



Windward Corner Retail Center Pad Site, Centennial Blvd.

\$1,500,000

Colorado Springs, CO 80919

2.69 Acre Pad Site in Colorado Springs - Now Available!

VIP Commercial Real Estate is proud to present a prime buildable parcel in popular Windward Corner Shopping Center in NorthWest Colorado Springs, situated off the intersection of Garden Of The Gods Road and Centennial Blvd, one mile west of I-25, conveniently located between downtown, Manitou Springs, and the Air Force Academy. Optimal uses include retail, restaurant, self storage, religious facilities, community & activity centers, and more. The developer's original site plan allowed for 25,000 sf of retail plus approx. 130 parking spaces, flexible zoning promotes many options. The available parcel sits next to the Staples anchor and is surrounded by national brands such as Marriott Towne Place Suites, 7-11, Chipotle, Schlotzsky's Deli, Panda Express, Tide Cleaners, and Kum & Go as well as local attractions such as Black Bear Diner and Trinity Brewing.

Property Highlights:

- Garden of the Gods Road boasts 41,000 Vehicles Per Day
- Centennial Blvd supplies an additional 20,000 VPD
- Population is over 19,500 within a 2 mile radius
- Flexible PBC/CR Zoning
- Lot size 117,126 total SqFt
- One mile west of I-25

Brian Furer

(720) - 251 - 0778

Brian@VipRealEstateCo.com

Lisa Stewart

(719)-351-4321

Lisa@VipRealEstateCo.com



Demographics

Robust Local Demographics (within 3 miles)

- The University of Colorado 2.6 miles due east
- Home to 11,000 students and 1,600 faculty
- Comprised of 6,300 homes
- Median household income of \$102,300

Strong Regional Demographics

- Population of 486,248
- 193,149 households
- Median household income of \$79,026
- Median age of 34.7



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Surrounded by Existing & Future Development



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Trade Area

Developer's original site plan allowed for 25,000 sf of retail, plus approx. 130 parking spaces, flexible zoning promotes many options.



Prototype Site Plan
Build to Suit

Colorado Springs Fellowship Church 
Conceptual Site Plan - Concept B - 1'-60"

Total Ancillary Area: 2000 sf
Total Building Area: 2144 sf
Total Parking Spaces: 100

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