, 5-year project, 300+ jobs

Space Command could bring the region a long-term economic boost of over \$1 billion.



### PEAK INNOVATION PARK

**1,600-acre** master-planned business park

Will include 90,000 sf Space Warfighting Center



### FORD AMPHITHEATER

**8,000-seat** open-air amphitheater, opening in 2024

Part of a \$90 million entertainment campus and iconic Colorado Springs views.

# PEAK INNOVATION PARK

**6670-6690 PAHOKEE CT**  
**8.4 MILES**

**25,710 VPD**

**amazon**  
 4M SF WAREHOUSE

**PEAK INNOVATION PARK**

**amazon**

WATERVIEW  
 131/2,780 HOME

LIGHT INDUSTRIAL/  
 MANUFACTURING  
 20.4 AC

LIGHT INDUSTRIAL/  
 MANUFACTURING  
 17.5 AC

21

200+ TOWNHOMES  
 COMING SOON

**L3HARRIS**

**COLORADO SPRINGS AIRPORT**

AVIATION DEVELOPMENT  
 27.3 AC

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AIRPORT SURVEILLANCE RADAR (TO BE RELOCATED)

AVIATION DEVELOPMENT  
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# PEAK INNOVATION PARK



Peak Innovation Park is on pace to become one of Colorado's largest employment centers. At full build out, it is planned to employ between 35,000 to 40,000 people.



The 2,000+ acre airport business park is slated to be bigger than the 1,200-acre Denver Tech Center, with an additional 562 acre land acquisition recently completed just East of the airport.



The Park is already home to multiple Fortune 100 companies including Amazon, Northrop Grumman, Frito Lay, Coca-Cola, Pepsi, and the Aerospace Corporation.

# COLORADO SPRINGS AIRPORT



The COS Airport now offers daily, nonstop flights to Atlanta, Burbank, Baltimore/Washington, Chicago, Denver, Dallas/ Fort Worth, Houston, Las Vegas, Long Beach, Phoenix, Salt lake City.

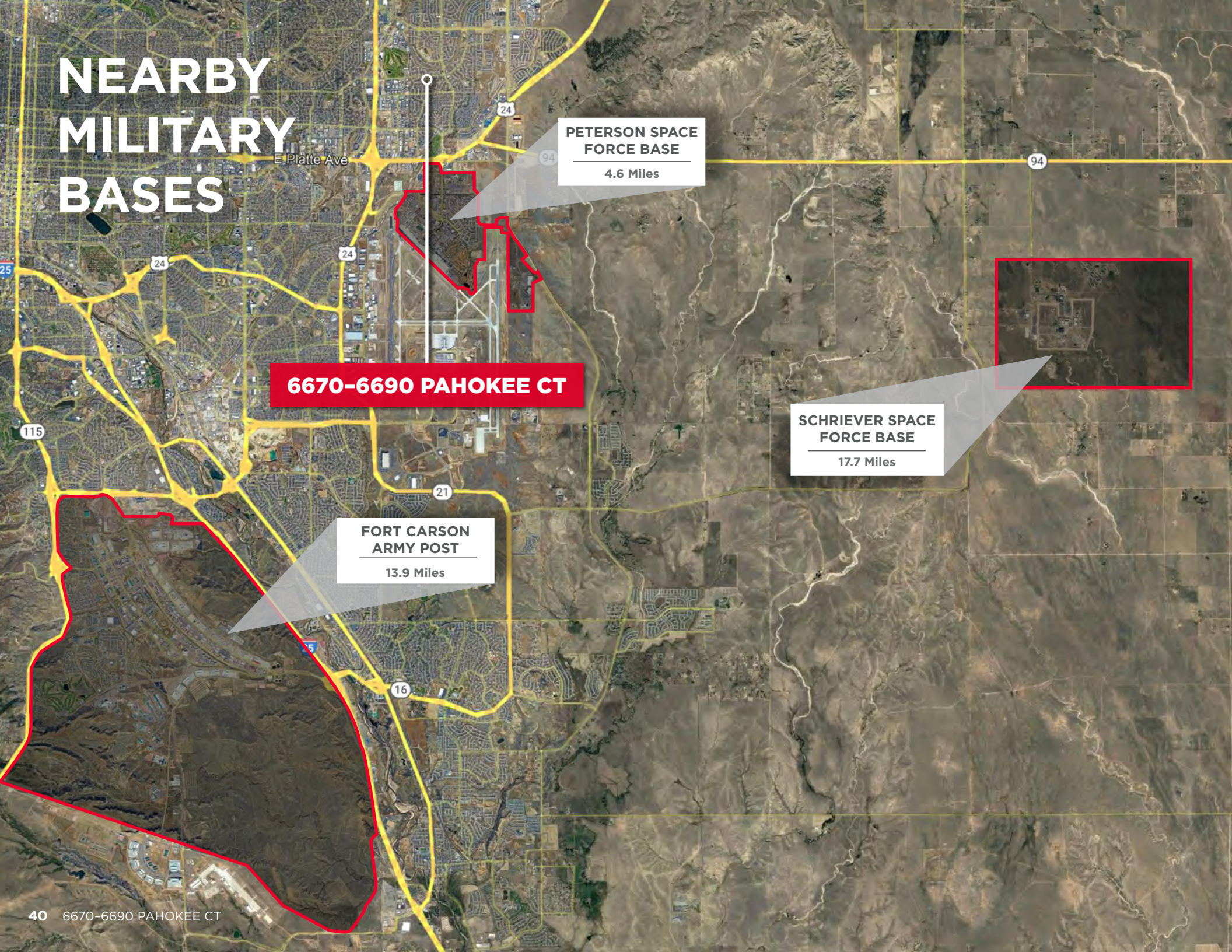


New seasonal offerings now include flights to San Diego, Los Angeles, San Antonio, and Minneapolis/St. Paul airports.



The Colorado Springs Airport is undergoing a 4-year, \$38 MM modernization that will update the concourse's aging infrastructure, add new food and beverage outlets, and increase the terminal's sustainability and accessibility.

# NEARBY MILITARY BASES



**6670-6690 PAHOKEE CT**

**PETERSON SPACE FORCE BASE**  
4.6 Miles

**SCHRIEVER SPACE FORCE BASE**  
17.7 Miles

**FORT CARSON ARMY POST**  
13.9 Miles



## FORT CARSON ARMY POST

- Army Times named Fort Carson as 4th top duty station in the US Army
- Fort Carson has approximately 33,500 employees and is ranked the 3rd largest employer in Colorado
- Fort Carson provides a \$2.4 Billion economic impact annually
- Fort Carson's total population is 74,213, comprised of active duty military, family members, reserve, civilians & contractors



## SCHRIEVER SPACE FORCE BASE

- Schriever Space Force Base provides a back-up control node for support of existing and planned satellite constellations and operation support center for NASA's space shuttle
- Currently 8,100 personnel work on Schriever SFB including 1,556 USSF Guardians and 533 USAF Airmen
- Employs nearly 1,000 government civilians
- The base indirectly contributes an estimated \$1.3 Billion to the local Colorado Springs annually
- The U.S. Space Force's Space Delta 15, activated in March 2023, is expected to be permanently based at Schriever SFB, along with the new 75th Intelligence, Surveillance, and Reconnaissance Squadron



## PETERSON SPACE FORCE BASE

- Peterson Space Force Base supports 111 mission partners including North American Aerospace Defense Command, U.S. Northern Command, U.S. Space Command, Space Operations Command and the 302nd Airlift Wing (Reserve)
- Peterson shares runways with the Colorado Springs Airport
- Peterson's population includes:
  - 8,750+ active duty
  - 1,325+ reservists
  - 10,200+ family members
  - 1,901 civilians
- 23,000+ Space Force/Air Force/Navy/Marine/Army/Coast Guard Retirees

## INVESTMENT SALES CONTACTS



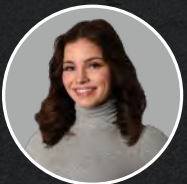
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Director



**JEFF DIMMEN**  
Senior Director



**NIC POLASKI**  
Associate



**CHLOE ALLEN**  
Brokerage Coordinator

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