

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 has 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



**Best-Performing
City in the U.S.**

Milken Institute, 2025

VACATION DESTINATION

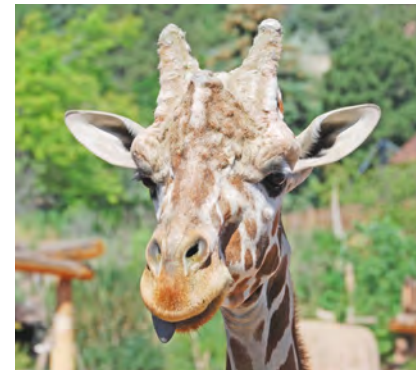
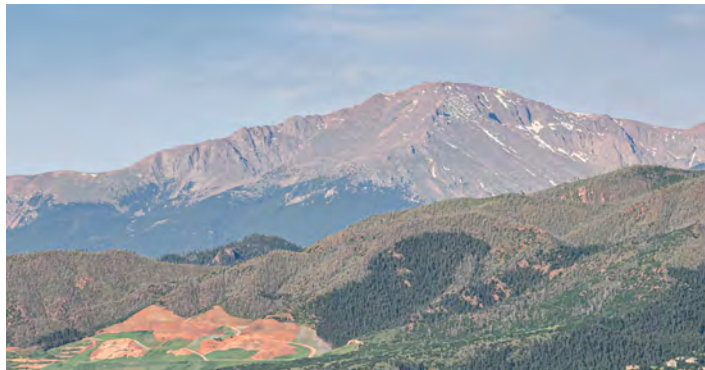
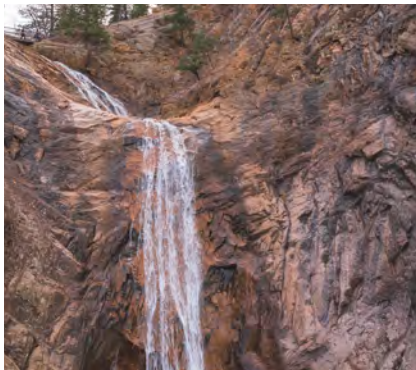
\$2.9 billion in annual revenue
25 million visitors

TOP INDUSTRIES BY JOB

49,346 Health Care & Social Services

37,661+ Retail

49,346 Professional, Scientific, & Technical



THE SHOPS AT PERCHERON

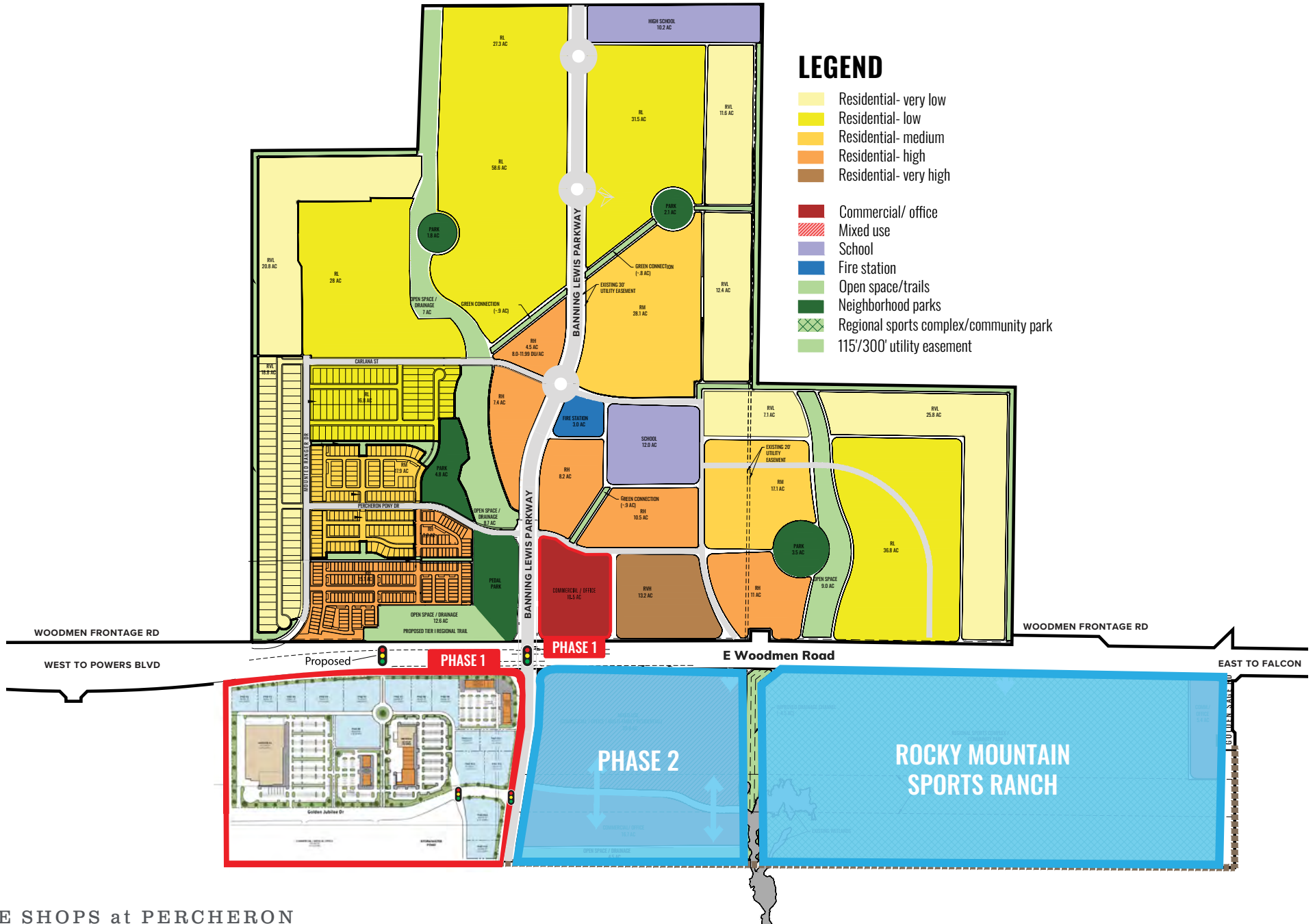
The Shops at Percheron – West offers a **67-acre** large-format commercial development opportunity in one of **Colorado Springs'** highest-growth corridors. Situated at the prominent SWC of Banning Lewis Parkway & Woodmen Road, this **Phase 1** site is surrounded by rapidly expanding master-planned communities,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

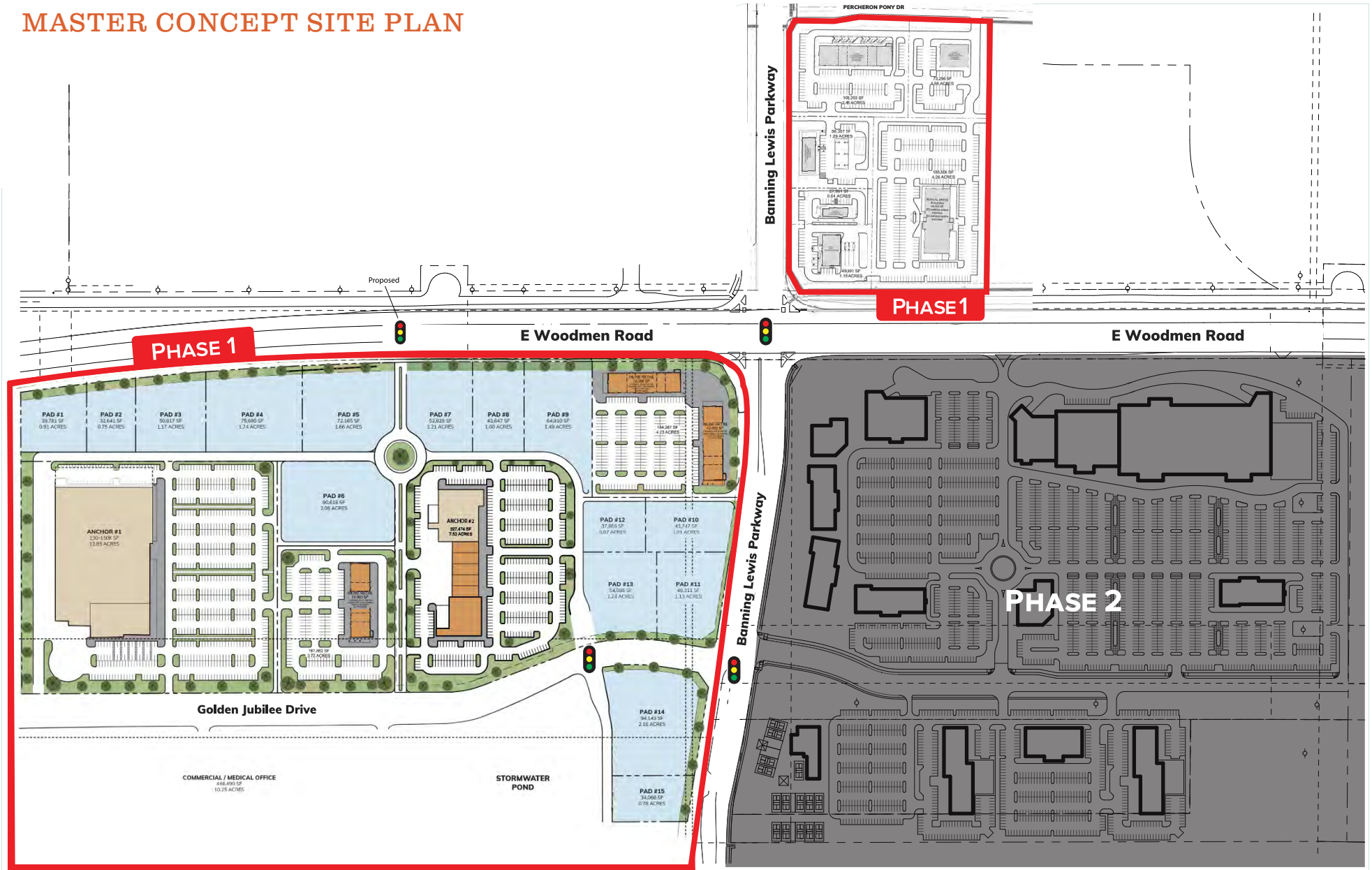


MASTER PLAN



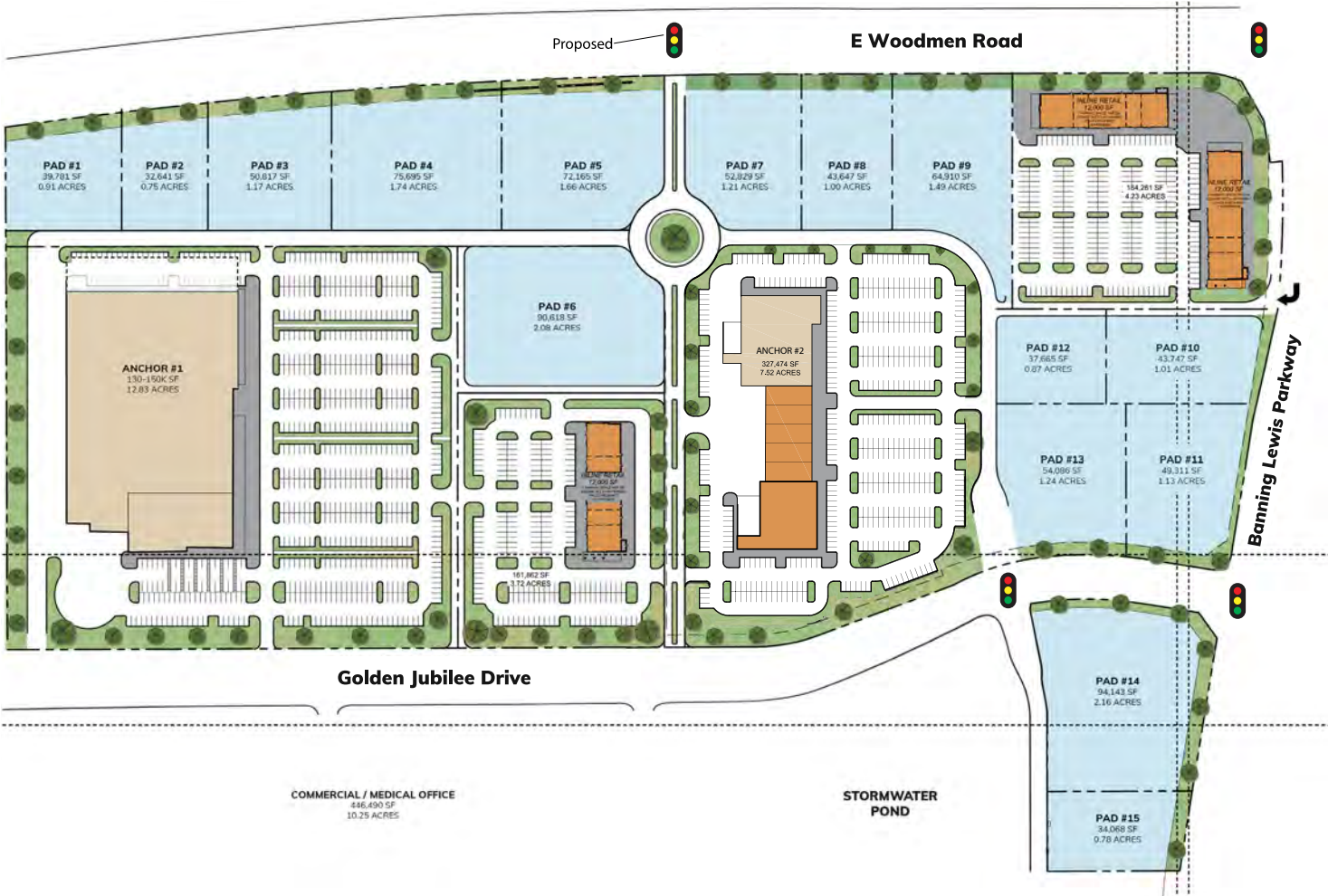
SHOPS AT PERCHERON

MASTER CONCEPT SITE PLAN



SITE PLAN WEST-PHASE 1

THE SHOPS AT
PERCHERON



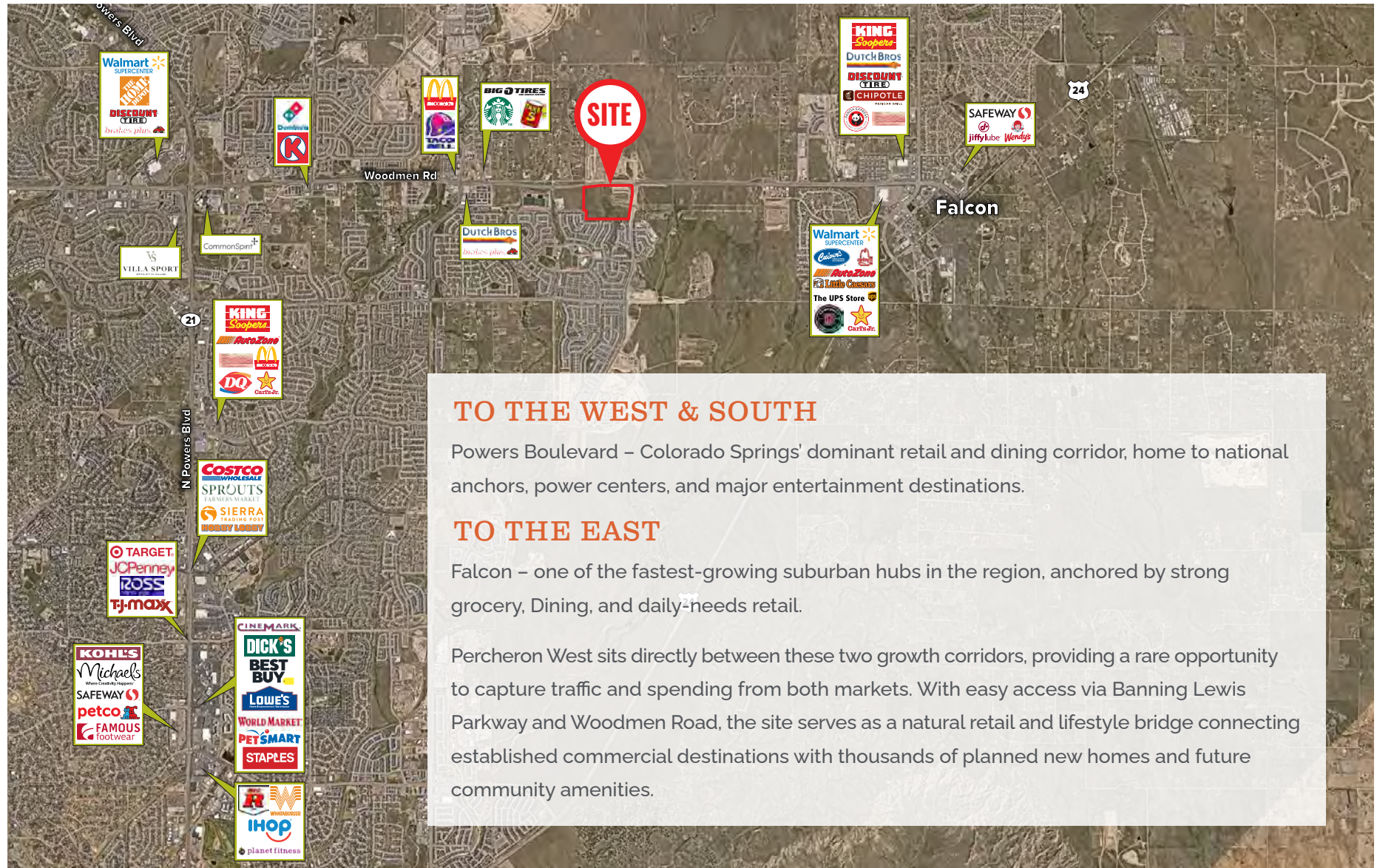
BUILDING / PAD INFO

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
		296,500

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.

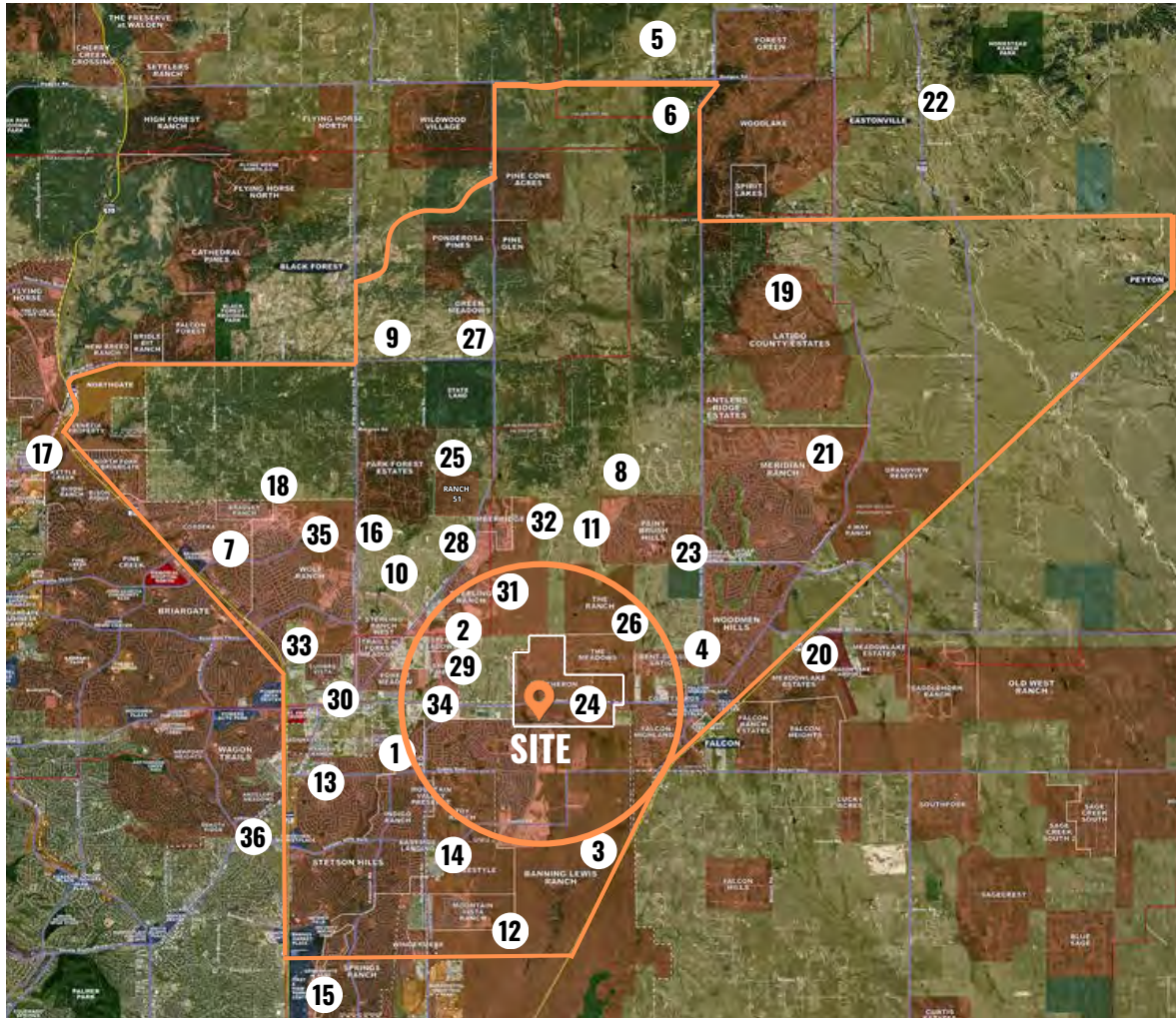


RETAIL TRADE AREA

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
Total	45,518	18,689	26,829

Source: www.zondahome.com

5 MILE DEMOGRAPHICS



CURRENT POPULATION

122,435



PROJECTED POPULATION
GROWTH (2030)

133,795



MEDIAN HOUSEHOLD
INCOME

\$128,878



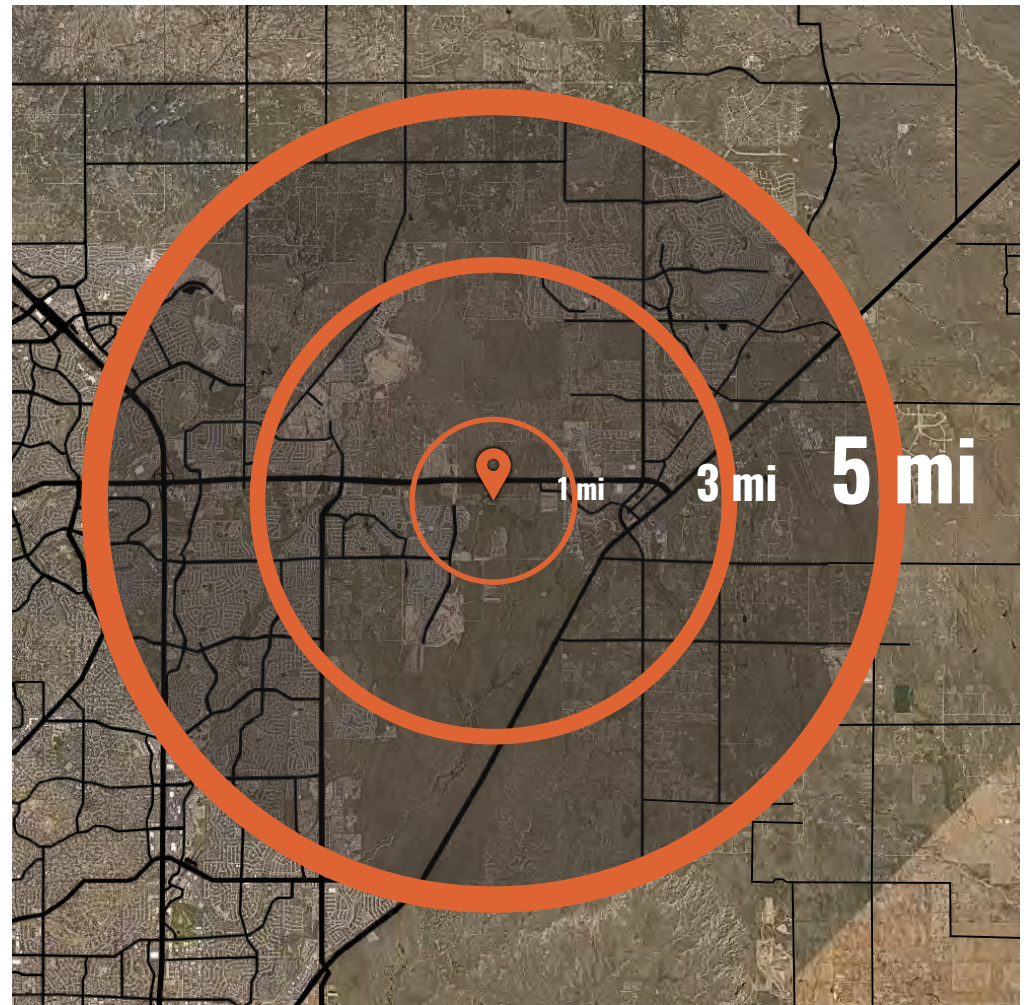
CURRENT FAMILY
HOUSEHOLDS

41,515



AVERAGE HOUSEHOLD
INCOME

\$145,754



THE SHOPS AT
PERCHERON

Percheronliving.com

LEGEND
PARTNERS ■■■■

 NORWOOD
DEVELOPMENT GROUP

Colorado Springs, CO

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