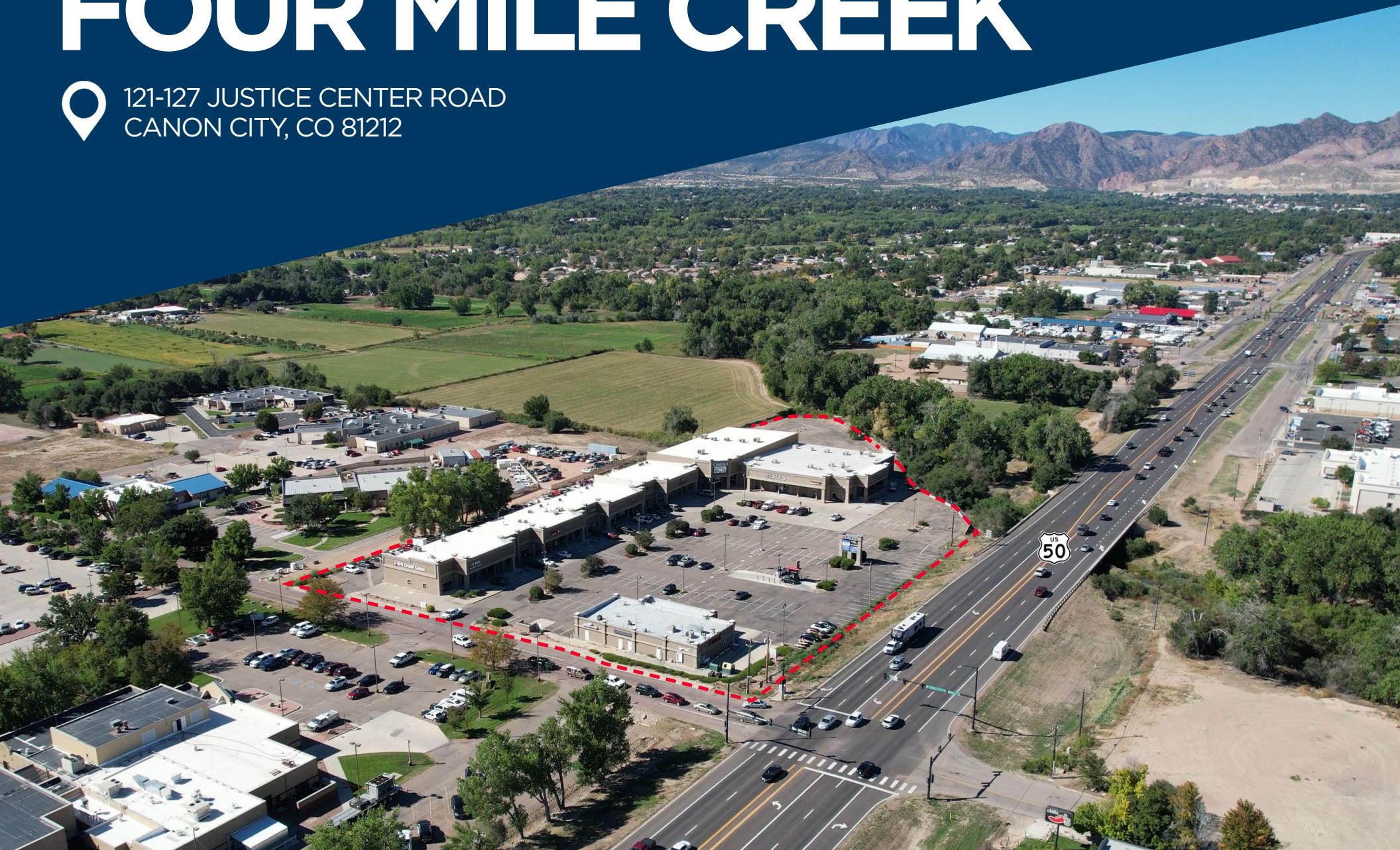


SHOPS AT FOUR MILE CREEK

121-127 JUSTICE CENTER ROAD
CANON CITY, CO 81212



Colorado Springs
Commercial



ASSET SUMMARY



LOCATION
CAÑON CITY, CO



SQUARE FEET
64,561 SF



LEASED
90.72%



YEAR BUILT
2004



OF TENANTS
14



SITE ACRES
5.37 AC



OF SUITES
23



SALE PRICE
\$6,522,500



SHOPS AT **FOUR MILE CREEK**

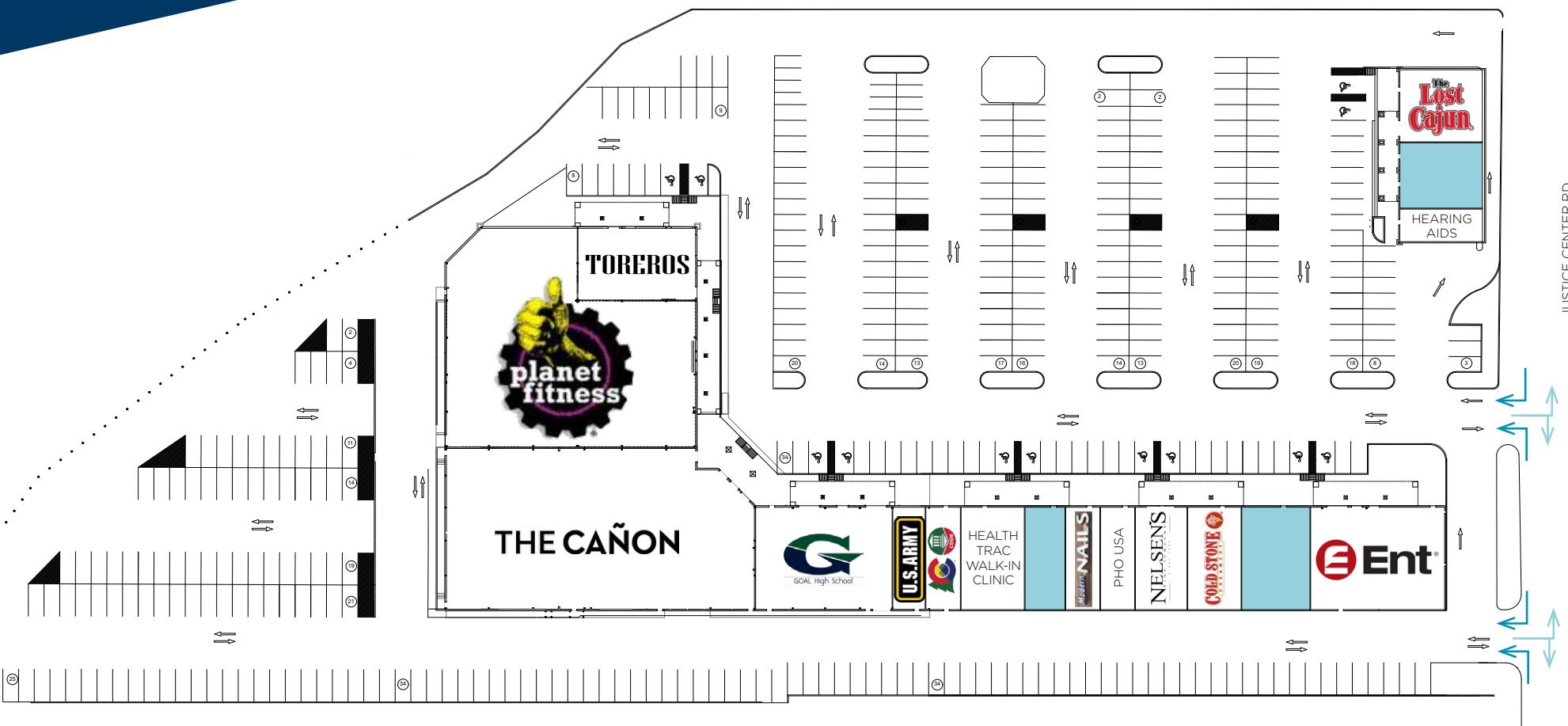
is located in the center of Cañon City at the intersection of Highway 50 and Justice Center Road. This prominent shopping plaza provides residents and tourists national branded shopping, dining and entertainment options. Tourists are drawn to the areas natural beauty along the Arkansas River, including river rafting, numerous parks, hiking, canyons and the famous Royal Gorge Bridge and train ride.

- Planet Fitness, Ent Credit Union and The Cañon Cinema are anchor tenants
- Center benefits from significant up-grades (facade, roof, parking lot)
- Significant employment base within walking distance of the center
- Shop space benefits from high ceilings adaptable to a wide variety of uses
- 19,646 vehicles per day on Highway 50 and Mackenzie Avenue
- Located 45 miles southwest of Colorado Springs and 25 miles northwest of Pueblo

SITE PLAN



21,897 VPD



SHOPS AT **FOUR MILE CREEK**

DEMOGRAPHICS



POPULATION

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 POPULATION	1,953	20,288	31,489
2028 POPULATION PROJECTION	2,047	20,918	32,535
ANNUAL GROWTH 2010-2023	1.0%	0.3%	0.3%
ANNUAL GROWTH 2023-2028	1.0%	0.6%	0.7%

HOUSEHOLDS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 HOUSEHOLDS	760	7,214	11,650
2028 HOUSEHOLD PROJECTION	801	7,513	12,147
OWNER OCCUPIED HOUSEHOLDS	618	5,461	8,626
RENTER OCCUPIED HOUSEHOLDS	183	2,052	3,522
AVG HOUSEHOLD SIZE	2.3	2.2	2.3

INCOME

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
AVG HOUSEHOLD INCOME	\$75,426	\$65,630	\$67,763
MEDIAN HOUSEHOLD INCOME	\$58,471	\$54,147	\$56,047

HOUSING VALUE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
MEDIAN HOME VALUE	\$244,954	\$212,357	\$209,527

TRAFFIC COUNTS

US HWY 50 & JUSTICE CENTER RD	21,897 VPD
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LINK TO CONFIDENTIALITY AGREEMENT

SEND COMPLETED C.A. TO PATRICK
KERSCHER OR DAN RODRIGUEZ TO
RECEIVE FULL OFFERING MEMORANDUM



Colorado Springs
Commercial

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