

RETAIL SPACE FOR LEASE

# Ivywild Retail Center

1634 S NEVADA AVENUE, COLORADO SPRINGS, CO 80905



**IVYWILD RETAIL CENTER** is located in the South Nevada Urban Renewal Area which has seen significant improvements and new developments over the last decade, with more to come. Also located in a Pikes Peak Enterprise Zone which offers income tax credits and incentives for businesses in the area.

## HIGHLIGHTS:

- At controlled intersection of Nevada Ave. and Ramona Ave.
- Adjacent to the new Sprouts Farmers Market, Natural Grocers, Chick-Fil-A, Five Guys, Tokyo Joe's, Smashburger, European Wax Center, and Snarf's Sandwiches.
- 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 (2024 Est.):</b>	\$14.97
<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

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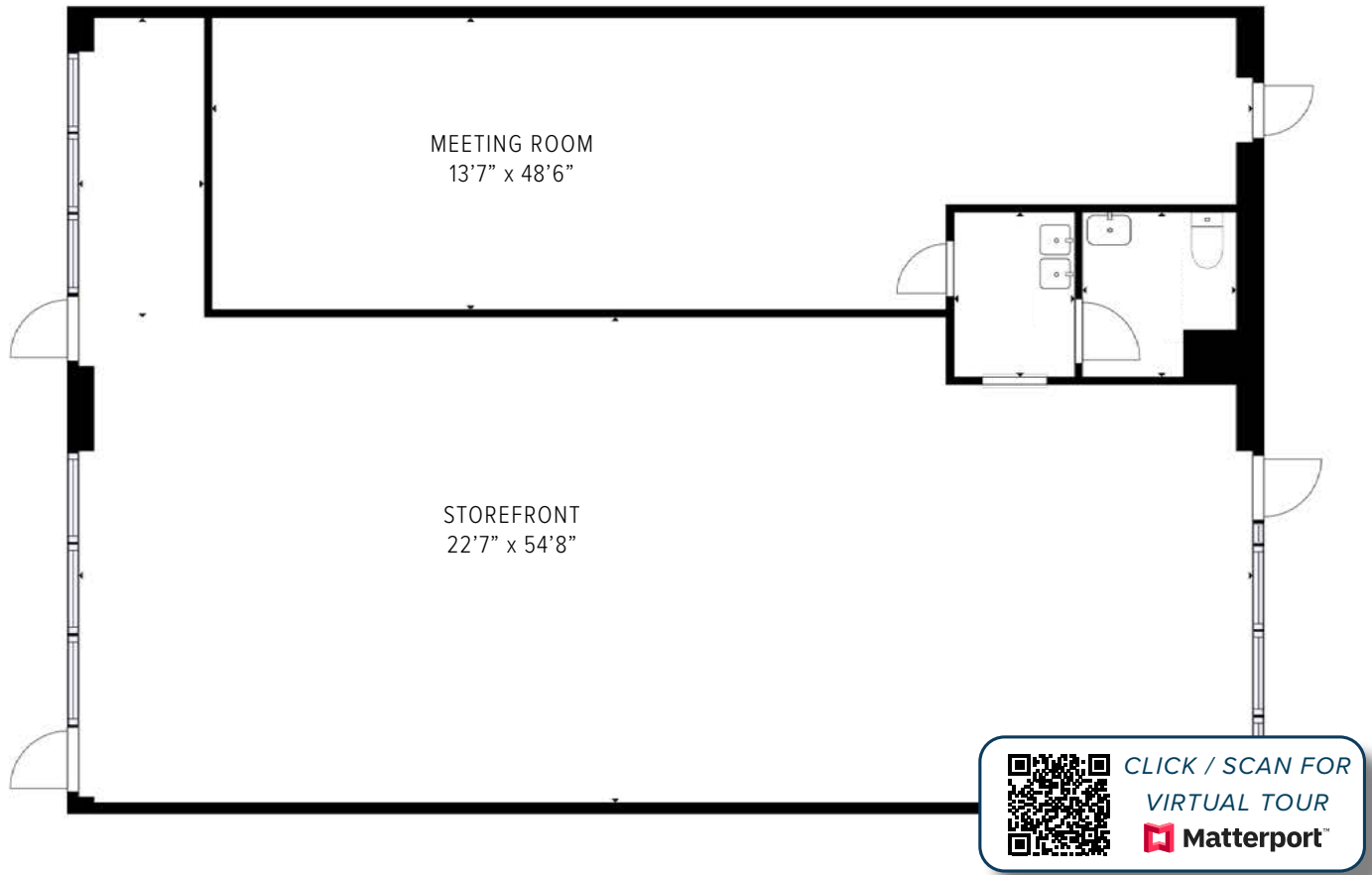
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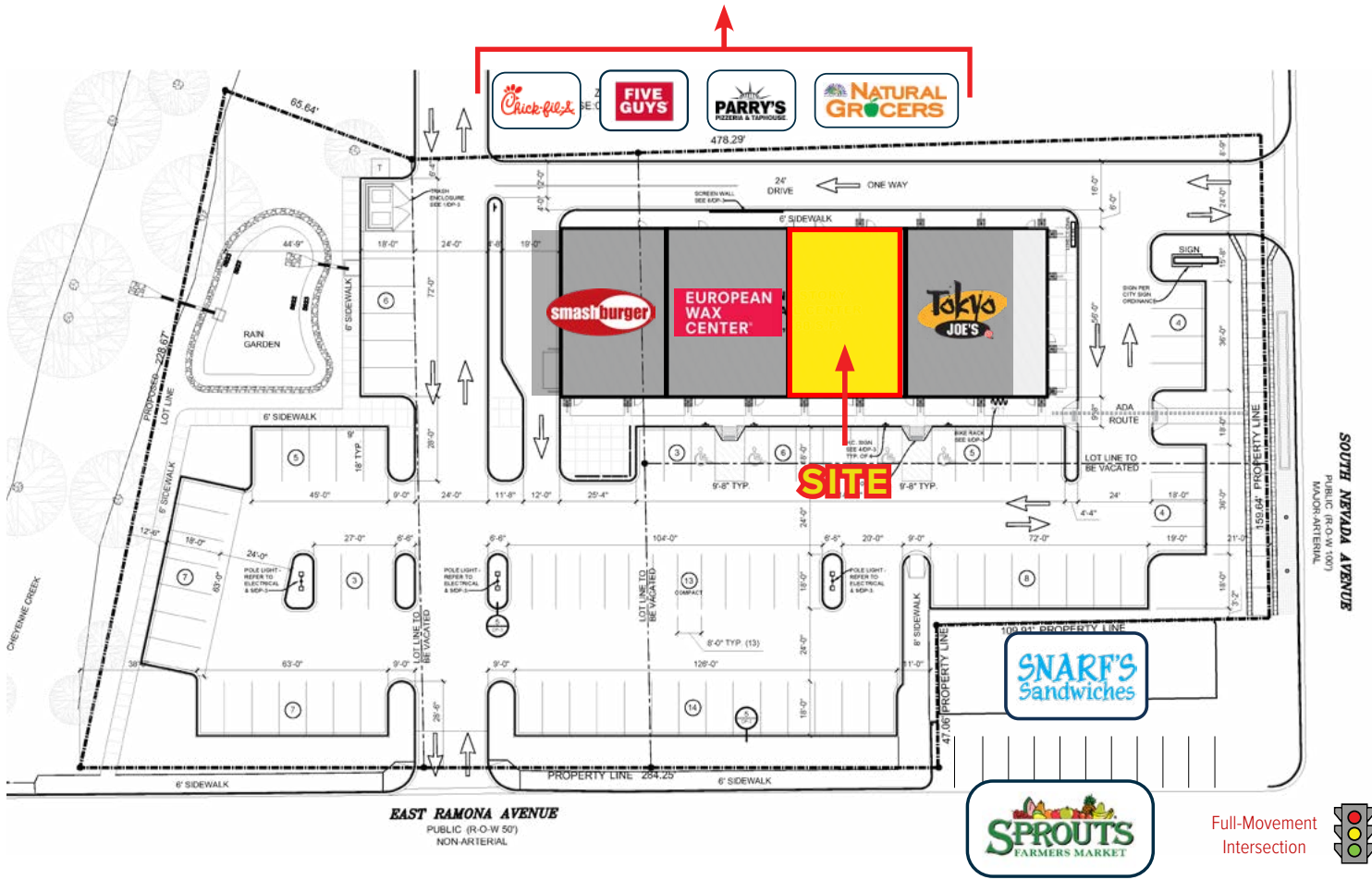
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**CREEKWALK**  
COLORADO SPRINGS

CREEKWALK  
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COMING 2025

néktar  
Capriotti's  
Fuzzy's  
Taco Shop

lululemon  
athletica

crumbl  
COOKIES

JUST LOVE  
BREAD

CLUB PILATES  
VEDA  
SALON & SPA

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