



PEAK

INNOVATION PARK

Retail Pads Available
1,600 Acre Master Planned Business Park
Located at Colorado Springs Airport



Peterson U.S. Space Force
Pop: 23,000



Reagan Ranch
1,600 Homes



Passenger Terminal

NORTHROP GRUMMAN

AEROSPACE

Marriott

RETAIL

MILTON E. PROBY BLVD

fritoLay

OFFICE
MIXED-USE
LIGHT INDUSTRIAL

RETAIL

LIGHT INDUSTRIAL

amazon

GRINNELL BLVD

amazon

S POWERS BLVD

RETAIL

Bradley Heights

Painted Sky
by Waterview



GRINNELL BLVD

POWERS BLVD

27,639 VPD

1D
2.5 AC

1A
1.5 AC

1B
1.5 AC

1C
1.5 AC

2A
1.5 AC

2B
1.5 AC

2C
1.5 AC

MILTON E. PROBY PKWY

A
2.2 AC

B
2.2 AC

C
2.5 AC

D
1.9 AC

PROBY PAD SITES



NORTHROP GRUMMAN



amazon

RETAIL

GRINNELL BLVD

amazon

amazon

OFFICE
MIXED-USE
LIGHT INDUSTRIAL

LIGHT
INDUSTRIAL

RETAIL



S POWERS BLVD



- 1,600 AC Business Park
 - 230 AC Shovel Ready Land
 - 27,639 vpd on S. Powers Blvd.
 - 13,881 vpd on Milton E. Proby Blvd.
 - 12 Commercial Gates
 - 2.3 Million+ passengers per year
- CURRENTLY:
 - 4,550,000+ SF Industrial
 - 350,000+ SF Office
 - 5,100 Employees on Location
 - FULL BUILD OUT:
 - 15.4m SF of Industrial, Office, Retail
 - Over 44,000 Employees



DEMOGRAPHICS



POPULATION

1 MILE	2 MILE	3 MILE
8,044	27,957	54,743



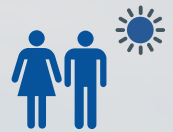
HOUSEHOLDS

1 MILE	2 MILE	3 MILE
2,707	9,724	18,799



AVG. HH INCOME

1 MILE	2 MILE	3 MILE
\$139,781	\$111,440	\$102,367



DAYTIME POP.

1 MILE	2 MILE	3 MILE
1,043	5,136	10,385





PEAK
INNOVATION PARK
At Colorado Springs Airport



LISTING BROKERS

Scott Crosbie
303 881 2211
scrosbie@creginc.com



Forrest Hunt
303 597 6500
fhunt@creginc.com