

CREEKWALK

COLORADO SPRINGS

DEMOGRAPHICS

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	18,801	112,298	275,204
2024 Est. HHS	9,139	50,540	116,160
2024 Est. Avg. HH Income	\$75,857	\$76,452	\$76,917

Drive Time - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	13,326	88,483	227,104
2024 Est. HHS	6,458	40,195	94,747
2024 Est. Avg. HH Income	\$60,442	\$76,794	\$72,328

Traffic Counts (ADT 2023)	
E Saint Elmo Ave and S Nevada Ave E	34,915 VPD
S Nevada Ave and E Cheyenne Rd S	38,394 VPD

Source: 2022 US Estimate, All Rights Reserved, Alteryx, Inc., CoStar



◆ **Creekwalk Colorado Springs** is an exciting new development project in Southern Colorado Springs that will provide the area with a rejuvenated sense of place with an experiential Cheyenne Creek centerpiece.

As part of the South Nevada Avenue Urban Renewal Plan, Creekwalk Colorado Springs sets out to transform the area; beautifying the function and appearance of Colorado Springs' gateway from the south.

Leasing Agent:



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Developer:



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Creekwalk is a Neighborhood Shopping Center within the South Nevada Avenue Urban Renewal Plan that delivers a sense of place with an experiential Cheyenne Creek centerpiece.

Nature, art and urban planning will be showcased as Creekwalk's architecture and building materials transition from plunges & pools, landscaped grasses and live water to bus stops, bike paths and multimodal transportation connections.

Major public improvement transformations are enabled through Creekwalk, beautifying the function and appearance of Colorado Springs' gateway from the south.

Creekwalk delivers on the spirit and intent of urban renewal while transforming South Nevada.

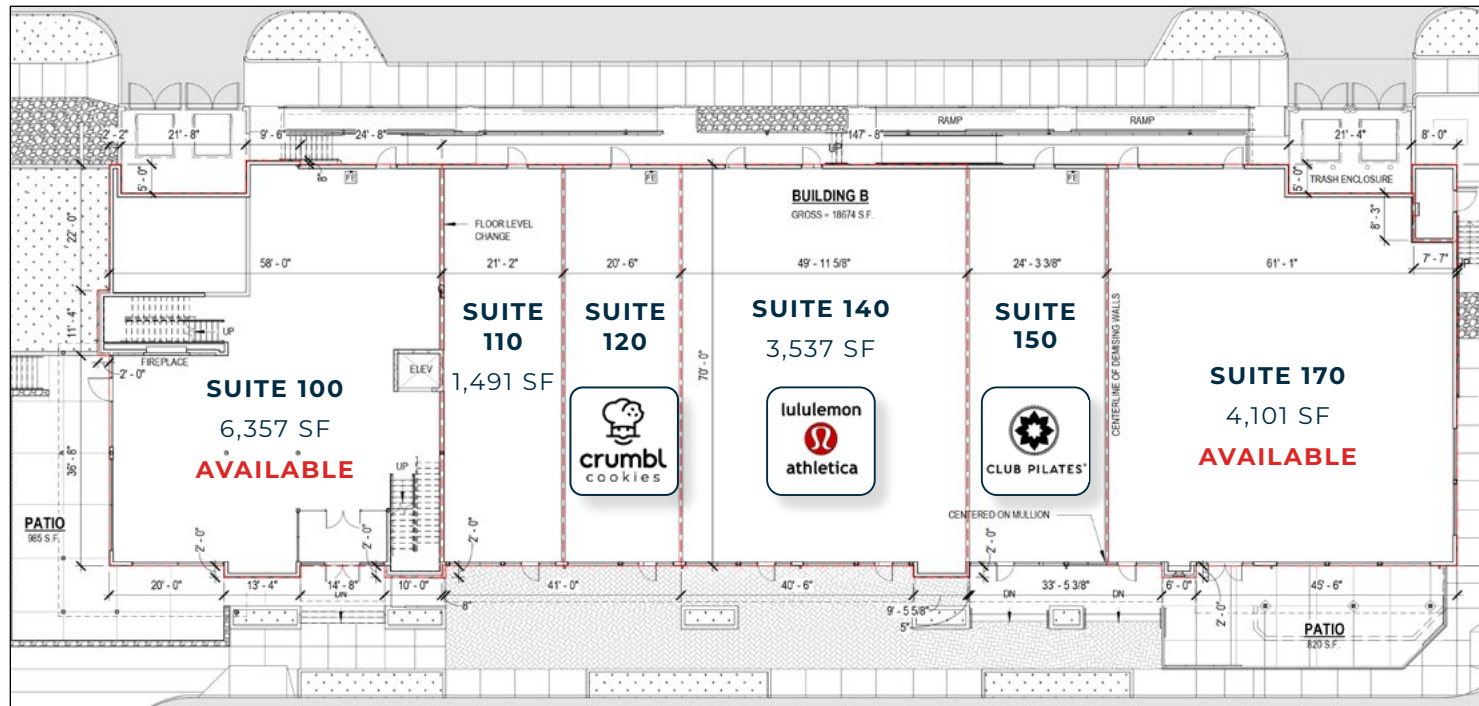


CURRENT TENANT LIST:

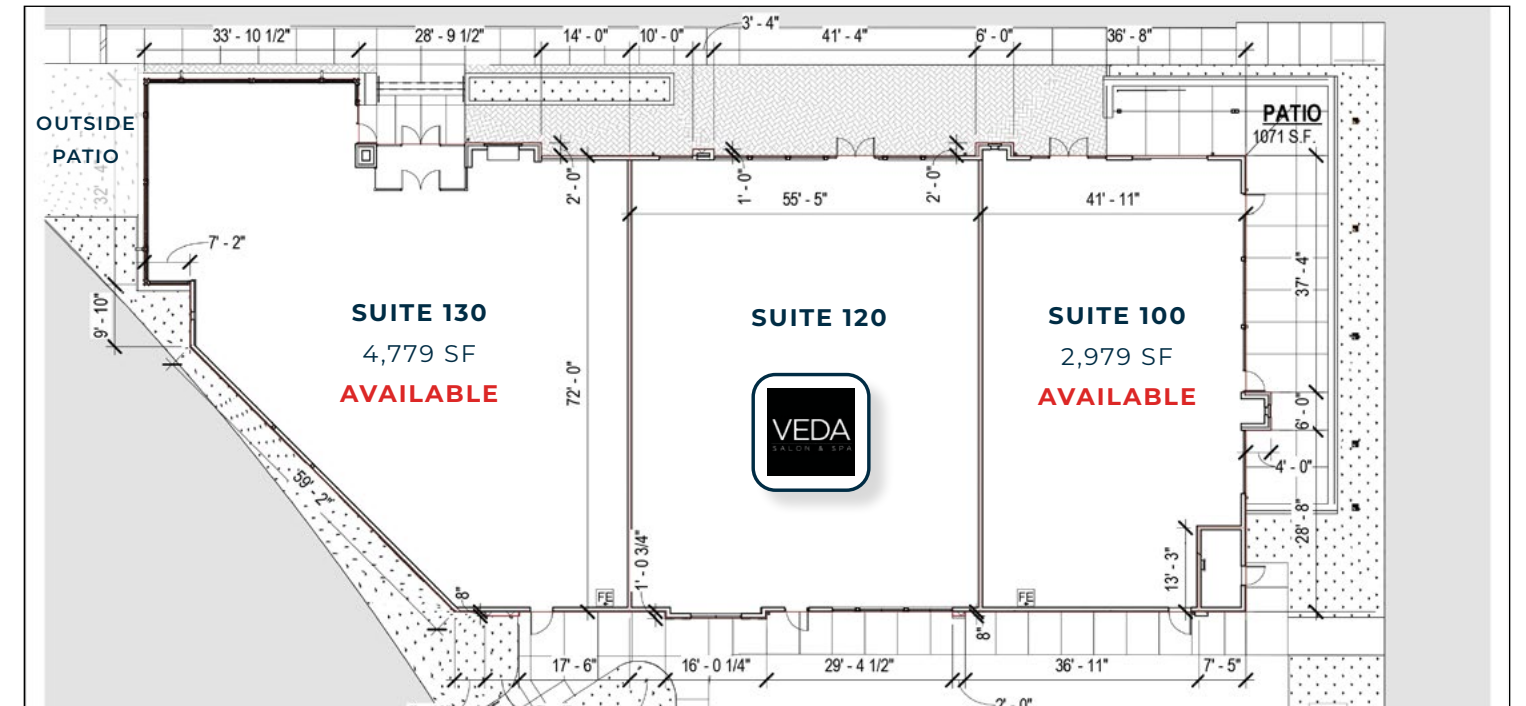


AVAILABLE SPACES

BUILDING B



BUILDING C



AVAILABLE SPACES:

- SUITE 110: 1,491 SF
- SUITE 100: WEST END CAP ROOFTOP RESTAURANT: 6,357 SF - 7,848 SF
 - 4,027 SF Main Floor with 985 SF Main Floor Patio overlooking Cheyenne Creek
 - 2,330 SF Second Floor with 707 SF Rooftop Patio with Mountain Views
 - Suite 110 can be combined to increase space to 7,848 contiguous square feet.
- SUITE 170: EAST END CAP RESTAURANT SPACE: 4,101 SF
 - 820 SF North-Facing Patio
 - Great for a breakfast restaurant

AVAILABLE SPACES:

- SUITE 130: NORTH-FACING END CAP BISTRO RESTAURANT SPACE: 4,779 SF
 - Features unique porch-style seating
 - 547 SF Outdoor Patio situated along Cheyenne Creek and Main Plaza
- SUITE 100: SOUTH-FACING END CAP RESTAURANT SPACE: 2,979 SF
 - 1,071 SF South-Facing Patio

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BUILDING C: NORTH END CAP; 'SPIRIT OF THE SUN' PLAZA



CHEYENNE CREEK: SOUTH VIEW



CHEYENNE CREEK: NORTH VIEW



CREEKWALK: SPROUTS AND NEW LUXURY APARTMENTS

