

RETAIL / RESTAURANT SPACE FOR LEASE

Ivywild Retail Center

1634-1640 S NEVADA AVENUE, COLORADO SPRINGS, CO 80905



IVYWILD RETAIL CENTER is located in the South Nevada Urban Renewal Area, which has experienced significant retail and restaurant growth in recent years! Streetscapes and sidewalks are now complete and Nevada Avenue is being resurfaced. With excellent visibility to all Nevada Avenue traffic and a prominent 25' pylon sign for all Tenants, Ivywild offers strong exposure for retailers. *Suite 140 is well-suited for standard retail or a restaurant, benefiting from both high traffic and strong co-tenancy.*

HIGHLIGHTS:

- Snarf's Sandwiches just opened!
- At controlled intersection of Nevada Ave. and Ramona Ave.
- Adjacent to the new Sprouts Farmers Market, Tokyo Joe's, Smashburger, European Wax Center, Snarf's Sandwiches, Natural Grocers, Chick-Fil-A, and Five Guys.
- Highly visible Pylon sign space on Nevada Ave!
- Signage on the North and South side of building.
- Direct access to neighborhoods to the west.

BUILDING SIZE:	8,888 SF
AVAILABLE SPACE:	Suite 140 - 2,015 SF
LEASE RATE:	\$36.00 / SF NNN
NNN EXPENSES (2025 Est.):	\$16.44 / SF
ZONING:	C-5
YEAR BUILT:	2018
PARKING:	85 Surface Spaces

DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
2024 Est. Population	12,909	89,506	225,209
2024 Est. Households	6,305	41,083	94,603
2024 Est. Avg. HH Income	\$66,543	\$84,319	\$80,398

TRAFFIC COUNTS (ADT 2023)

S Nevada Ave at E Ramona Ave (S)	34,979 VPD
S Nevada Ave at E Navajo St (N)	34,915 VPD

Source: CoStar Group, All Rights Reserved

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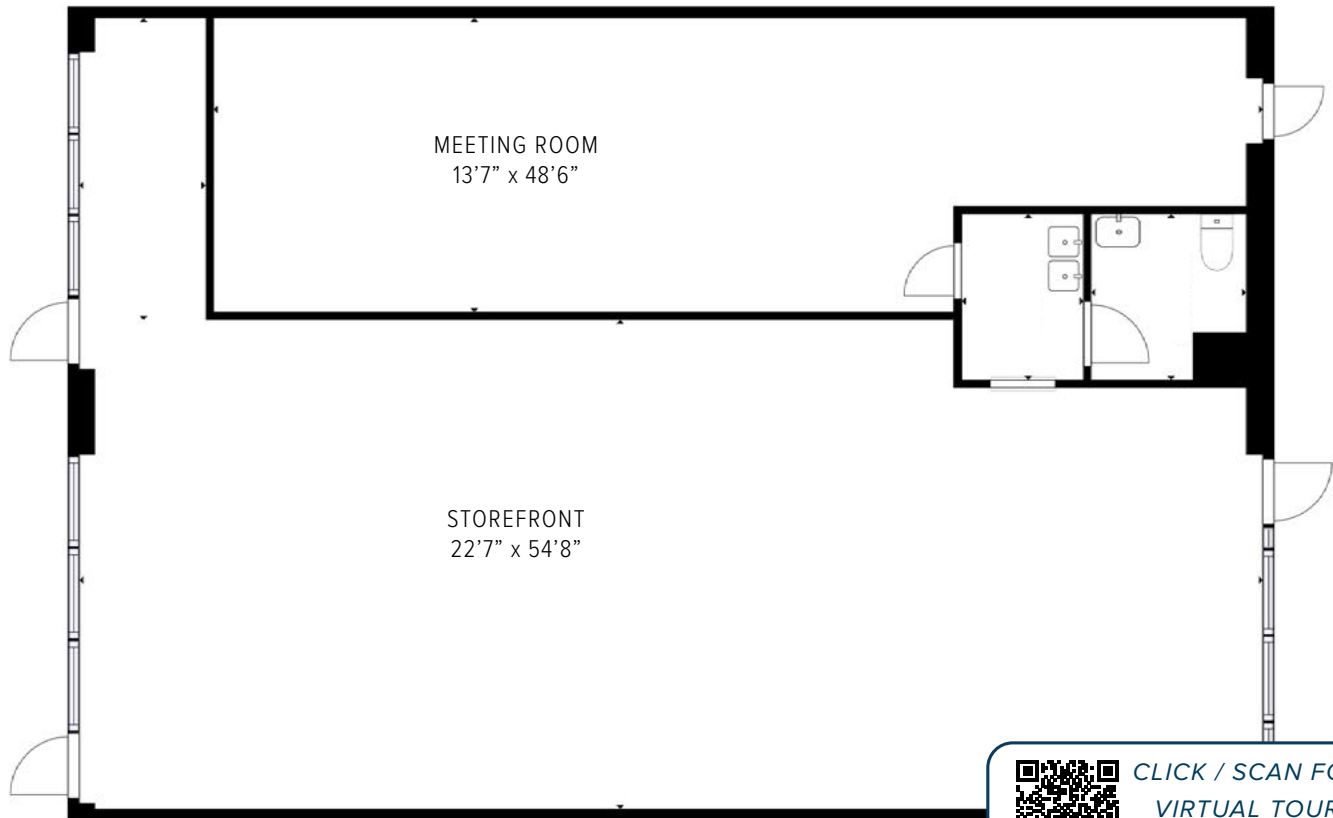
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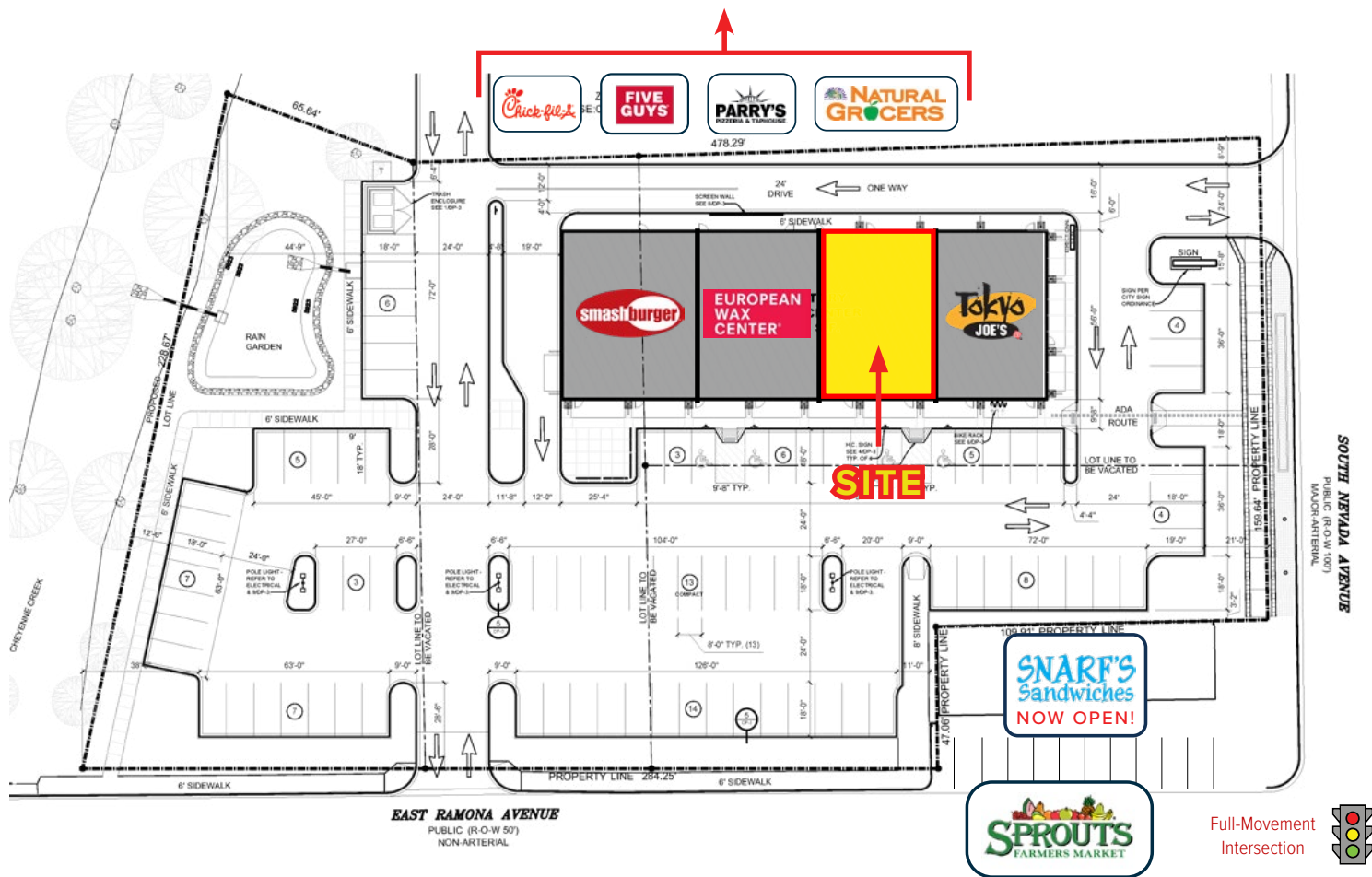
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