
OFFERING MEMORANDUM

COLORADO SPRINGS SELF STORAGE LAND OPPORTUNITY

6432 TEMPLETON GAP RD
COLORADO SPRINGS, CO 80923

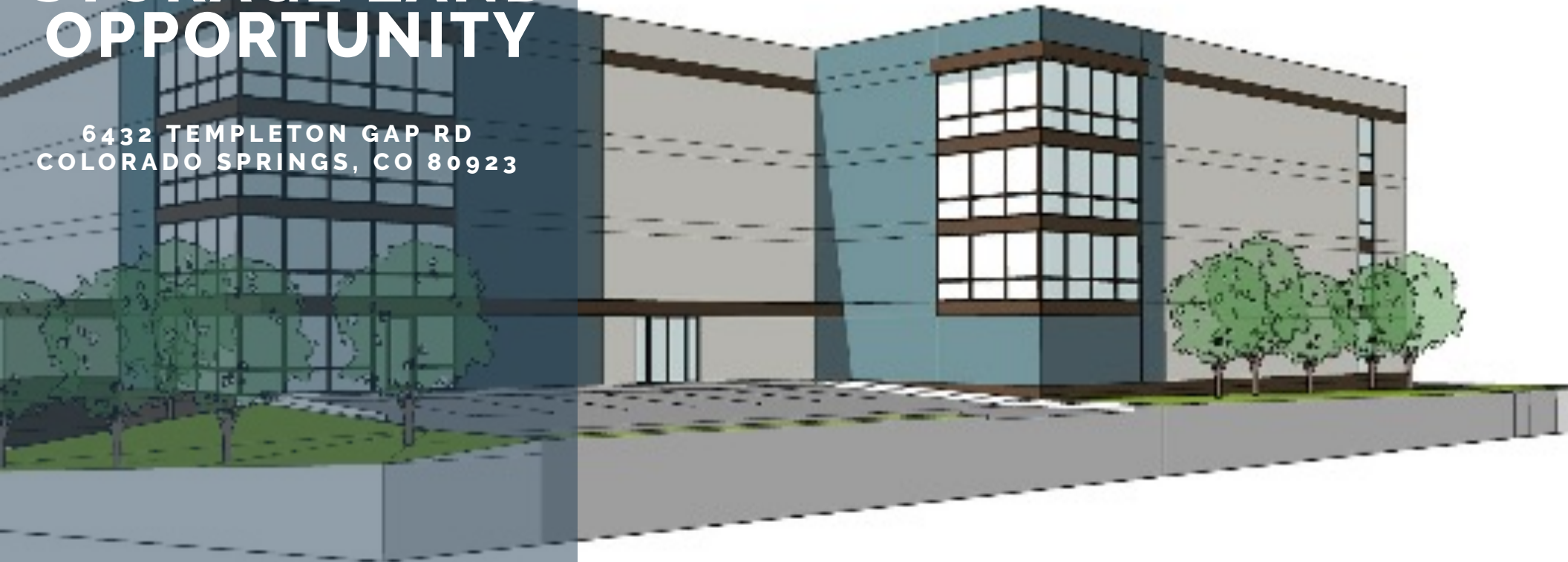




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OFFERING MEMORANDUM

INVESTMENT OVERVIEW

COLORADO SPRINGS OPPORTUNITY

SECTION 1

OFFERING SUMMARY // COLORADO SPRINGS OPPORTUNITY // 6432 TEMPLETON GAP RD COLORADO SPRINGS, CO



\$2,000,000	LAND COST
\$10,045,592	CONSTRUCTION COST
\$12,045,592	ALL IN COST
\$13,800,000	PROJECTED C/O VALUE
6.06%	YEAR 3 CAP RATE AT C/O
7.25%	YEAR 4 CAP RATE AT C/O
7.51%	YEAR 5 CAP RATE AT C/O
72,690	NET RENTABLE SQUARE FEET
1.14	LOT SIZE

INVESTMENT OVERVIEW // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

Bang Realty-Colorado Inc is delighted to present a premier investment opportunity: the Colorado Springs Self Storage Land. This exclusive offering encompasses a shovel-ready self-storage development project situated in the rapidly expanding market of Colorado Springs. The chosen location boasts robust demographic figures, with a population exceeding 235,000 individuals within a 5-mile radius, underscoring the area's dense and growing demand.

Furthermore, market analysis reveals a low saturation level of below 8 NRSF within both 3-mile and 5-mile radii, indicating significant growth potential and a lack of competitive saturation. This aspect is particularly compelling for investors looking for untapped markets with room for growth and minimal competition.

Adding to the project's appeal is the presence of over 6,800 multifamily housing units currently under development within a 5-mile radius. This influx of residential development not only highlights the area's demographic and economic growth but also predicts a swift lease-up phase for the self-storage units, given the anticipated demand from new residents seeking storage solutions.

In essence, the Colorado Springs Self Storage Land Opportunity represents a strategic investment in a market characterized by strong demographic growth, low competition levels, and a clear path to rapid operational success. Bang Realty-Colorado Inc invites investors to seize this unique opportunity to be part of a thriving market and contribute to the shaping of Colorado Springs' future landscape.

INVESTMENT HIGHLIGHTS

- Shovel-ready self-storage opportunity in Colorado Springs, primed for immediate development in a rapidly growing market.
- Boasts a dense population with over 235,000 individuals within a 5-mile radius, highlighting strong local demand.
- Exhibits a low market saturation below 8 NRSF within both 3-mile and 5-mile radii, offering a competitive advantage with ample growth potential.
- Surrounded by over 6,800 multifamily units in various stages of development within a 5-mile radius, ensuring a quick lease-up period due to the burgeoning residential growth.



SATURATION STUDY // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Public Storage	6190 Tutt Blvd, Colorado Springs, CO 80923, USA	0.46	Yes	103242		
Tutt Boulevard Self Storage	Tutt Blvd, Colorado Springs, CO 80923, USA	0.58	No			
Extra Space Storage	5110 Stetson Hills Blvd, Colorado Springs, CO 80917, USA	1	Yes	83000		
Powers Self Storage	5310 Tutt Blvd, Colorado Springs, CO 80922.0, USA	1.2	Yes		92150	
Extra Space Storage	5195 Austin Bluffs Pkwy, Colorado Springs, CO 80918, USA	1.47	Yes		74963	
Security Self-Storage	4095 Lee Vance View, Colorado Springs, CO 80918, USA	1.6	Yes		65088	
Life Storage	4750 Scarlet Dr, Colorado Springs, CO 80920, USA	1.99	Yes		59914	
East Woodmen Self Storage	7115 Forest Meadows Ave, Colorado Springs, CO 80908, USA	1.99	Yes		91066	
Woodmen Mini Storage	7155 Lexington Dr, Colorado Springs, CO 80918, USA	2.07	Yes		78164	
Otter Self Storage - Blanco Colorado Springs	4526 Oro Blanco Dr, Colorado Springs, CO 80917, USA	2.1	No		33013	
Securcare Self Storage	3420 Vickers Dr, Colorado Springs, CO 80918, USA	2.22	Yes		71651	
Smart Space - Stetson Hills	5210 Tamlin Rd, Colorado Springs, CO 80938, USA	2.77	Yes		83032	
Extra Space Storage	2715 Dublin Blvd, Colorado Springs, CO 80918, USA	2.89	Yes		42170	
Public Storage	5250 Tomah Dr, Colorado Springs, CO 80918, USA	3.14	No			51423
Public Storage	3845 Van Teylingen Dr, Colorado Springs, CO 80917, USA	3.29	Yes			70515
Public Storage	6055 Hollow Tree Ct, Colorado Springs, CO 80918, USA	3.41	No			52144
Security Self Storage	3160 Austin Bluffs Pkwy, Colorado Springs, CO 80918, USA	3.51	Yes			41693
North Union Self-Storage / Colorado Springs	9870 N Union Blvd, Colorado Springs, CO 80924, USA	3.64	No			87218
U-Haul Moving & Storage	455 E Woodmen Rd, Colorado Springs, CO 80919, USA	3.7	Yes			44000
Public Storage	3725 Parkmoor Village Dr, Colorado Springs, CO 80917, USA	3.94	Yes			44874
Securcare Self Storage	1408 Chapel Hills Dr, Colorado Springs, CO 80920, USA	4.02	Yes			46400
Public Storage	2460 N Powers Blvd, Colorado Springs, CO 80915, USA	4.09	Yes			100700
A Storage Place	1825 Jamboree Dr, Colorado Springs, CO 80920, USA	4.09	No			42564
All-Star Storage	2390 N Powers Blvd, Colorado Springs, CO 80915, USA	4.23	No			46658
Public Storage	3601 Blue Horizon Vw, Colorado Springs, CO 80924, United States	4.33	Yes			76272
U-Haul Moving & Storage	2175 Victor Pl, Colorado Springs, CO 80915, USA	4.36	Yes			85683
Securcare Self Storage	2345 Academy Pl, Colorado Springs, CO 80909, USA	4.48	No			55700
American Storage Colorado Springs	6740 Vincent Drive, Colorado Springs, CO 80918, USA	4.71	Yes			97316
Marksheffel RV & Boat Storage	7715 Venture St, Colorado Springs, CO 80951, USA	4.79	Yes			4577
Tiffany Square	6805 Corporate Dr, Colorado Springs, CO 80919, USA	4.87	Yes			20335
U-Haul at Tiffany Square / Colorado Springs	6805 Corporate Dr, Colorado Springs, CO 80919, USA	4.89	No			6184
TOTAL EXISTING SUPPLY				186,242	877,453	1,851,709
2023 POPULATION 1-MILE 12,031 3-MILE 117,987 5-MILE 235,023						
SQ FT PER PERSON				15.48	7.44	7.88

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Flats at Dublin Commons	Tutt Blvd & Article Dr	Colorado Springs	60	\$12,000,000	Final Planning	0.46
The Hansen Ranch Residential Subdivision	Tutt Blvd & Templeton Gap Rd	Colorado Springs	65	\$25,400,000	Under Construction	0.48
Dublin North No. 5 Addition / Pikes Vista	6685 Templeton Gap Rd	Colorado Springs	45	\$16,974,000	Final Planning	0.59
Stone Mesa Flats	7044 Tutt Blvd	Colorado Springs	158	\$59,600,000	Under Construction	0.75
The Atrium Senior Apartments	4921 Templeton Gap Rd	Colorado Springs	54	\$10,000,000	Conceptual	0.89
The Church for All Nations	6540 Templeton Drive	Colorado Springs		\$5,000,000	Award	0.94
Artificial Turf Replacement	6888 Black Forest Rd	Colorado Springs		\$500,000	Post-Bid	1.18
Creek at Cottonwood Apartments	E Woodmen Rd	Colorado Springs	258	\$40,000,000	Under Construction	1.2
Ascent by Watermark at Greenbriar	Tutt Blvd & E Woodmen Rd	Colorado Springs	360	\$55,000,000	Under Construction	1.21
The Trailside at Cottonwood Creek	Austin Bluffs Pkwy & E Woodmen Rd	Colorado Springs	56	\$21,000,000	Under Construction	1.28
Springwater Apartments	Orvis Pt	Colorado Springs	144	\$55,000,000	Post-Bid	1.49
The Cottages at Woodmen Heights	Adventure Way	Colorado Springs	280	\$105,600,000	Design	2.05
Barnes Center Apartments / Colorado Springs	Integrity Center Point	Colorado Springs	182	\$56,000,000	Post-Bid	2.06
Rio Vista Townhomes	Rio Vista Dr & Barnes Rd	Colorado Springs	94	\$35,456,800	Design	2.19
Solace at the Ranch	7718 E Woodmen Rd	Colorado Springs	374	\$118,000,000	Under Construction	2.53
Freestyle North at Banning Lewis Ranch	Marksheffel Rd	Colorado Springs	2400	\$75,000,000	Conceptual	2.8
Fox Bridge on Union	8205 N Union Blvd	Colorado Springs	242	\$40,000,000	Under Construction	2.82
Caliber at Briargate	9292 Grand Cordera Pkwy	Colorado Springs	200	\$15,000,000	Pre-Construction/Negotiated	2.87
The Villas at Pony Tracks	3790 Pony Tracks Dr	Colorado Springs	36	\$10,000,000	Under Construction	2.98
Avenida Senior Living - Colorado Springs	55 Grand Cordera Pkwy	Colorado Springs	160	\$61,000,000	Final Planning	3
Springs Ranch Redevelopment	3525 Tutt Blvd	Colorado Springs		\$10,000,000	Pre-Construction/Negotiated	3.06
Retreat at Mountainside	Grand Cordera Pkwy & Briargate Pkwy	Colorado Springs	248	\$100,000,000	Design	3.2
Lexington Vistas	2845 Parliament Dr	Colorado Springs	82	\$30,930,400	Design	3.26
Sterling Ranch East Subdivision	Briargate Pkwy	Colorado Springs	160	\$63,000,000	Conceptual	3.44
Village Cooperative of Briargate	4135 Cordera Crest Ave	Colorado Springs	52	\$14,000,000	Under Construction	3.74
Allaso at Briargate	2505 Dynamic Dr	Colorado Springs		\$35,000,000	Final Planning	3.93
The Village Cooperative of Briargate / Colorado Springs	Cordera Crest Ave	Colorado Springs	52	\$15,000,000	Under Construction	3.93
Outlook Briargate	1650 Briargate Blvd	Colorado Springs	300	\$45,000,000	Pre-Construction/Negotiated	4.23
Midtown at Hannah Ranch	Canada Dr & Constitution Ave	Colorado Spgs	89	\$22,000,000	Pre-Construction/Negotiated	4.24
Highlands at Briargate	9121 Highland Rdg Hts	Colorado Springs	246	\$92,791,200	Pre-Construction/Negotiated	4.33
Branding Iron at Sterling Ranch Filing No. 2	Woodmen Rd	Colorado Springs	75	\$18,500,000	Final Planning	4.34
Citizen on Constitution	Constitution Ave & Marksheffel Rd	Cimarron Hills	226	\$90,000,000	Design	4.58
Caliber at Voyager	1510 Telstar Dr	Colorado Springs	193	\$23,000,000	Under Construction	4.63
Cortland Peterson Multifamily / Colorado Springs	Gallery Road & Space Center Dr	Colorado Springs		\$110,000,000	Award	4.99

TOTAL NUMBER OF UNITS 6,891

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

COLORADO SPRINGS OPPORTUNITY

SECTION 2

UNIT MIX SUMMARY // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
GROUND FLOOR CLIMATE CONTROLLED:								
5.0 X 5.0	25	25	625	\$61.00	\$1,525	\$18,300	\$64.71	\$19,414
5.0 X 10.0	56	50	2,800	\$117.00	\$6,552	\$78,624	\$124.13	\$83,412
7.0 X 10.0	1	70	70	\$149.00	\$149	\$1,788	\$158.07	\$1,897
10.0 X 10.0	33	100	3,300	\$201.00	\$6,633	\$79,596	\$213.24	\$84,443
8.0 X 15.0	1	120	120	\$209.99	\$210	\$2,520	\$222.78	\$2,673
10.0 X 15.0	48	150	7,200	\$245.00	\$11,760	\$141,120	\$259.92	\$149,714
10.0 X 20.0	33	200	6,600	\$307.00	\$10,131	\$121,572	\$325.70	\$128,976
10.0 X 25.0	12	250	3,000	\$369.00	\$4,428	\$53,136	\$391.47	\$56,372
10.0 X 30.0	14	300	4,200	\$539.99	\$7,560	\$90,718	\$572.88	\$96,243
TOTAL CC:	223	125	27,915	\$219.50	\$48,948	\$587,374	\$232.86	\$623,145
UPSTAIRS CLIMATE CONTROLLED (CC):								
5.0 X 5.0	45	25	1,125	\$54.00	\$2,430	\$29,160	\$57.29	\$30,936
5.0 X 10.0	81	50	4,050	\$81.00	\$6,561	\$78,732	\$85.93	\$83,527
5.0 X 15.0	84	75	6,300	\$119.00	\$9,996	\$119,952	\$126.25	\$127,257
10.0 X 10.0	48	100	4,800	\$146.00	\$7,008	\$84,096	\$154.89	\$89,217
10.0 X 15.0	90	150	13,500	\$205.00	\$18,450	\$221,400	\$217.48	\$234,883
10.0 X 20.0	75	200	15,000	\$271.00	\$20,325	\$243,900	\$287.50	\$258,754
TOTAL NCC:	423	106	44,775	\$153.12	\$64,770	\$777,240	\$162.45	\$824,574
GRAND TOTAL	646	113	72,690	\$176.03	\$113,718	\$1,364,614	\$186.75	\$1,447,719

INCOME & EXPENSE // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$1,364,614	\$1,364,614	\$1,364,614	\$1,405,553	\$1,447,719
PHYSICAL VACANCY	(846,061)	(709,599)	(191,046)	(70,278)	(72,386)
ECONOMIC VACANCY	(68,231)	(68,231)	(68,231)	(70,278)	(72,386)
TOTAL VACANCY	(914,292)	(777,830)	(259,277)	(140,555)	(144,772)
VACANCY %	67.0%	57.0%	19.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$450,323	\$586,784	\$1,105,338	\$1,264,997	\$1,302,947
LATE, LETTER, & NSF FEES	22,516	29,339	55,267	63,250	65,147
ADMINISTRATION FEES	9,006	11,736	22,107	25,300	26,059
TENANT INSURANCE	11,783	16,744	36,667	47,869	51,551
MERCHANDISE SALES, NET	6,000	6,120	6,242	6,367	6,495
U-HAUL	12,000	12,240	12,485	12,734	12,989
TOTAL OTHER INCOME	\$61,306	\$76,179	\$132,768	\$155,520	\$162,241
EFFECTIVE GROSS INCOME (EGI)	\$511,628	\$662,963	\$1,238,105	\$1,420,518	\$1,465,188
PROPERTY TAXES	140,000	142,800	145,656	148,569	151,541
INSURANCE	21,500	21,930	22,369	22,816	23,272
UTILITIES & TRASH	25,000	25,500	26,010	26,530	27,061
REPAIRS & MAINTENANCE	5,000	7,500	10,000	15,000	15,000
ADVERTISING	30,000	25,000	20,000	15,000	15,300
SALARIES, TAXES, & BENEFITS	75,000	76,500	78,030	79,591	81,182
MANAGEMENT FEE	25,581	33,148	61,905	71,026	73,259
OFFICE SUPPLIES & POSTAGE	2,500	2,550	2,601	2,653	2,706
BANK & CREDIT CARD FEES	8,186	10,607	19,810	22,728	23,443
TELEPHONE & INTERNET	2,400	2,448	2,497	2,547	2,598
LANDSCAPING	7,500	7,650	7,803	7,959	8,118
OTHER EXPENSES	5,000	5,100	5,202	5,306	5,412
TOTAL EXPENSES	\$347,667	\$360,734	\$401,883	\$419,725	\$428,893
% OF EGI	68.0%	54.4%	32.5%	29.5%	29.3%
NET OPERATING INCOME (NOI)	\$163,961	\$302,230	\$836,223	\$1,000,792	\$1,036,295
OPERATING MARGIN %	32.0%	45.6%	67.5%	70.5%	70.7%

1. RE Taxes are based on market comps. 2. Income based on owner estimates 3. Expenses based on industry standard 4. A management fee is added to expenses based on 5% of the gross income

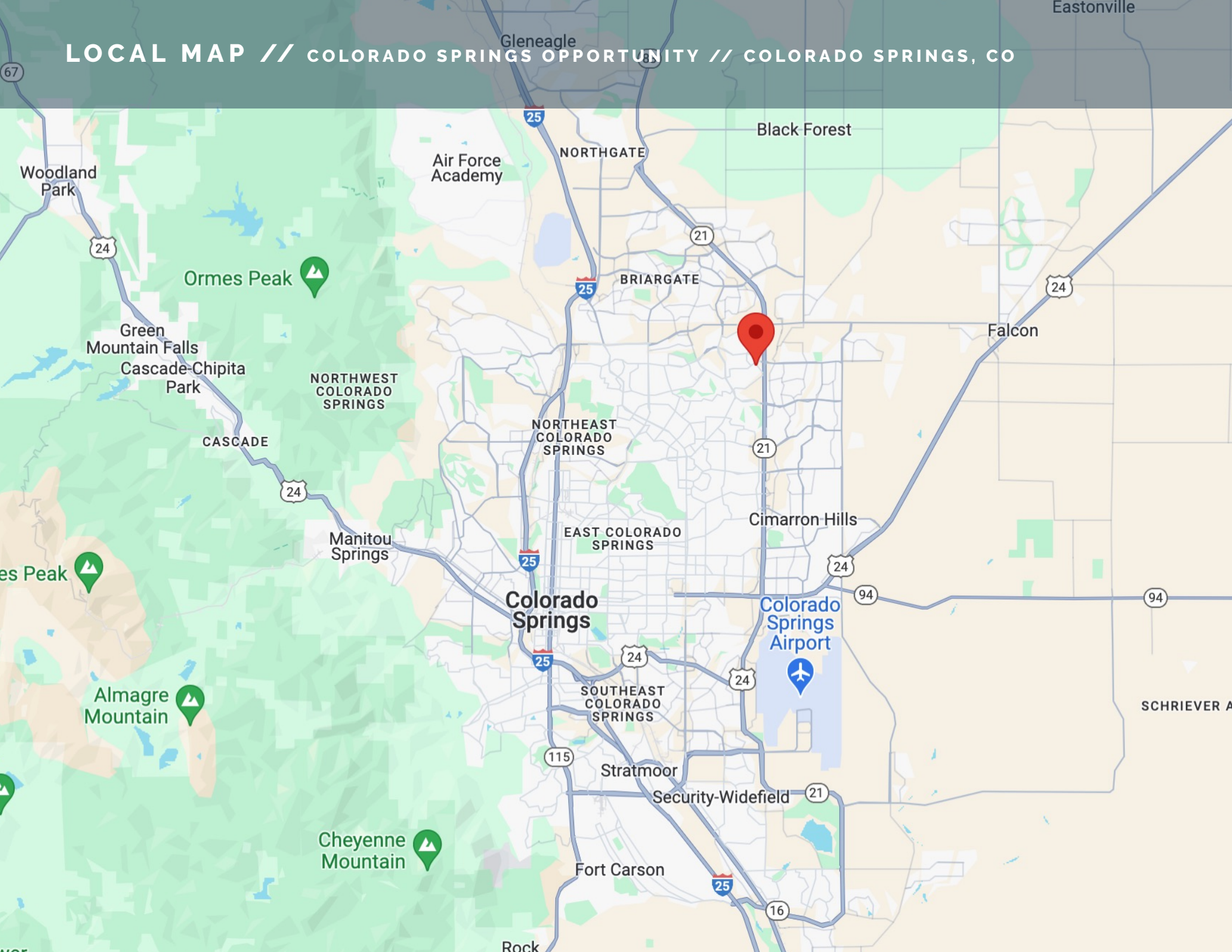
OFFERING MEMORANDUM

PROPERTY INFORMATION

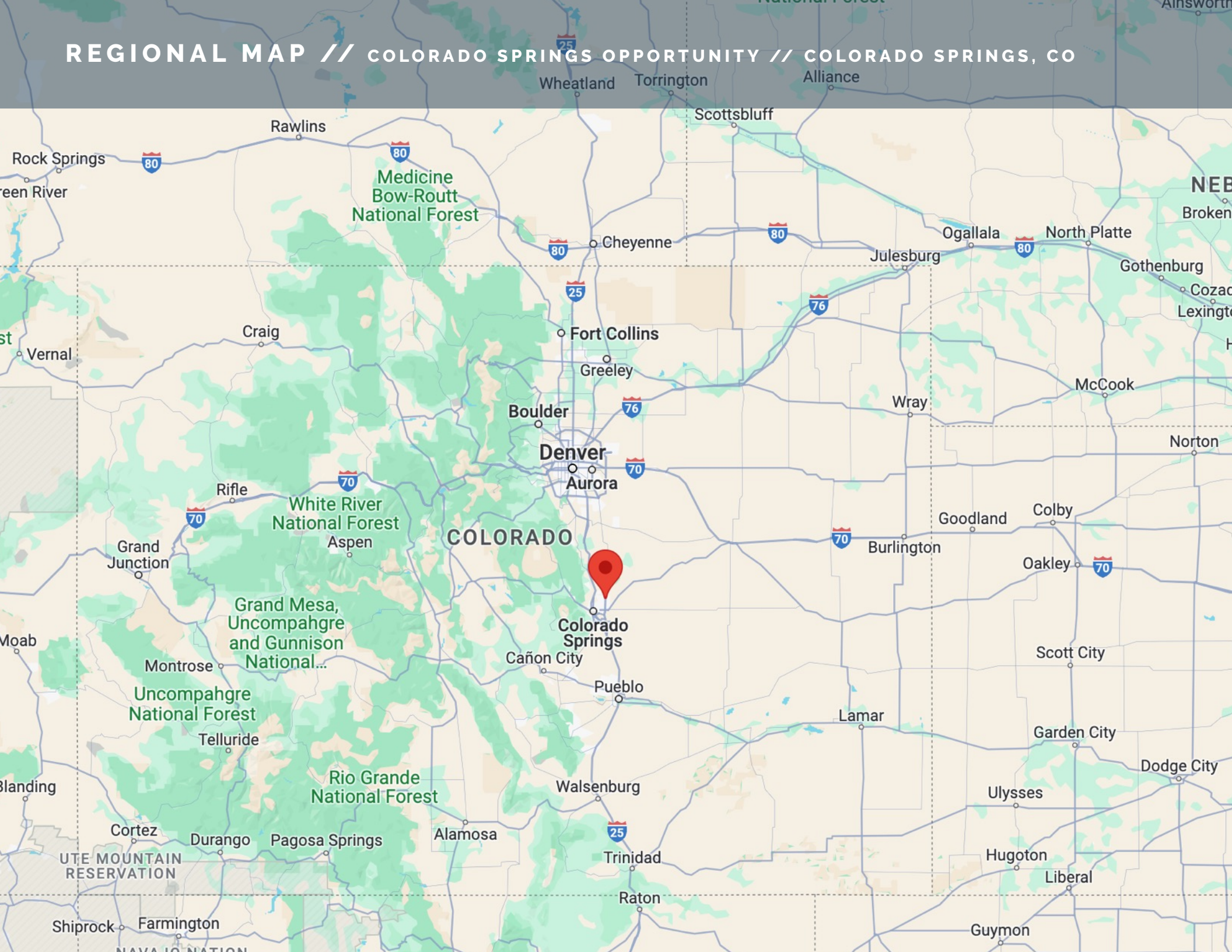
COLORADO SPRINGS OPPORTUNITY

SECTION 3

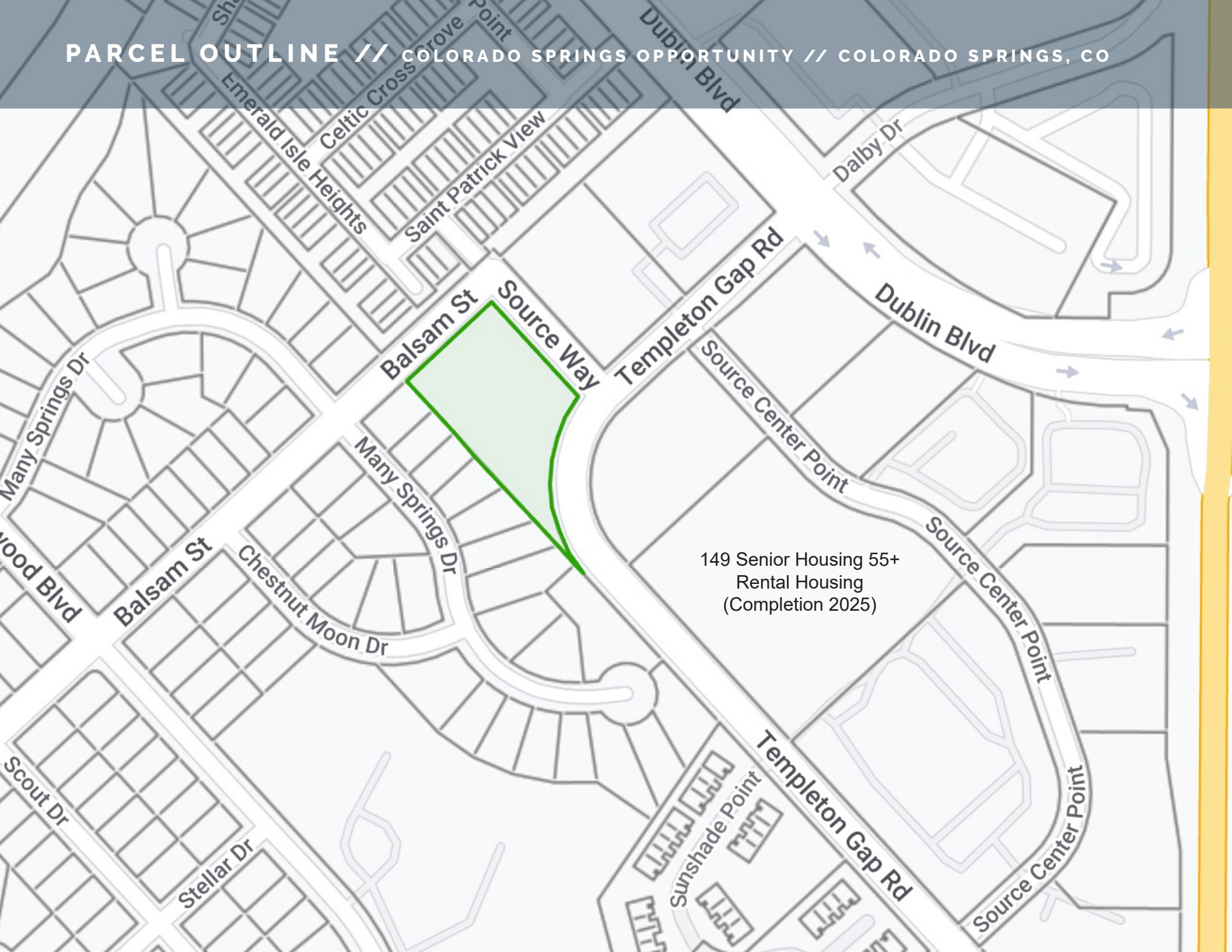
LOCAL MAP // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO



REGIONAL MAP // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO



PARCEL OUTLINE // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO



149 Senior Housing 55+
Rental Housing
(Completion 2025)

OFFERING MEMORANDUM

RENT COMPARABLES

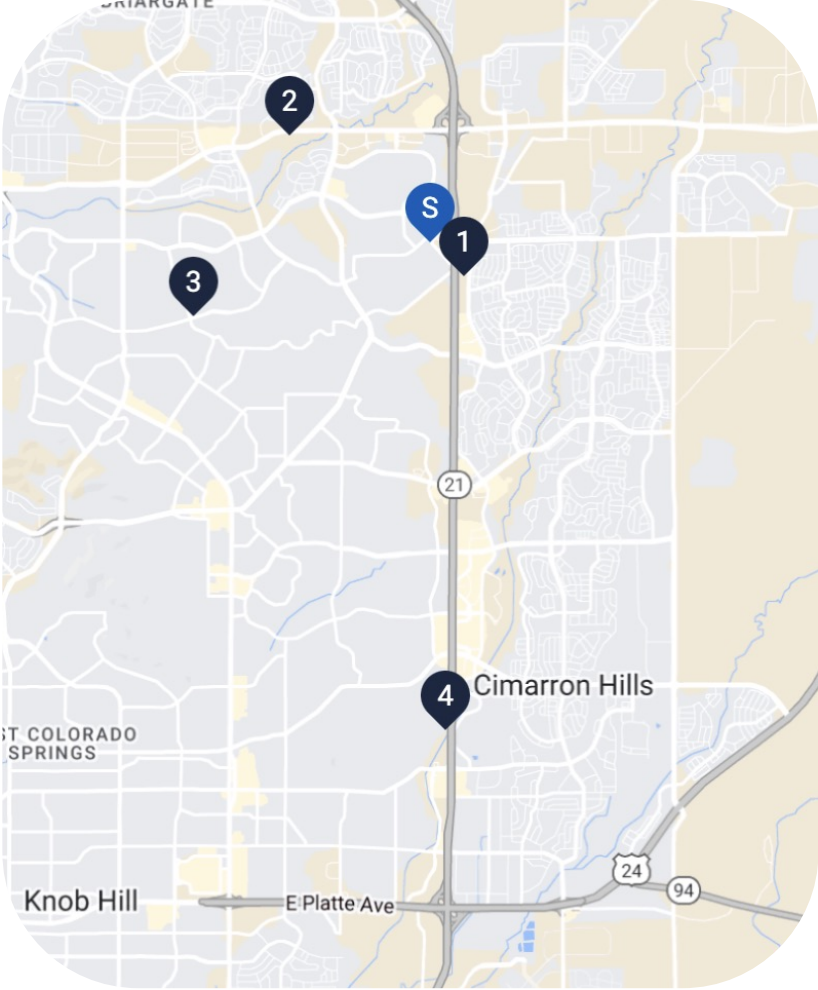
COLORADO SPRINGS OPPORTUNITY

GRANDSTONE

SECTION 4


RENT COMPS MAP // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

- ★ DUBLIN STORAGE
- 1 PUBLIC STORAGE
- 2 EXTRA SPACE STORAGE
- 3 SECURCARE SELF STORAGE
- 4 U-HAUL MOVING & STORAGE



RENT COMPS // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO


★ Dublin Storage
6432 Templeton Gap Rd, Colorado Springs, CO 80923



NRSF	YEAR BUILT	DISTANCE
72,690	-	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
Upstairs		
5x10 CC	\$81	\$1.62
10x10 CC	\$146	\$1.46
10x15 CC	\$205	\$1.37
10x20 CC	\$271	\$1.36
Average:	\$1.45	
Ground		
5x10 CC	\$117	\$2.34
10x10 CC	\$201	\$2.01
10x15 CC	\$245	\$1.63
10x20 CC	\$307	\$1.54
Average:	\$1.88	


1 Public Storage
6190 Tutt Blvd, Colorado Springs, CO 80923



NRSF	YEAR BUILT	DISTANCE
103,653	2019	0.4 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
Upstairs		
5x10 CC	\$78	\$1.56
10x10 CC	\$119	\$1.19
10x15 CC	\$214	\$1.43
10x20 CC	\$--	\$--
Average:	\$1.39	
Ground		
5x10 CC	\$--	\$--
10x10 CC	\$--	\$--
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$--	


2 Extra Space Storage
4095 Lee Vance Dr, Colorado Springs, CO 80918



NRSF	YEAR BUILT	DISTANCE
89,864	2019	1.6 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
Upstairs		
5x10 CC	\$60	\$1.20
10x10 CC	\$96	\$0.96
10x15 CC	\$135	\$0.90
10x20 CC	\$198	\$0.99
Average:	\$1.01	
Ground		
5x10 CC	\$--	\$--
10x10 CC	\$152	\$1.52
10x15 CC	\$209	\$1.39
10x20 CC	\$249	\$1.25
Average:	\$1.39	


3 SecurCare Self Storage
3420 Vickers Dr, Colorado Springs, CO 80918



NRSF	YEAR BUILT	DISTANCE
65,860	1998-2010	2.2 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
Upstairs		
5x10 CC	\$--	\$--
10x10 CC	\$--	\$--
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$--	
Ground		
5x10 CC	\$68	\$1.36
10x10 CC	\$122	\$1.22
10x15 CC	\$252	\$1.68
10x20 CC	\$--	\$--
Average:	\$1.42	

4 U-Haul Moving & Storage
2175 Victor Pl, Colorado Springs, CO 80915



NRSF	YEAR BUILT	DISTANCE
67,311	2002	4.4 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
Upstairs		
5x10 CC	\$110	\$2.20
10x10 CC	\$180	\$1.80
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$2.00	
Ground		
5x10 CC	\$--	\$--
10x10 CC	\$--	\$--
10x15 CC	\$--	\$--
10x20 CC	\$--	\$--
Average:	\$--	

OFFERING MEMORANDUM

DEMOGRAPHIC ANALYSIS

COLORADO SPRINGS OPPORTUNITY

SECTION 5

WELCOME TO

COLORADO SPRINGS, CO



Colorado Springs, CO, nestled at the base of the Rocky Mountains, offers a vibrant economy with diverse employment opportunities. Home to major employers like the United States Air Force Academy, Lockheed Martin, and multiple technology and aerospace companies, the city boasts a robust job market. With its strong presence in industries such as defense, healthcare, and tourism, Colorado Springs provides ample career prospects for residents. The city's stunning natural beauty, including attractions like Garden of the Gods and Pikes Peak, complements its thriving economy, making it an appealing destination for both work and leisure.

In Colorado Springs, Colorado, several economic drivers contribute to the city's growth and development:



DEFENSE INDUSTRY

With military installations like the United States Air Force Academy, Fort Carson, and Peterson Air Force Base, the defense sector plays a significant role in the city's economy, providing jobs and contracting opportunities.



TECHNOLOGY AND AEROSPACE

Colorado Springs hosts a growing tech and aerospace sector, with companies such as Lockheed Martin, Northrop Grumman, and Space Foundation contributing to innovation and employment in the region.



TOURISM AND HOSPITALITY

Colorado Springs attracts visitors from around the world with its natural beauty and attractions like Garden of the Gods, Pikes Peak, and the Manitou Incline, supporting a thriving tourism and hospitality industry.



EDUCATION AND RESEARCH

The presence of institutions like the University of Colorado Colorado Springs (UCCS) and the Colorado School for the Deaf and Blind fosters a culture of education and research, driving economic growth through innovation and knowledge-based industries.



HEALTHCARE

The healthcare industry is a major economic driver, with prominent healthcare facilities like UCHealth Memorial Hospital and Penrose-St. Francis Health Services providing jobs and contributing to the local economy.

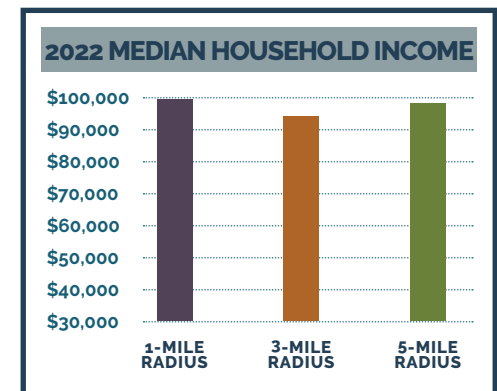
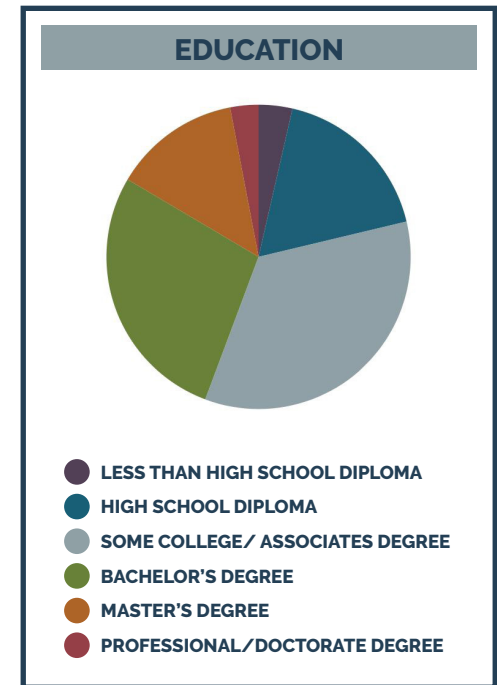


MANUFACTURING AND SMALL BUSINESSES

The city has a diverse manufacturing sector, including industries such as food processing, electronics, and machinery, along with a robust community of small businesses that contribute to local employment and economic vitality.

DEMOGRAPHIC ANALYSIS // COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2022 Total Population	12,031	117,987	235,023
2022 Population Density	7,643.0	5,173.8	2,732.6
2020-2022 Growth	44.00	1,562.00	3,455.00
2020-2022 Average Annual Growth	22.00	768.00	1,703.00
2027 Total Population	12,559	123,163	245,312
2027 Population Density	7,978.4	5,400.8	2,852.2
2022-2027 Projected Population Growth	528.00	5,176.00	10,289.00
2022-2027 Projected Average Annual Growth	104.00	1,012.00	2,007.00
2020 Population	11,987	116,425	231,568
2010 Total Population	10,478	102,002	194,562
2000 Population	4,211	64,912	143,706
INCOME			
2022 Aggregate Household Income	\$546,093,382	\$5,269,590,747	\$10,434,927,216
2022 Average Household Income	\$115,088	\$117,193	\$112,761
2022 Median Household Income	\$99,216	\$98,445	\$94,464
2022 Per Capita Income	\$45,391	\$44,685	\$44,479
2027 Aggregate Household Income	\$641,390,205	\$6,200,372,121	\$12,284,780,248
2027 Average Household Income	\$125,223	\$127,711	\$122,967
2027 Median Household Income	\$103,877	\$103,327	\$99,194
2027 Per Capita Income	\$51,070	\$50,370	\$50,167
HOUSEHOLDS & GROWTH			
2022 Households	4,745	44,965	92,540
2020-2022 Growth	287.00	2,679.00	5,957.00
2020-2022 Average Annual Growth	141.00	1,325.00	2,948.00
2027 Households	5,122	48,550	99,903
2022-2027 Growth	377.00	3,585.00	7,363.00
2022-2027 Average Annual Growth	73.00	689.00	1,418.00
2020 Households	4,458	42,286	86,583



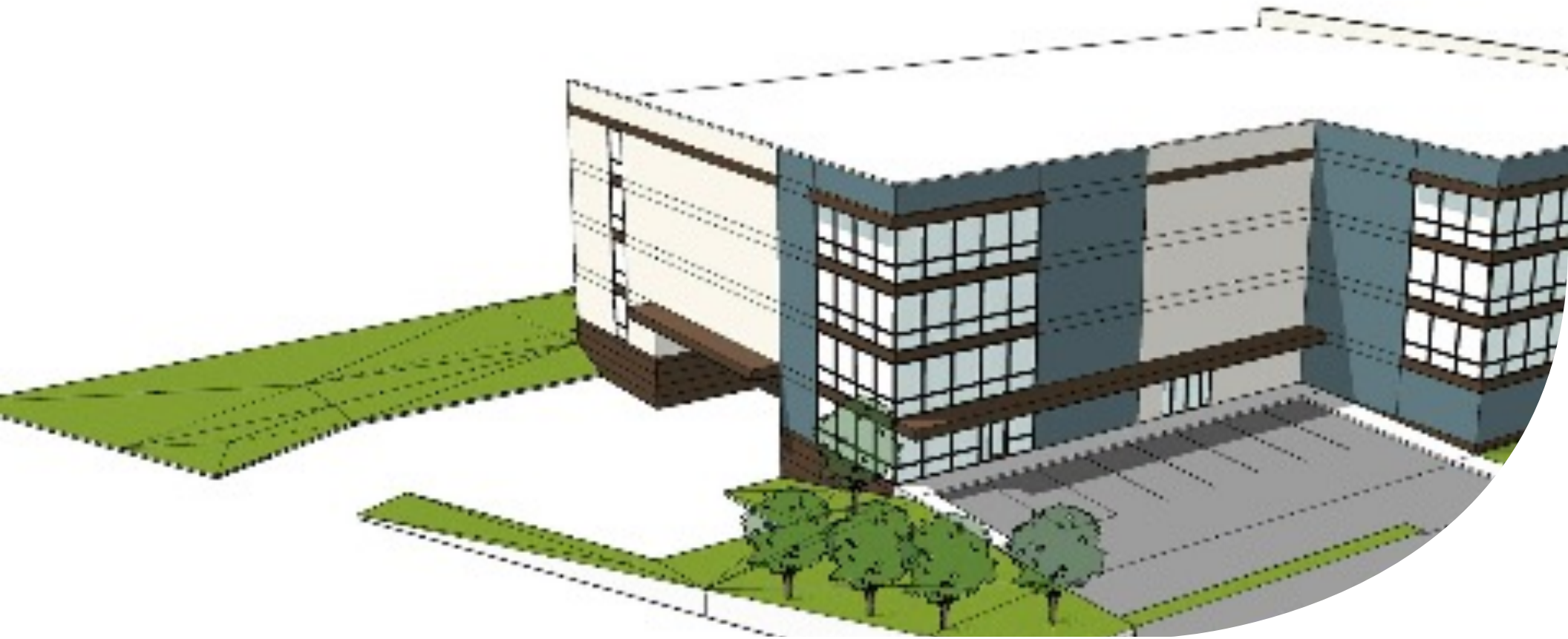
THERE ARE MULTIPLE RESIDENTIAL PROJECTS UNDER COSTRUCTION IN THE 1-MILE RADIUS AND 3-MILE RADIUS AREAS.

**DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WIITHIN 3-5 MILE RADIUS OF THE SUBJECT.*

OFFERING MEMORANDUM

FACILITY GALLERY

COLORADO SPRINGS OPPORTUNITY



COLORADO SPRINGS OPPORTUNITY // COLORADO SPRINGS, CO

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