

“Peak Innovation Park in Colorado Springs on track to become one of the city’s largest employment centers”



“Hundreds of acres to be added to business park east of Colorado Springs Airport”



“Colorado Springs City Council approves annexation aiming to bring diverse housing options”



“Development of Peak Innovation Park near airport is hitting its stride”



“Colorado Springs business park proving the doubters wrong’ with newest addition”



Development Opportunity  
in the High Growth  
Airport Trade Area

**CUSHMAN & WAKEFIELD** | **Colorado Springs Commercial**

# Waterview Commercial

SEC Powers Blvd & Bradley Rd

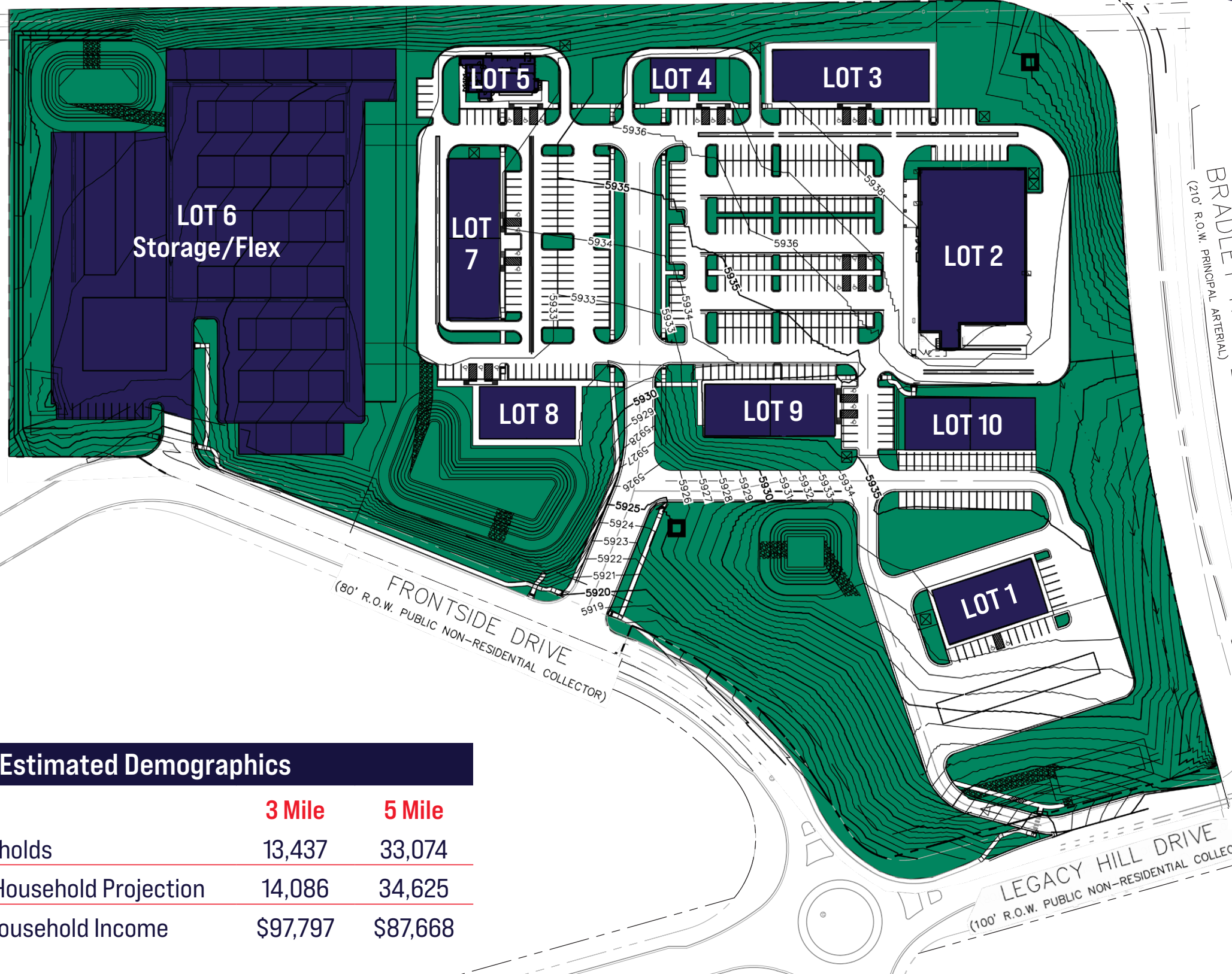


POWERS BOULEVARD  
(200' PUBLIC FREEWAY)

BRADLEY ROAD  
(210' R.O.W. PRINCIPAL ARTERIAL)

FRONTSIDE DRIVE  
(80' R.O.W. PUBLIC NON-RESIDENTIAL COLLECTOR)

LEGACY HILL DRIVE  
(100' R.O.W. PUBLIC NON-RESIDENTIAL COLLECTOR)



Excellent development opportunity on highly visible southeast corner of Powers Blvd and Bradley Rd.

Located in the high growth airport trade area with significant commercial development existing and planned over the next few years.

Booming high density residential area with many single family master planned communities in the area with magnificent mountain views.

LOT	SF	AC
1	84,332 SF	1.94 AC
2	117,308 SF	2.69 AC
3	32,876 SF	0.75 AC
4	15,835 SF	0.36 AC
5	29,330 SF	0.67 AC
6	214,815 SF	4.93 AC
7	55,392 SF	1.27 AC
8	23,681 SF	0.54 AC
9	36,530 SF	0.84 AC
10	37,026 SF	0.85 AC

### 2024 Estimated Demographics

	3 Mile	5 Mile
Households	13,437	33,074
2029 Household Projection	14,086	34,625
Avg. Household Income	\$97,797	\$87,668



Colorado Springs Commercial

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