

THE SHOPS AT  
**PERCHERON**

*Percheronliving.com*



LEGEND  
PARTNERS

Colorado Springs, CO

# COLORADO SPRINGS, CO

With an inviting climate and high quality of life, Colorado Springs is a vibrant and growing city. Colorado Springs was ranked **No. 2** Best Place to Live in the U.S. by U.S. News & World Report and **No. 5** Best Performing Large U.S. City by the Milken Institute (2025). The city is home to a thriving cybersecurity sector, unmatched aerospace and defense clusters tied to national military technology and strategy, and **57** national and international sports organizations.

## MAIN ATTRACTIONS

Garden of The Gods  
Pikes Peak  
Broadmoor Seven Falls  
Cheyenne Mountain Zoo

## AVERAGE AGE

**35** with 50% of the population between 25 & 64

## THE NUMBERS

Total Population  
**486,248**  
Labor Force  
**387,100**  
Total Businesses  
**74,287**

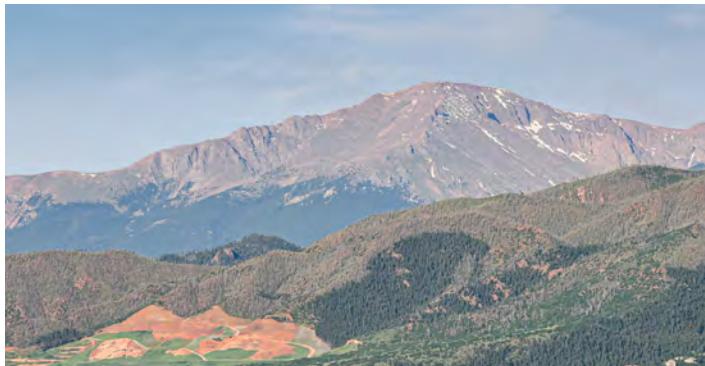
**#5** Best-Performing City in the U.S.  
Milken Institute, 2025

## VACATION DESTINATION

**\$2.9 billion** in annual revenue  
**25 million** visitors

## TOP INDUSTRIES BY JOB

**49,346** Health Care & Social Services  
**37,661+** Retail  
**49,346** Professional, Scientific, & Technical



# THE SHOPS AT PERCHERON

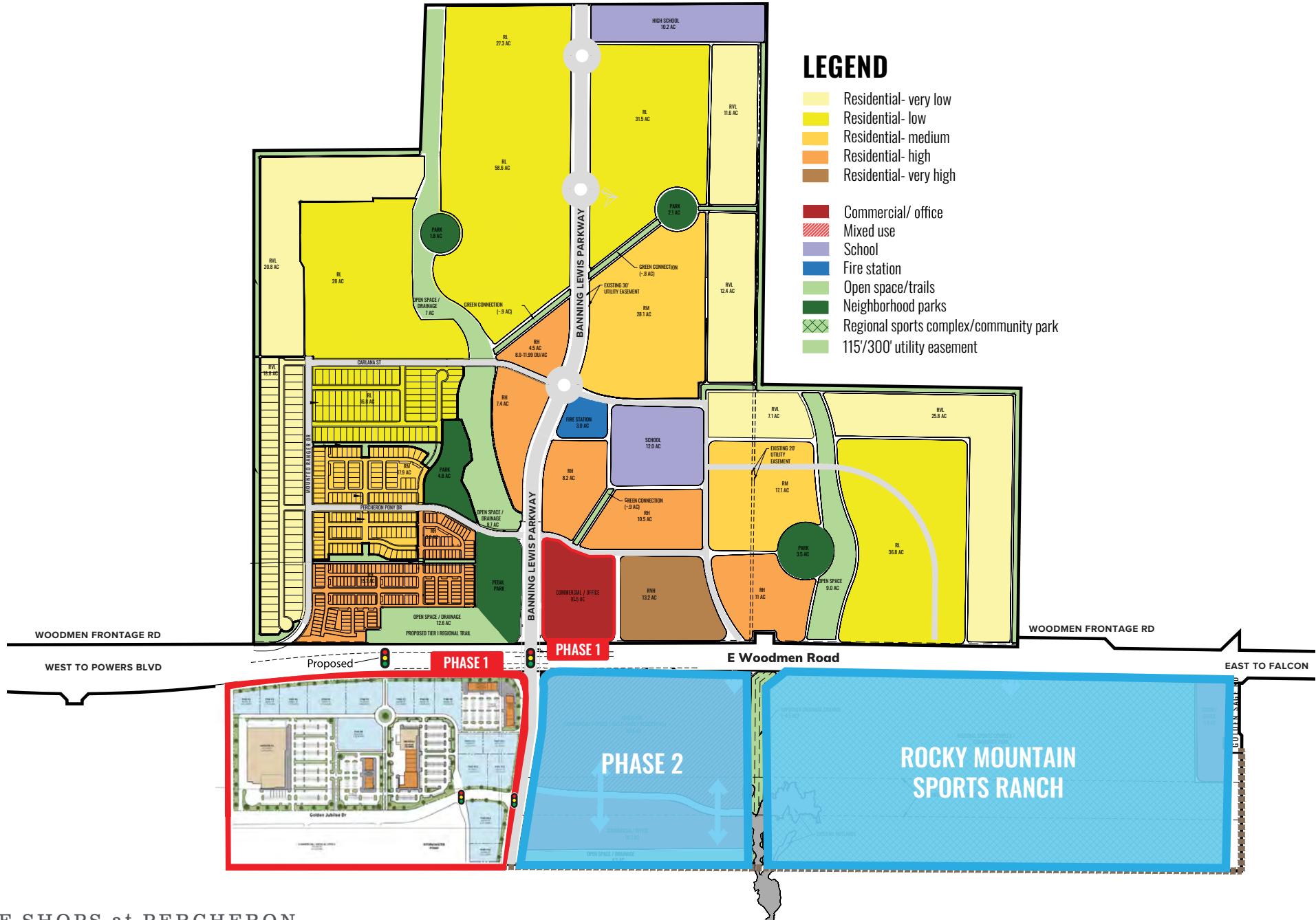
The Shops at Percheron – West offers a **67-acre** large-format commercial development opportunity in one of **Colorado Springs'** highest-growth corridors. Situated at the prominent SWC of Banning Lewis Parkway & Woodmen Road, this **Phase 1** site is surrounded by rapidly expanding master-planned communities, with **42,985 new housing units** projected in the trade area.

## PROJECT OVERVIEW

- **67 Acres – Phase 1 (West) available now**
- **356,864 SF planned retail/dining/entertainment**
- **Proposed Rocky Mountain Sports Ranch to the East**
- **Surrounded by 42,985 future housing units**
- **Strategic location between Falcon and Powers Blvd corridor**
- **Signalized interchange at Woodmen & Banning Lewis Parkway**
- **North / South Connection to housing growth**

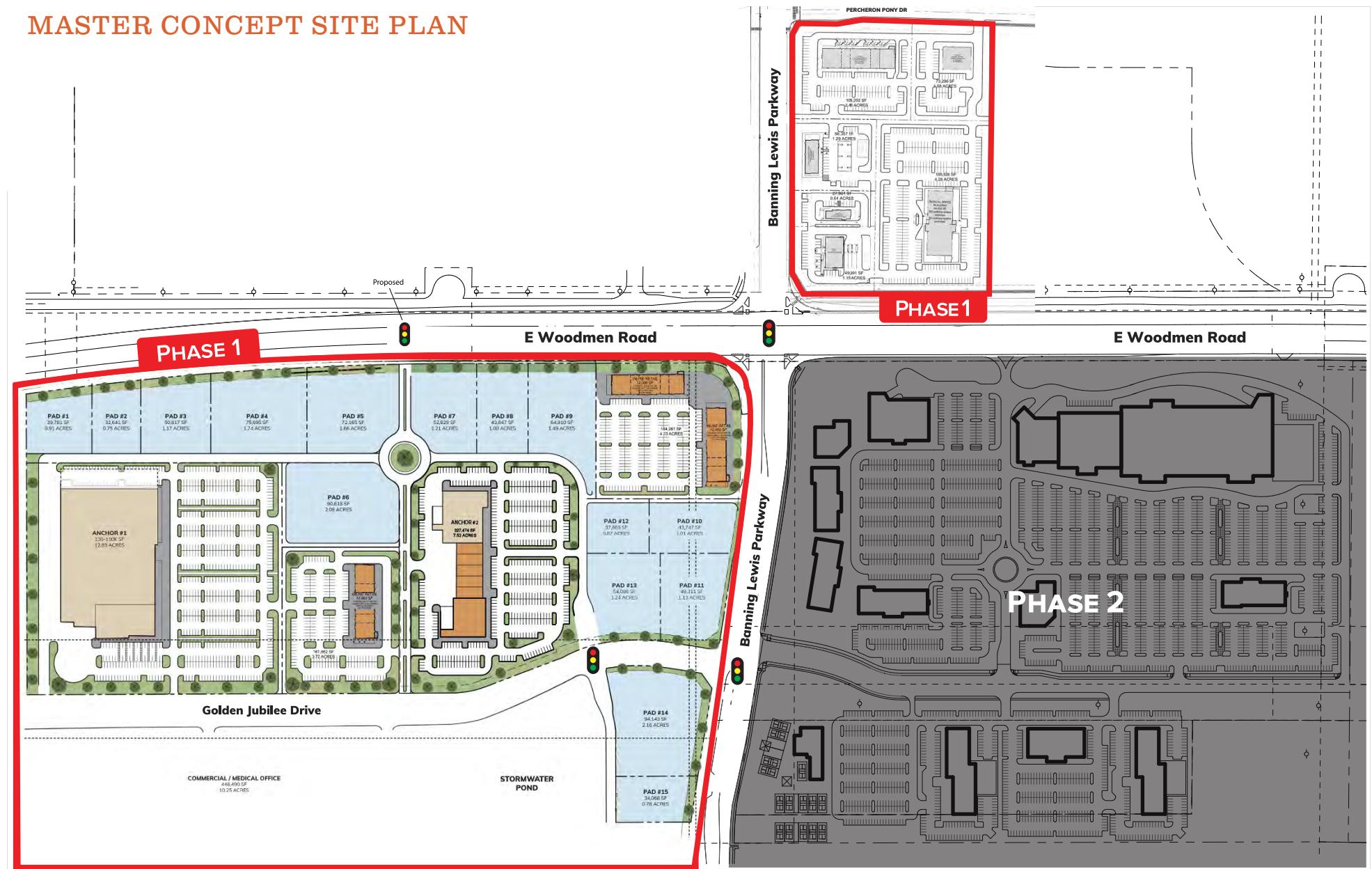


# MASTER PLAN



# SHOPS AT PERCHERON

## MASTER CONCEPT SITE PLAN



# SITE PLAN WEST–PHASE 1

THE SHOPS AT  
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## BUILDING / PAD INFO

### Tenant / User Info

Name	ACRES	GFA
Anchor 1-W	12.83	148,000
Anchor 2-W		25,000
Major 1-W		12,000
Inline		10,000
Inline 1-W		13,500
Inline 2-W		13,500
Inline 3-W		13,500
Pad 1-W	0.91	6,000
Pad 2-W	0.75	2,000
Pad 3-W	1.17	2,000
Pad 4-W	1.74	4,200
Pad 5-W	1.66	4,000
Pad 6-W	2.08	6,000
Pad 7-W	1.10	3,000
Pad 8-W	1.00	2,500
Pad 9-W	1.65	6,300
Pad 10-W	1.01	4,000
Pad 11-W	1.24	3,000
Pad 12-W	1.13	3,000
Pad 13-W	2.16	4,000
Pad 14-W	0.78	11,000
		<b>296,500</b>

# TRADE AREA

The Shops at Percheron occupies a premier position on the rapidly developing east side of Colorado Springs, strategically located between two of the region's most dynamic commercial corridors.

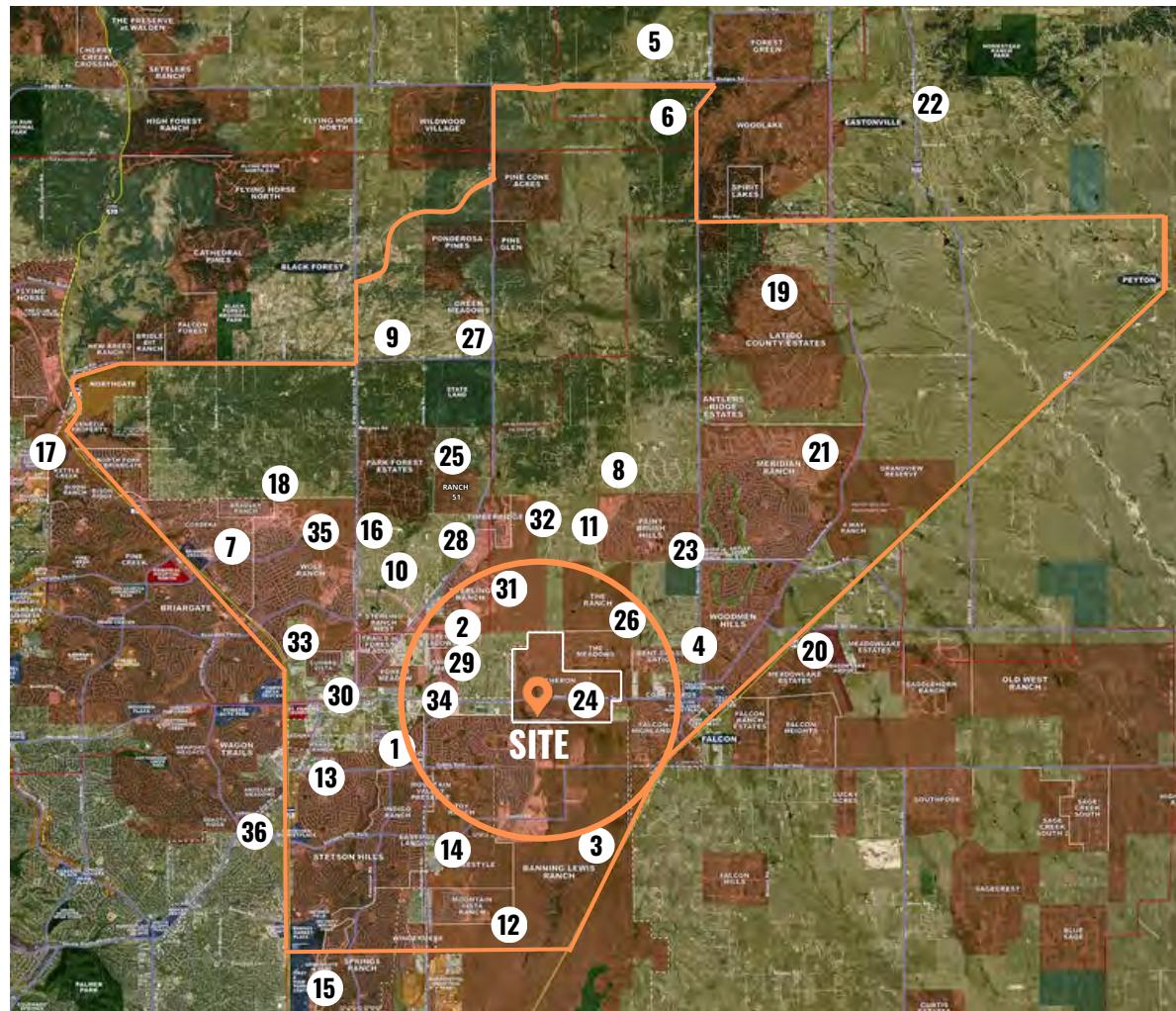


# RETAIL TRADE AREA

## HOUSING ANALYSIS

With a projected **27.1% surge** in home sales, Colorado Springs leads Realtor.com's annual forecast of the **top 100 metro** areas.

Experience the growth and opportunity that make **The Shops at Percheron** the place to be!



Subdivisions	Planned Units	Total Built	Remaining Units
1 Adventure Way (TH)	44	-	44
2 Aspen Meadows - CS /	306	170	136
3 Banning Lewis Ranch	9,808	3,929	5,879
4 Bent Grass /	549	443	106
5 Bison Meadows	7	7	0
6 Black Forest Reserve	165	98	67
7 Cordera	1,686	1,647	39
8 Cornerstone Estates	16	-	16
9 Eagle Forest	9	-	9
10 Eagle Rising	17	-	17
11 Eagleview Estates-CS	38	-	38
12 Enclaves at Mountain Vista /	1,613	612	1,001
13 Foxtail Crossing - Duets (DU)	45	-	45
14 Freestyle /	2,433	-	2,433
15 Greenways at Sand Creek /	486	227	259
16 Highland Park-CS	157	147	10
17 Kettle Creek / North	587	328	259
18 Koinonia Ranch	6	-	6
19 Latigo Creek	124	39	85
20 Meadowlake Ranch	301	-	301
21 Meridian Ranch	5,261	4,023	1,238
22 Overlook at Homestead	62	-	62
23 Paint Brush Hills /	778	608	170
24 Percheron /	2,650	7	2,643
25 Ranch /	2,100	-	2,100
26 Ranch 51	11	-	11
27 Redtail Ranch	12	2	10
28 Retreat at Prairie Ridge	305	-	305
29 Shiloh Mesa /	489	447	42
30 Skyline Ridge	134	67	67
31 Sterling Ranch-CS /	4,072	545	3,527
32 TimberRidge /	203	137	66
33 Townes at Cumbre Vista (TH)	149	141	8
34 Townes at Woodmen Heights (TH)	94	-	94
35 Wolf Ranch	7,067	5,035	2,032
36 Woodmen Heights / Ascent	69	37	32
<b>Total</b>	<b>45,518</b>	<b>18,689</b>	<b>26,829</b>

Source: [www.zondahome.com](http://www.zondahome.com)

# 5 MILE DEMOGRAPHICS



CURRENT POPULATION

**122,435**



PROJECTED POPULATION GROWTH (2030)

**133,795**



MEDIAN HOUSEHOLD INCOME

**\$128,878**



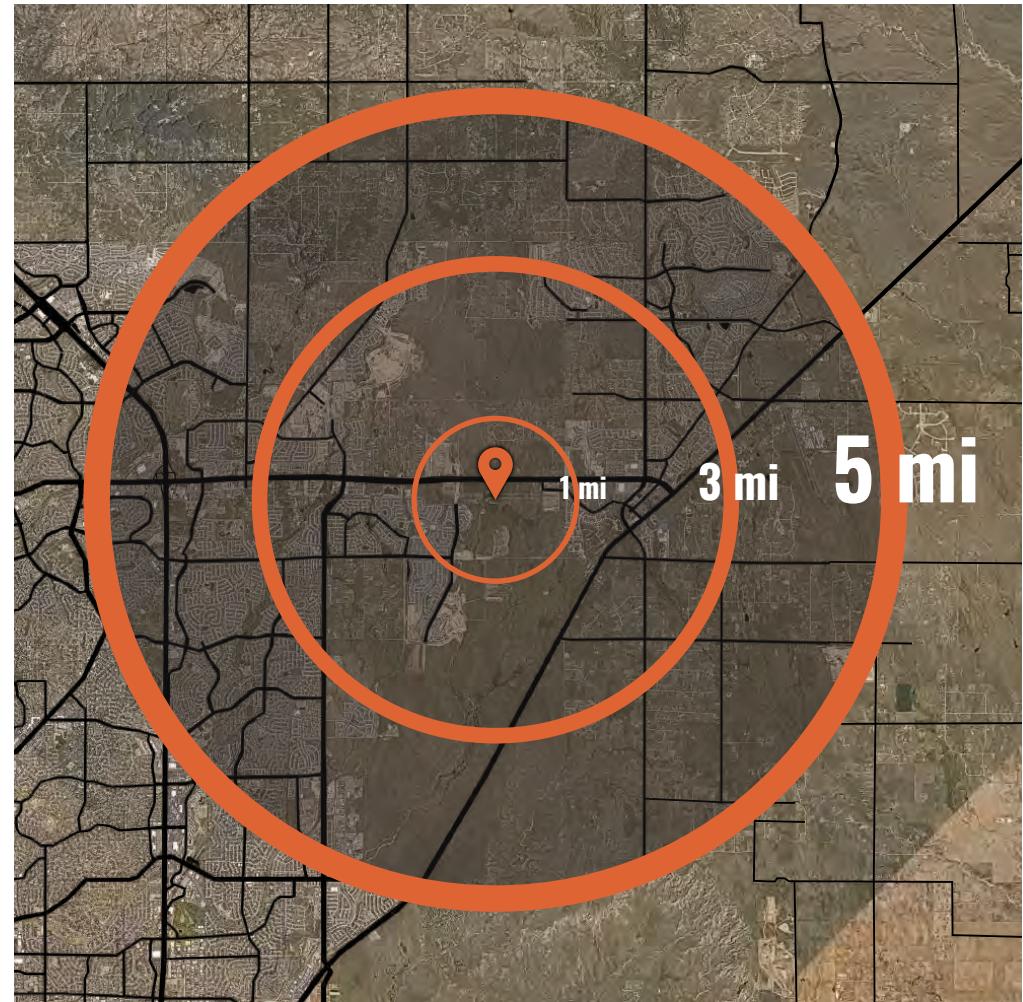
CURRENT FAMILY HOUSEHOLDS

**41,515**



AVERAGE HOUSEHOLD INCOME

**\$145,754**



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LEGEND  
PARTNERS 

 NORWOOD  
DEVELOPMENT GROUP

Colorado Springs, CO

FOR MORE INFORMATION CONTACT:

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