

SALE

Broadmoor Towne Center Pad Site

2070 SOUTHGATE ROAD

Colorado Springs, CO 80906



BROADMOOR STORAGE

MAGNUM SHOOTING CENTER



S NEVADA AVE 39,808 AVE

HOBBY LOBBY

OLD NAVY
ULTA BEAUTY

BioLife
PLASMA SERVICES

SOLD
1.18 Acres

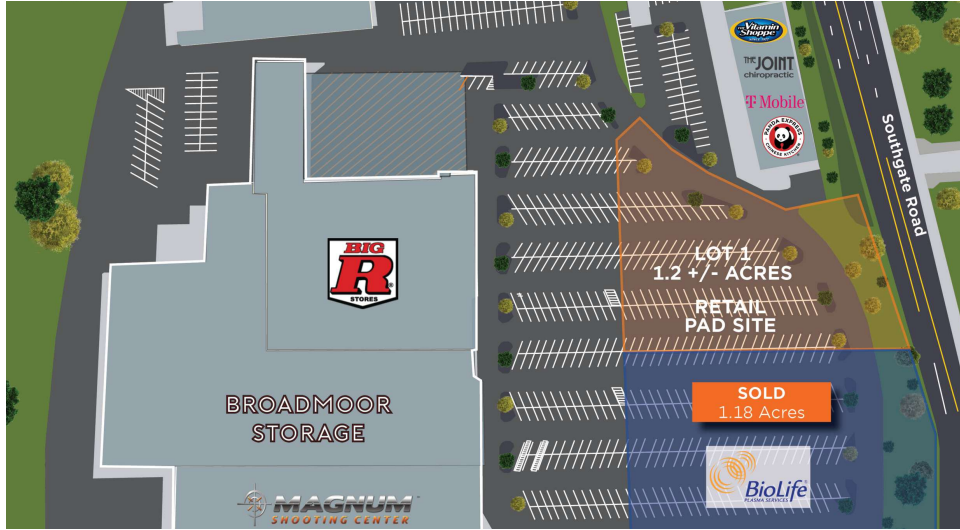
LOT 1
Retail Pad Site
1.2 +/- Acres



SOUTHGATE RD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT 1:	1.2 Acres
LOT 2:	1.18 Acres [SOLD]
ZONING:	MX-M
MARKET:	Colorado Springs

PROPERTY OVERVIEW

Shadow anchored by Big R & Hobby Lobby (coming soon), is the opportunity to purchase prime 1.2 acre pad sites. The subject property is located within the Broadmoor Towne Center, which is the premier shopping center along N. Nevada Ave south of Downtown Colorado Springs. The world-renowned Broadmoor Hotel is located just 5 minutes west of the property (approximately 2 miles), and the Cheyenne Mountain Conference Resort is approximately 4 minutes to the south. The Broadmoor Towne Center includes numerous popular national retailers and restaurants such as Home Depot, PetSmart, Ross, Ulta Beauty, Old Navy, Verizon, T-Mobile, Chipotle, Panda Express, Panera, Noodles & Co, and Hobby Lobby.

PROPERTY HIGHLIGHTS

- Prime 1.2 Acre Pad Site available | Shadow-Anchored by Big R & Hobby Lobby (Coming Soon)
- Located Within The Broadmoor Towne Center | High Traffic Counts Along Nevada Avenue
- Surrounded by National Retailers Including One of the Busiest Home Depots in Colorado
- Zoned for a Variety of Uses Including Retail, Multi-Family, Hospitality, Medical, Etc.
- Plans for a Shopping Center are Available with the Purchase

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BROADMOOR TOWNE CENTER PAD SITE | 2070 Southgate Road Colorado Springs, CO 80906

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Motor City Dr

Natural Grocers, Sprouts Farmers Market, Walgreens, Smashburger, Taco Bell, Tokyo Joe's, Burger King, Subway, Dunkin' Donuts, Wendy's, Advance Auto Parts, KFC, Family Dollar, Dollar Tree, Big O Tires, Five Guys

Creekwalk Shopping Center

SUBJECT PROPERTY
2070 Southgate Road

Broadmoor Towne Center

THE BROADMOOR
5-star Hotel

Lake Ave (17,118 AADT)

S Nevada Ave (39,808 AADT)

Cheyenne Mountain Shopping Center

CHEYENNE MOUNTAIN RESORT
Colorado Springs

The Country Club of Colorado

THE BROADMOOR
WORLD ARENA
COLORADO SPRINGS

INTERSTATE 25

24

(126,723 AADT)

S Circle Dr



DEMOGRAPHICS MAP & REPORT

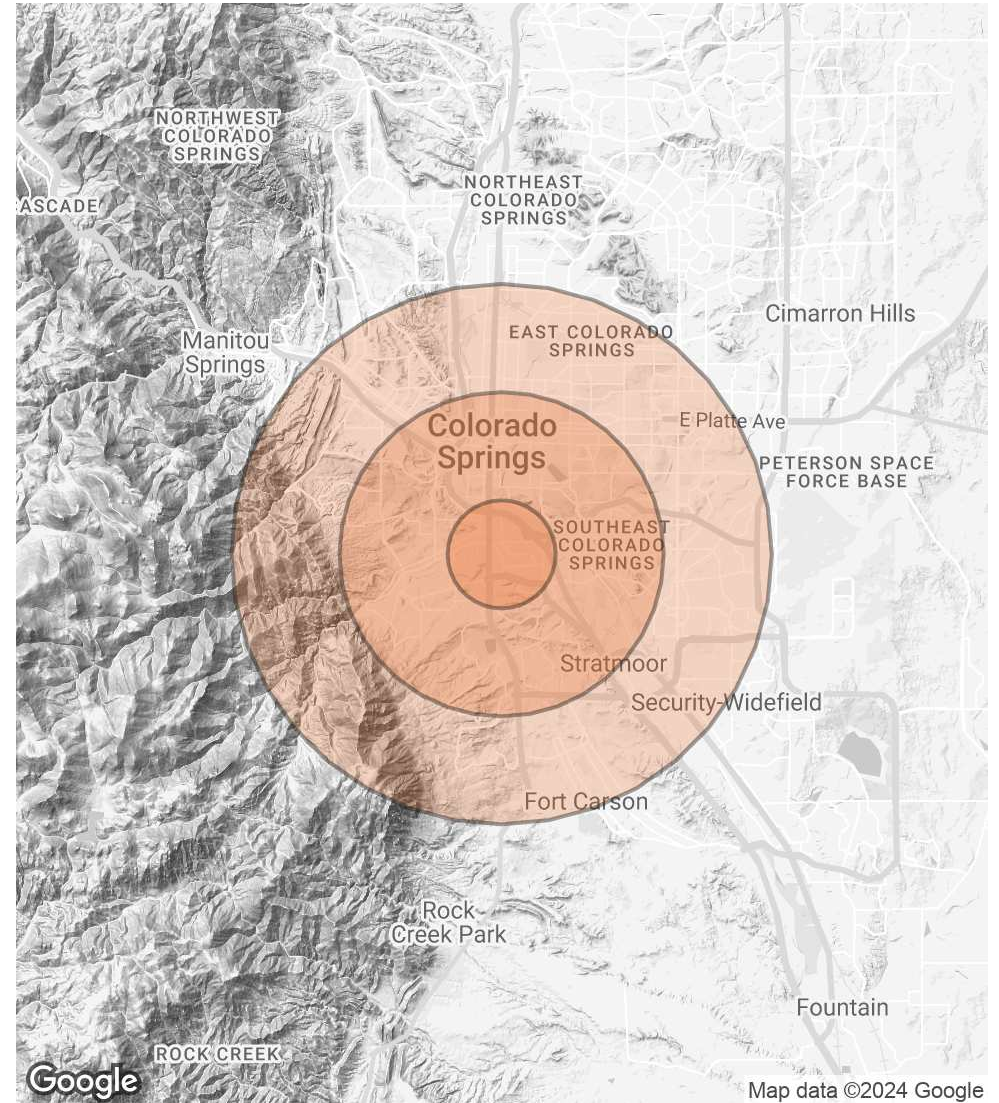
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,064	82,749	213,278
AVERAGE AGE	37.2	37.1	35.3
AVERAGE AGE (MALE)	34.7	35.7	34.3
AVERAGE AGE (FEMALE)	40.3	38.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,702	38,659	92,400
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$59,564	\$72,438	\$68,672
AVERAGE HOUSE VALUE	\$187,231	\$259,533	\$245,627

2020 American Community Survey (ACS)



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