

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.

|                                  |                      |
|----------------------------------|----------------------|
| <b>BUILDING SIZE:</b>            | 8,888 SF             |
| <b>AVAILABLE SPACE:</b>          | Suite 140 - 2,015 SF |
| <b>LEASE RATE:</b>               | \$36.00 / SF NNN     |
| <b>NNN EXPENSES (2026 Est.):</b> | \$18.76 / SF         |
| <b>ZONING:</b>                   | C-5                  |
| <b>YEAR BUILT:</b>               | 2018                 |
| <b>PARKING:</b>                  | 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

**ALEX WINSOR**  
alexwinsor@oliverreg.com  
C: 719-660-5275

**JOHN WINSOR**  
johnwinsor@oliverreg.com  
C: 719-660-5528

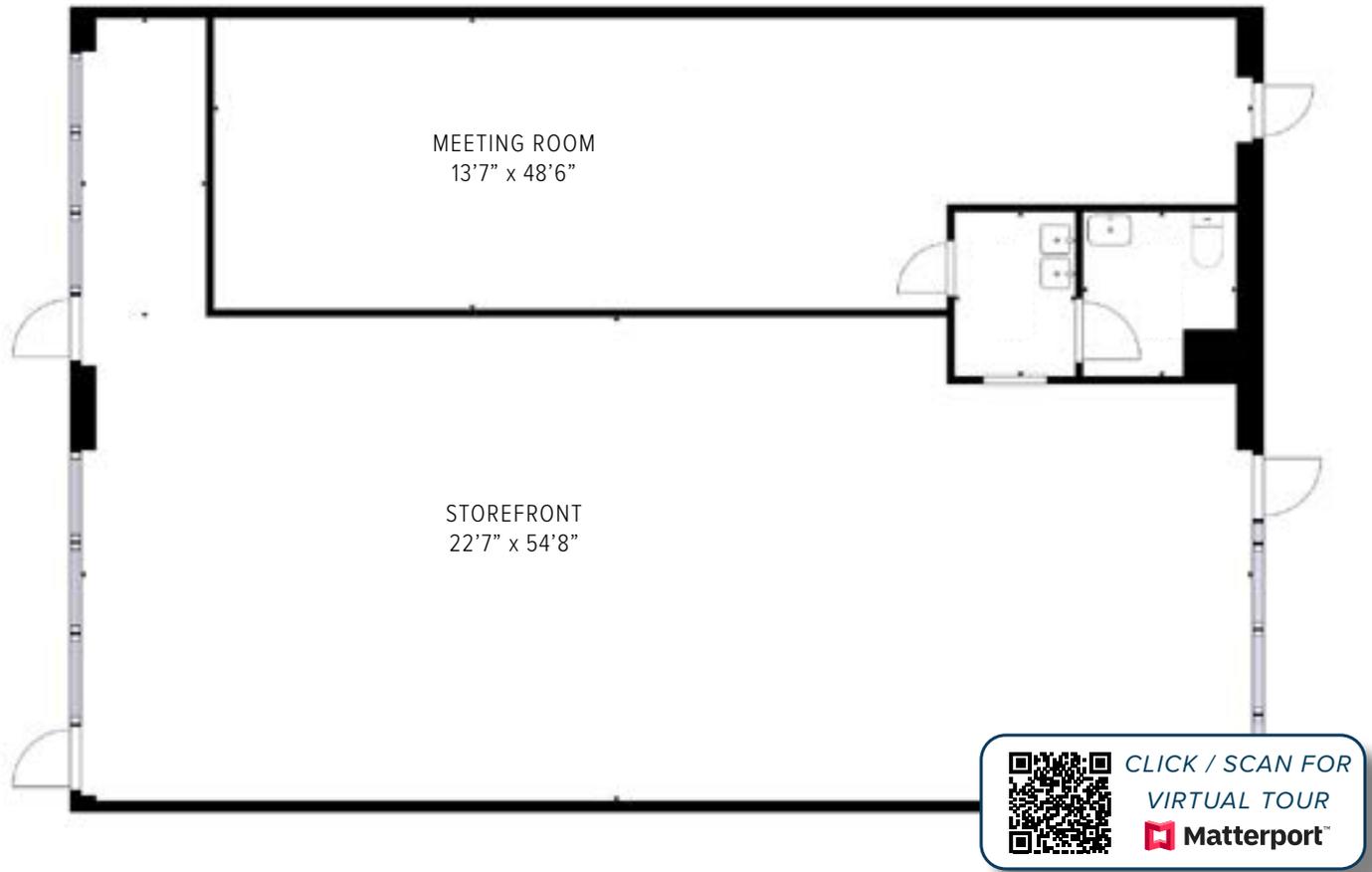
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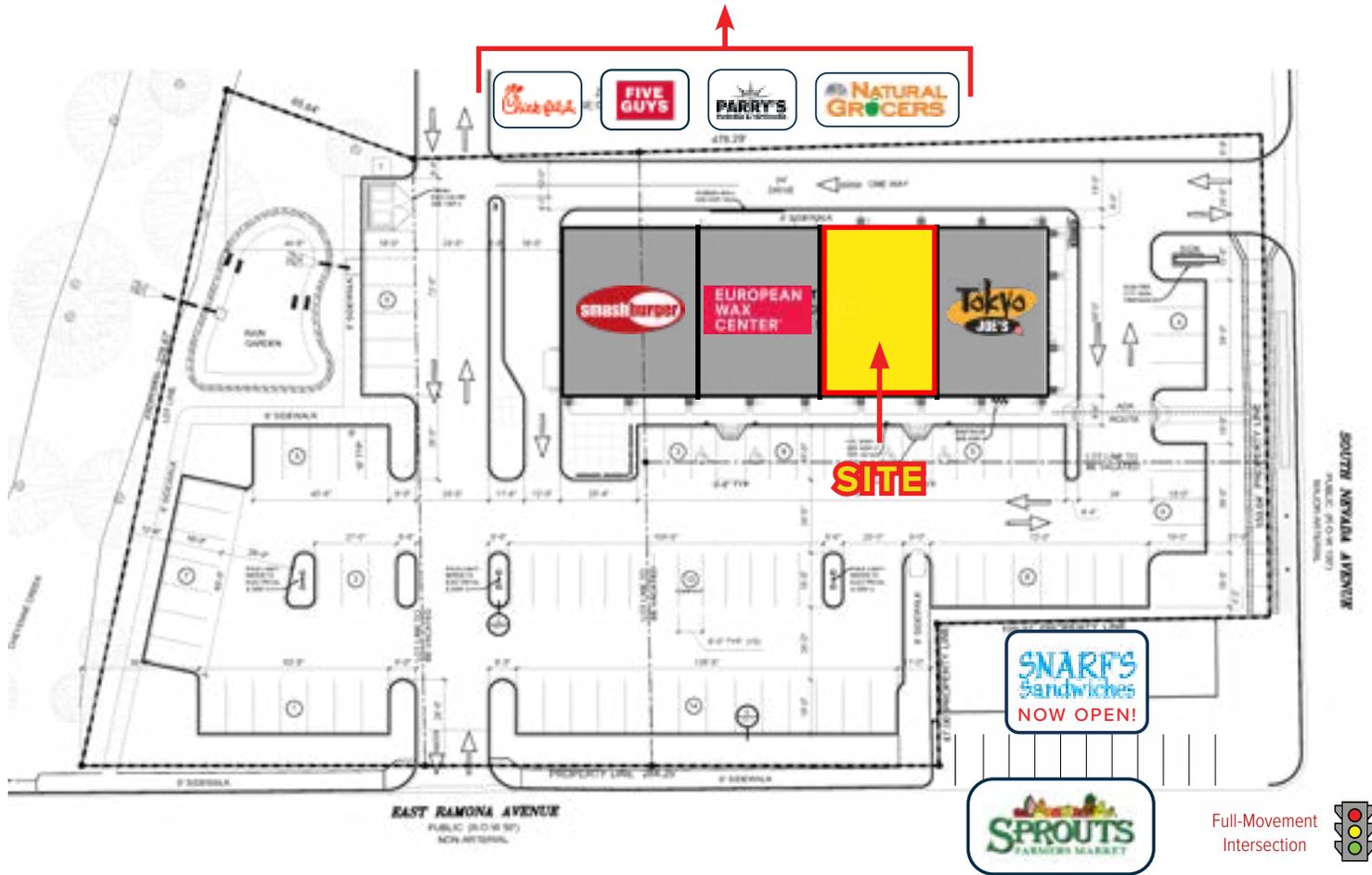
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Advance Auto Parts

**CREEKWALK**  
RESIDENTIAL  
±400 LUXURY UNITS  
COMING 2025

**SITE**

Full-Movement  
Intersection

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