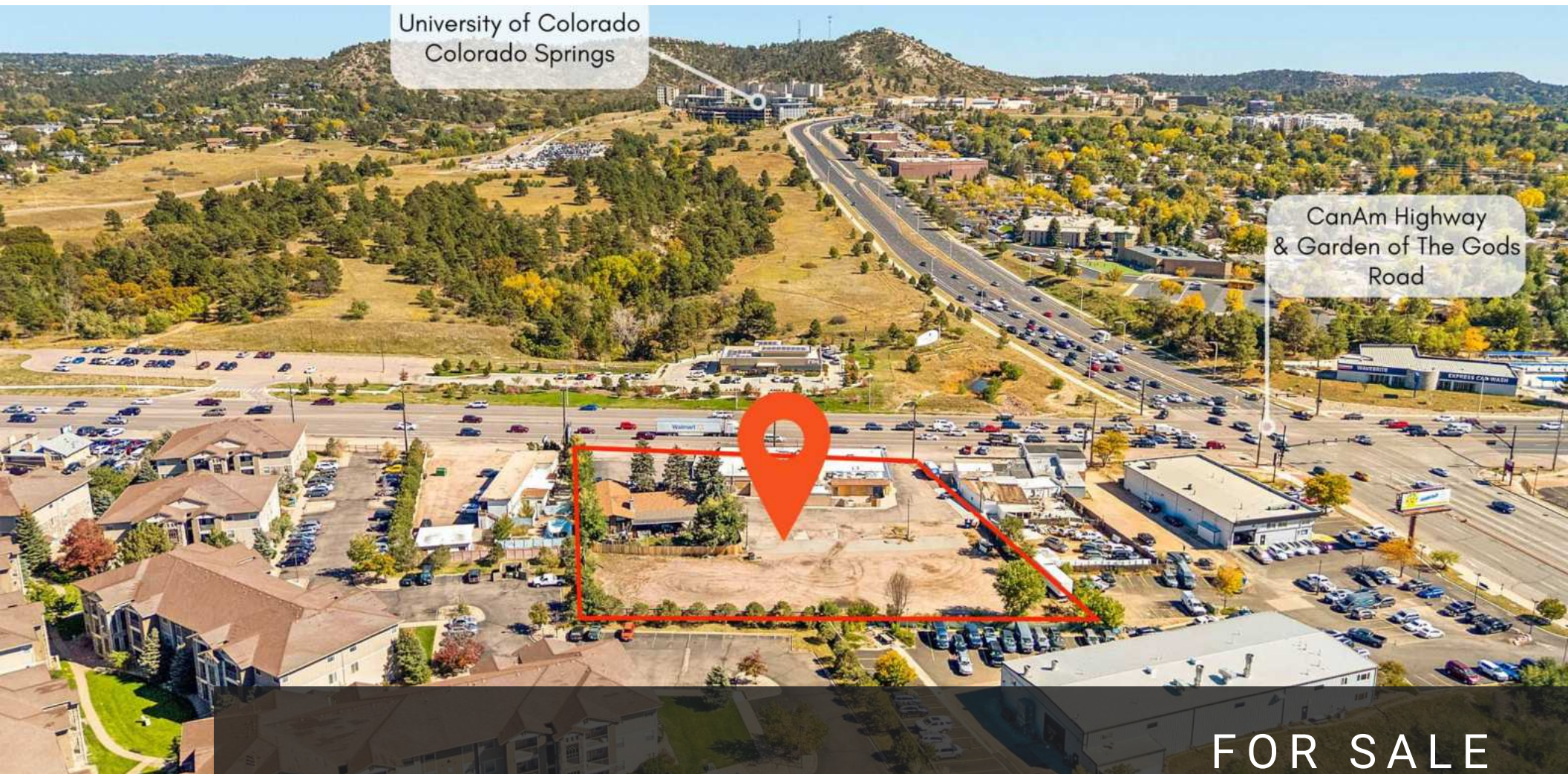


PRIME REDEVELOPMENT LAND FOR SALE

N. NEVADA & AUSTIN BLUFFS

4660-4664 NORTH NEVADA AVENUE

COLORADO SPRINGS, CO 80918



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY
Listing Commercial Broker
office: (720) 547-3305
jreilly@transworldcre.com
CO - 100099123

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

LISTING COMMERCIAL BROKER

O: (720) 547-3305

jreilly@transworldcre.com

CO - 100099123

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Property Details

Sale Price:	Contact Broker
Lot Size:	1.61 Acres
Zoning:	Mixed-Use Large
Parcels:	3
# of Stories:	3-5

- Austin Bluffs: 48,000 VPD
- N. Nevada Ave: 29,000 VPD
- Combined intersection 77,000 VPD

Property Description

Zoned for large mixed-use, the property accommodates high-density multifamily, retail, and commercial development. With city approval based on proposed use, the site allows redevelopment ranging from 3 to 5 stories.

Located just off the highly trafficked Austin Bluffs and North Nevada intersection, the site sits minutes from the University of Colorado Colorado Springs and University Village, home to Costco, Trader Joe's, Lowe's, and other national retailers. Its visibility, access, and scale make it an ideal flagship location for gas, restaurant, or multifamily developers seeking to anchor the next phase of redevelopment in this corridor.

Contact Listing Broker for Pricing & Info: Jack Reilly

PROPERTY PHOTOS

Austin Bluffs & N. Nevada CO Springs

4660 North Nevada Avenue | Colorado Springs, CO 80918



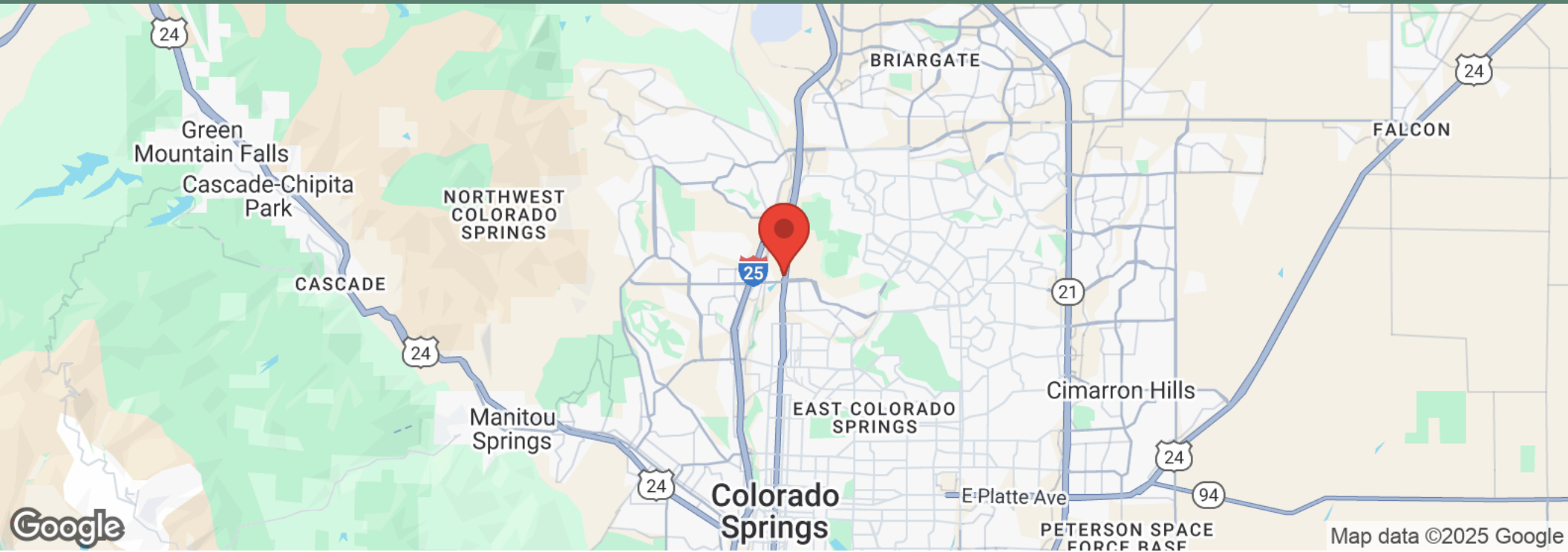
PROPERTY PHOTOS

Austin Bluffs & N. Nevada CO Springs
4660 North Nevada Avenue | Colorado Springs, CO 80918



LOCATION MAPS

Austin Bluffs & N. Nevada CO Springs
4660 North Nevada Avenue | Colorado Springs, CO 80918



BUSINESS MAP

Austin Bluffs & N. Nevada CO Springs

4660 North Nevada Avenue | Colorado Springs, CO 80918



Il Vicino Wood Oven



Panera Bread



Smashburger



Noodles and Company



Chipotle



BJ's Brewhouse



Costco



Kohl's



Lowe's



Starbucks



Classic Collision



Tokyo Joe's



Bonefish Grill



UCCS Health



Ent Credit Union



Budget Car Rental



Avis Car Rental



D.P. Dough



Enterprise Rent-A-Car



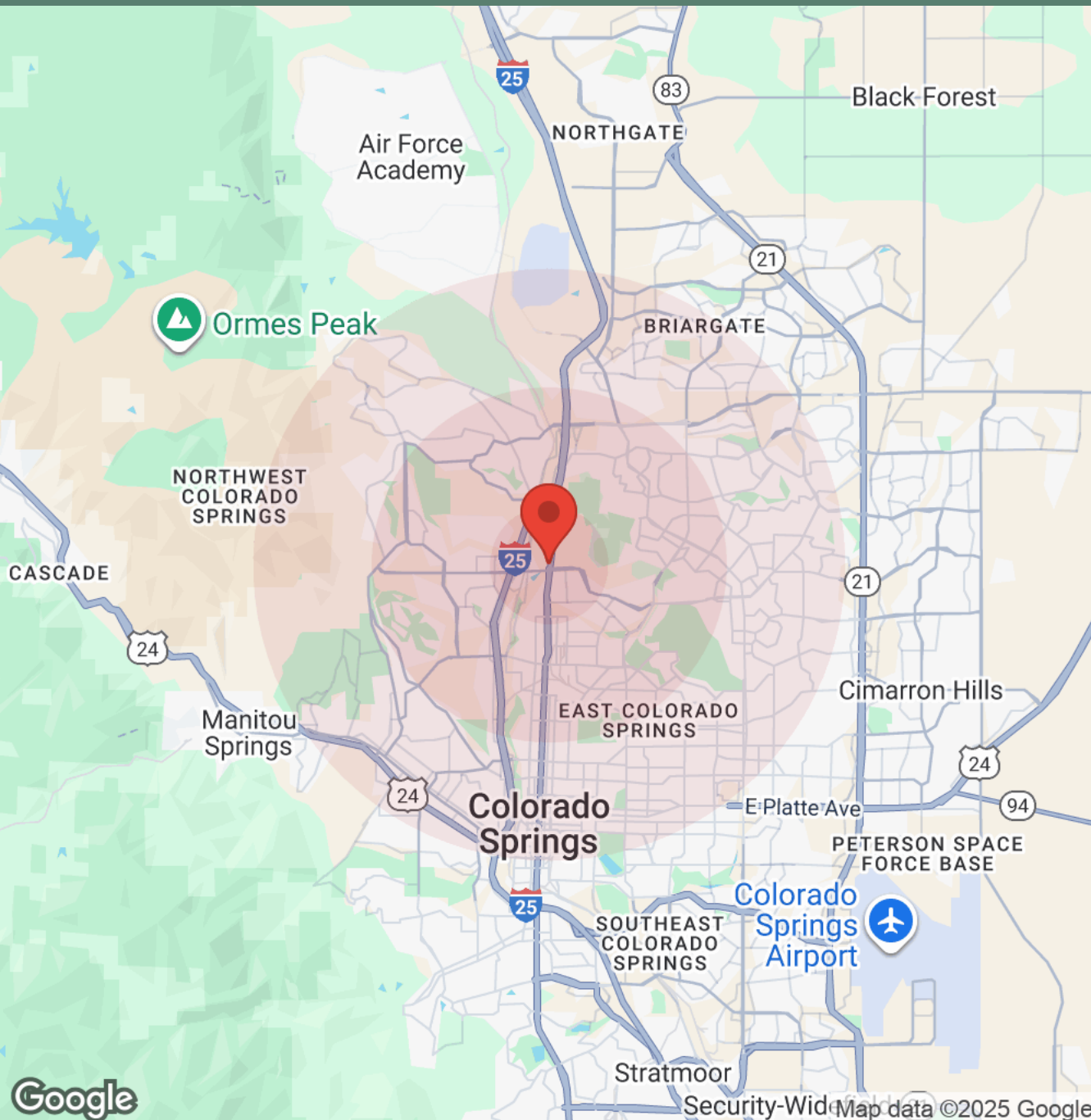
Zipcar



UCCS
University of Colorado
Colorado Springs

DEMOGRAPHICS

Austin Bluffs & N. Nevada CO Springs
4660 North Nevada Avenue | Colorado Springs, CO 80918



Population	1 Mile	3 Miles	5 Miles
Male	2,264	39,006	111,254
Female	2,156	38,958	109,564
Total Population	4,420	77,964	220,818

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	713	11,950	34,757
Ages 15-24	777	9,940	28,534
Ages 25-54	1,783	30,573	89,192
Ages 55-64	498	9,520	26,933
Ages 65+	649	15,980	41,403

Race	1 Mile	3 Miles	5 Miles
White	2,985	56,680	157,355
Black	265	3,430	10,820
Am In/AK Nat	18	265	773
Hawaiian	5	55	243
Hispanic	849	12,334	36,325
Asian	116	1,957	5,675
Multi-Racial	167	3,009	8,943
Other	15	234	662

Income	1 Mile	3 Miles	5 Miles
Median	\$70,222	\$83,854	\$83,006
< \$15,000	166	2,053	6,161
\$15,000-\$24,999	165	1,590	4,981
\$25,000-\$34,999	136	2,211	5,617
\$35,000-\$49,999	161	3,301	9,972
\$50,000-\$74,999	453	6,463	17,613
\$75,000-\$99,999	348	4,930	13,380
\$100,000-\$149,999	217	6,165	19,155
\$150,000-\$199,999	159	3,853	9,888
> \$200,000	153	4,165	10,492

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,197	38,759	108,730
Occupied	1,959	34,732	97,258
Owner Occupied	858	20,063	55,132
Renter Occupied	1,101	14,669	42,126
Vacant	238	4,027	11,471