

GARDEN OF THE GODS

SUBJECT PROPERTY

75 Viewpoint Rd
3.96 AC

LAND FOR SALE

Iconic Land Development Site Former Sunbird Restaurant

75 VIEWPOINT RD

Colorado Springs, CO 80919

PRESENTED BY:

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USINA RD



121,535 AADT

PROPERTY SUMMARY



OFFERING SUMMARY

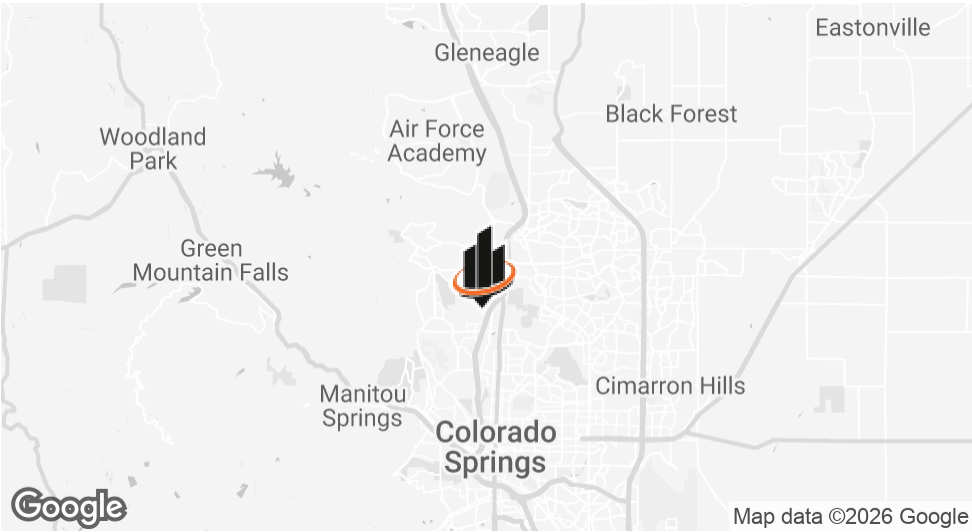
SALE PRICE:	Subject to Offer
LOT SIZE:	3.96 Acres
NUMBER OF LOTS:	1
ZONING:	MX-M
USES:	Mutli-Family, Retail, Office, Civic
MARKET:	Colorado Springs
SUBMARKET:	Garden of the Gods/I-25 Corridor
TRAFFIC COUNTS:	122k VPD

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FORMER SUNBIRD SITE | 75 Viewpoint Rd Colorado Springs, CO 80919



PROPERTY DESCRIPTION

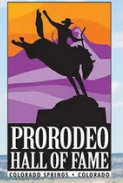
Situated in the scenic foothills of Colorado Springs, this location offers an attractive development opportunity with one of the best views in Colorado Springs. The property lies directly along I-25 and benefits from proximity to some of the region’s most prominent destinations, including Garden of the Gods, the U.S. Air Force Academy, and Pikes Peak. The surrounding area combines strong access to outdoor recreation, established employment centers, and a growing residential and business community. With convenient access to major attractions and a desirable Colorado Springs setting, the property offers investors an opportunity to capitalize on the area’s continued growth and appeal.

PROPERTY HIGHLIGHTS

- Elevated hillside site with panoramic view of downtown Colorado Springs, Garden of the Gods, and Pikes Peak
- Flexible MX-M zoning accommodates residential, hospitality, and civic uses
- Great visibility to northbound and southbound traffic along I-25 with approximately 122K VPD
- Minutes from Garden of the Gods Road and Rockrimmon corridor



Hewlett Packard
Enterprise



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POINT OF THE PINES
GARDENS

Diventures

POINT OF THE PINES DR

RUSINA RD

121,535 AADT



Not to scale



UCCS
ENT CENTER
FOR THE ARTS

**UNIVERSITY OF COLORADO
COLORADO SPRINGS**



INTERSTATE
25

Not to scale



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SITE PLAN

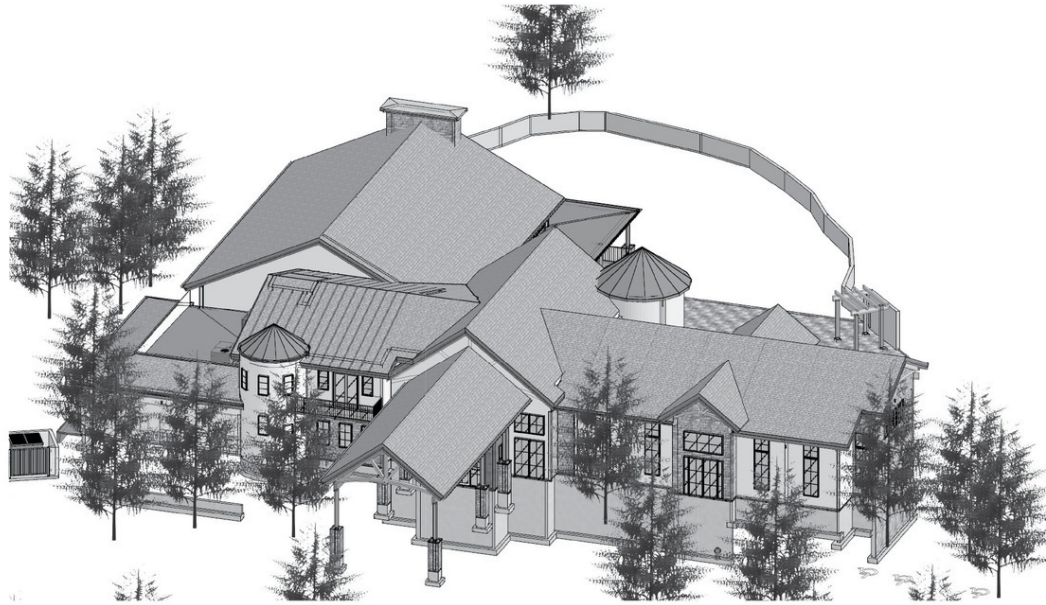


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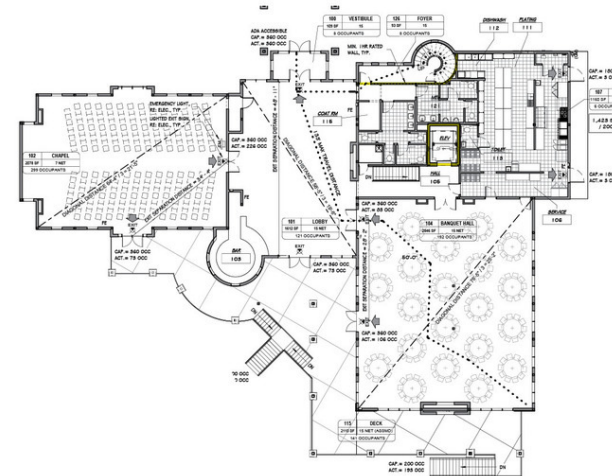
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DESIGNS FOR RESTAURANT/EVENT SPACE INCLUDED WITH SALE



PERSPECTIVE VIEW FOR ILLUSTRATION ONLY

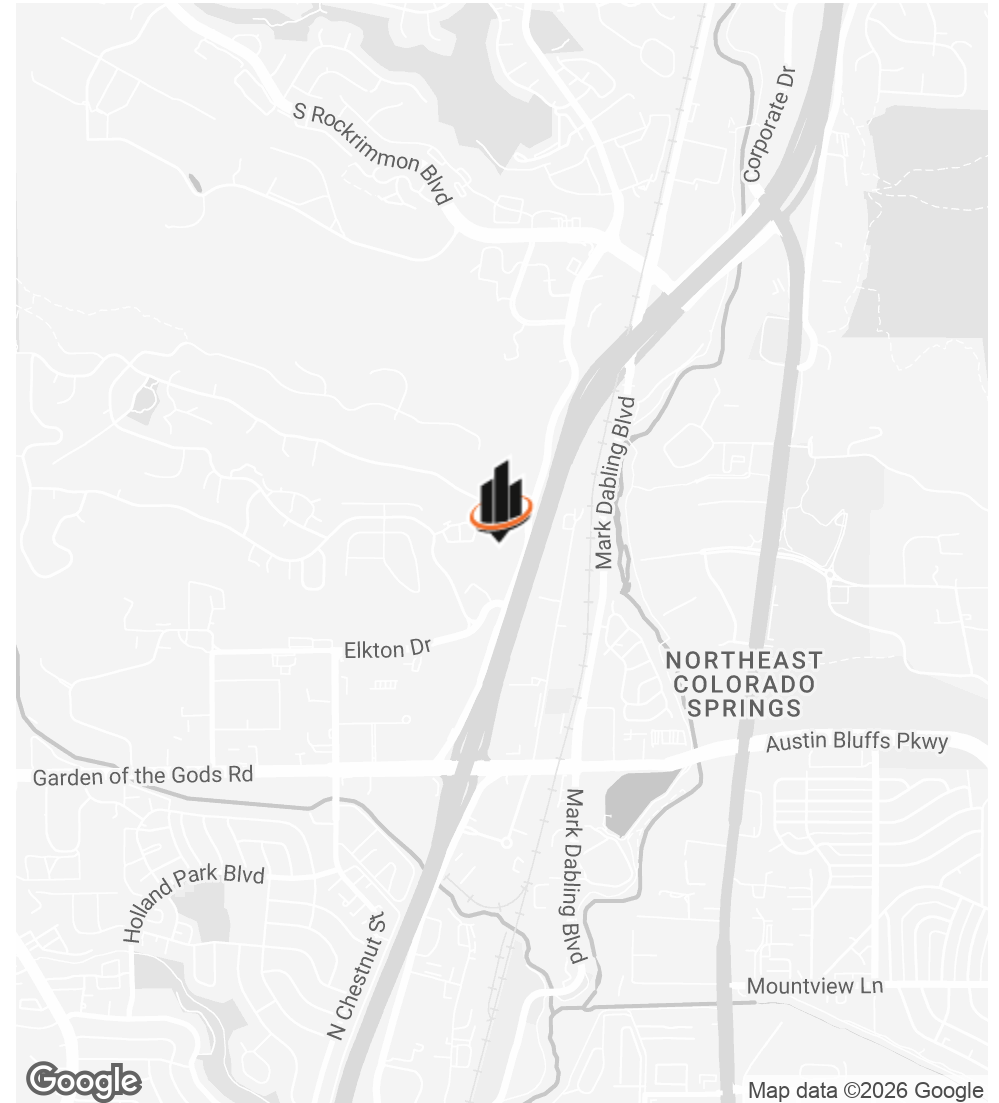
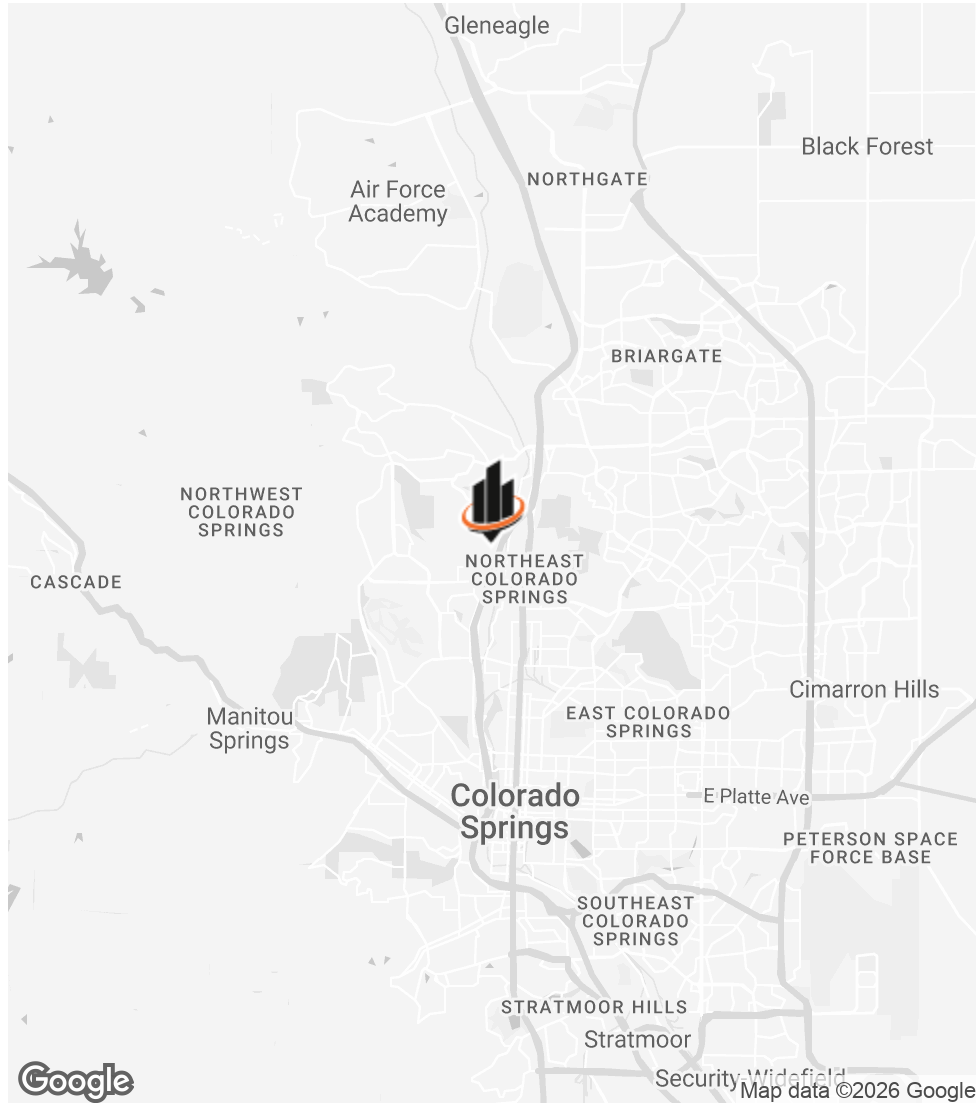


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LOCATION MAP



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UCCS
ENT CENTER
FOR THE ARTS

UCCS University of Colorado
Colorado Springs



GARDEN OF THE GODS RD



KISSING CAMELS AT
GARDEN OF THE GODS
RESORT & CLUB

W FILLMORE ST

N NEVADA AVE

COLORADO SPRINGS
COUNTRY CLUB

GARDEN OF THE GODS



DEMOGRAPHICS MAP & REPORT

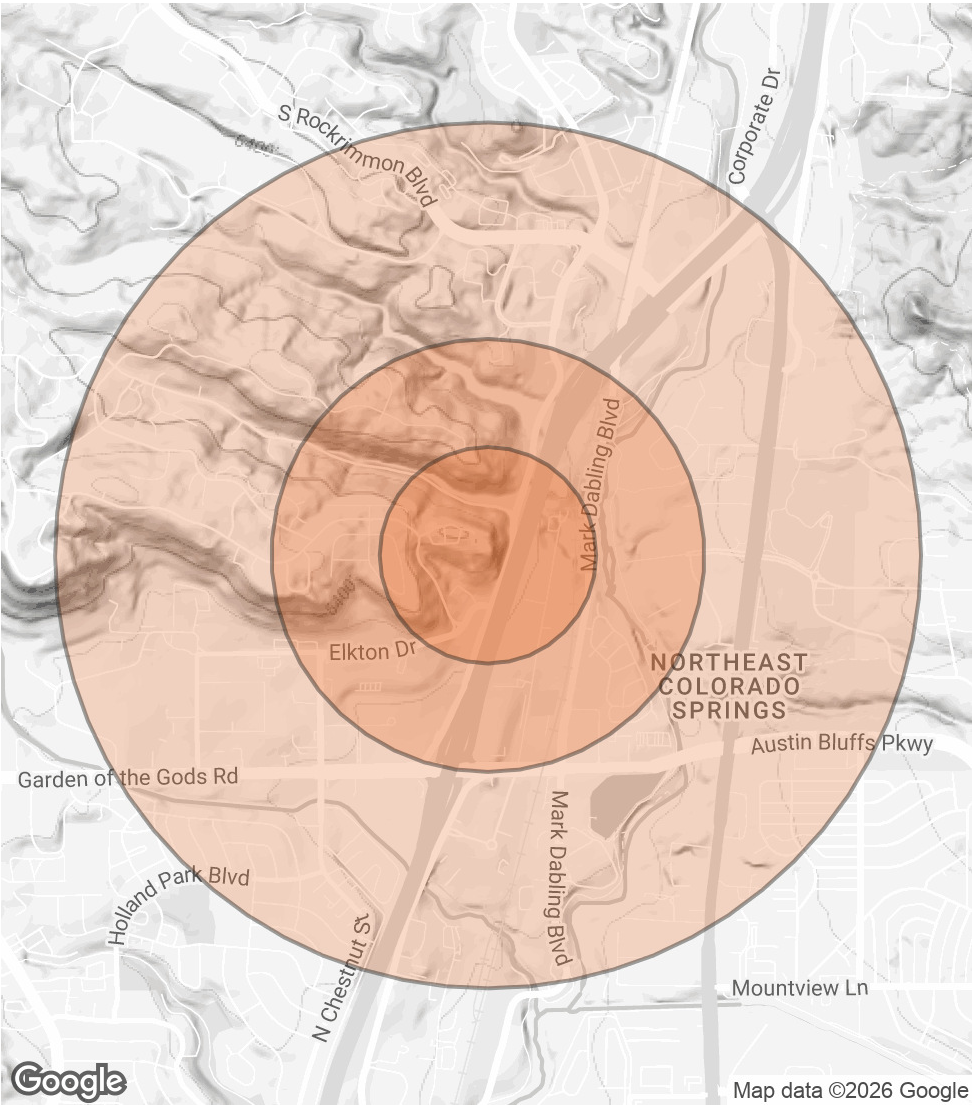
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	347	1,441	6,336
AVERAGE AGE	36.8	37.0	36.9
AVERAGE AGE (MALE)	32.0	34.0	35.3
AVERAGE AGE (FEMALE)	44.2	42.6	40.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	150	635	2,749
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$80,601	\$75,872	\$85,510
AVERAGE HOUSE VALUE	\$433,283	\$365,589	\$388,730

2023 American Community Survey (ACS)



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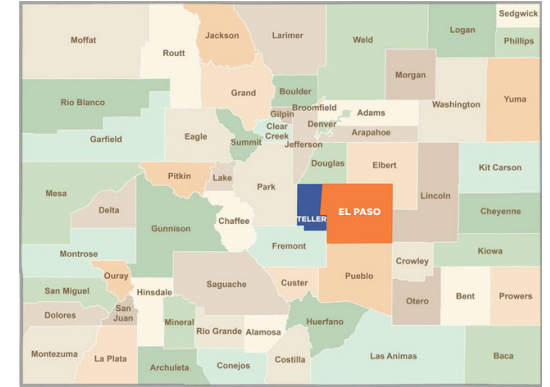
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COLORADO SPRINGS REGIONAL OVERVIEW



COLORADO SPRINGS METRO OVERVIEW (EL PASO + TELLER COUNTIES)

The Colorado Springs Metropolitan Statistical Area has a total population of about **777,634 residents** (July 1, 2024 estimate), reflecting about **0.65% annualized growth rate since 2020**.



PRIMARY INDUSTRY DRIVERS



**Aerospace
& Defense**



Cybersecurity



Healthcare



**Advanced
Manufacturing**

Real GDP totaled approximately **\$43.6B** in 2023, with nominal GDP around **\$53.1B**. Labor conditions remain healthy, with the metro unemployment rate at **3.6% (Nov 2025)**.

DEMOGRAPHICS



Household fundamentals are strong: median household income in the metro is approximately **\$89,792**, and **44.2%** of adults (25+) hold a bachelor's degree or higher, both of which support sustained consumer demand. Housing costs remain a key watch item; as of 2024, county-level median home values are **\$431,000 (El Paso)** and **\$445,000 (Teller)**.

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GROWTH DYNAMICS

Pikes Peak Region



The Pikes Peak Region (El Paso & Teller Counties) continues to be one of the most consistent long-term growth markets in the Mountain West. Regional growth has **remained resilient through multiple economic cycles**. This growth has been fueled by inbound migration from higher-cost Western and coastal markets, as well as organic household formation tied to expanding employment in defense, technology, healthcare, and advanced manufacturing.

Looking ahead, long-range regional planning forecasts project that the Pikes Peak Region will exceed **850,000 residents by 2030, 950,000 by 2040, and 1,020,000 by 2050**. This growth is also characterized by quality. The region attracts a highly educated, professionally employed population, with a concentration of stable, high-income employment tied to federal defense installations and regional healthcare systems. These characteristics support consistent consumer spending patterns and reduce volatility for necessity-based retail.

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RANKINGS



#5 Best-Performing Large City

Milken Institute - 2025

→ Signals sustained job growth, wage growth, and economic momentum.



Top 10 Fastest-Growing Large Cities in the U.S.

U.S. Census Bureau / WalletHub (multiple years)

→ Directly supports retail absorption and tenant expansion.



Top 10 Best Large Cities for Business Climate

Business Facilities Magazine (2024)

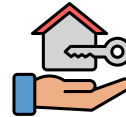
→ Indicates pro-business policies and employer attraction.



Top 10 U.S. Metro for Net In-Migration

U-Haul Migration Report / Census (2022-2024)

→ Migration = rooftops = retail demand.



Top 10 Best Mid-Size Metro for Job Growth

Bureau of Labor Statistics via Axios / WSJ (2024)

→ Supports tenant sales growth and rent durability.



Top 10 Most Desirable Places to Live

U.S. News & World Report (2024)

→ Desirability = durable consumer demand even during slowdowns.

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