



GARDEN OF THE GODS RD

CENTENNIAL BLVD

47,579 VPD  
GARDEN OF THE GODS RD & CENTENNIAL BLVD

NOT A PART

NOT A PART

# WESTWIND MARKETPLACE

## SEC GARDEN OF THE GODS RD & CENTENNIAL BLVD

PREDOMINATE WESTSIDE LOCATION ANCHORED BY



ASKING PRICE: \$7,000,000



# CENTERED IN THE HEART OF THE BUSY GARDEN OF THE GODS CORRIDOR

- Located at Westwind Marketplace along the established Garden of the Gods corridor in northwest Colorado Springs
- Anchored by Safeway, Starbucks, Walgreens, FirstBank, Ace Hardware & Verizon
- Easily accessible at the intersection of Garden of the Gods Road and Centennial Blvd



# TRADE AREA - GARDEN OF THE GODS CORRIDOR







**BUILDING SIZE**  
26,075 SF



**LAND SIZE**  
2.59 AC



**CAP RATE**  
7.5%



**PURCHASE PRICE**  
\$7,000,000



**PERCENT LEASED**  
93.46%



**NUMBER OF TENANTS**  
14



**ROOF**  
Roof replaced 2015  
Warranty through Aug 2025



**PARKING LOT**  
Replaced 2021




**CAM SITE DIRECTOR**  
CAM Site Director for Shopping Center transferable to Buyer.  
(Receives 10% of all expenses to maintain the common areas)



# AERIAL SITE MAP

GARDEN OF THE GODS RD

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TBANK

NOT A PART



H&R BLOCK

PAKMAIL



GNC



thrive

ACE  
The helpful place.

Great Clips

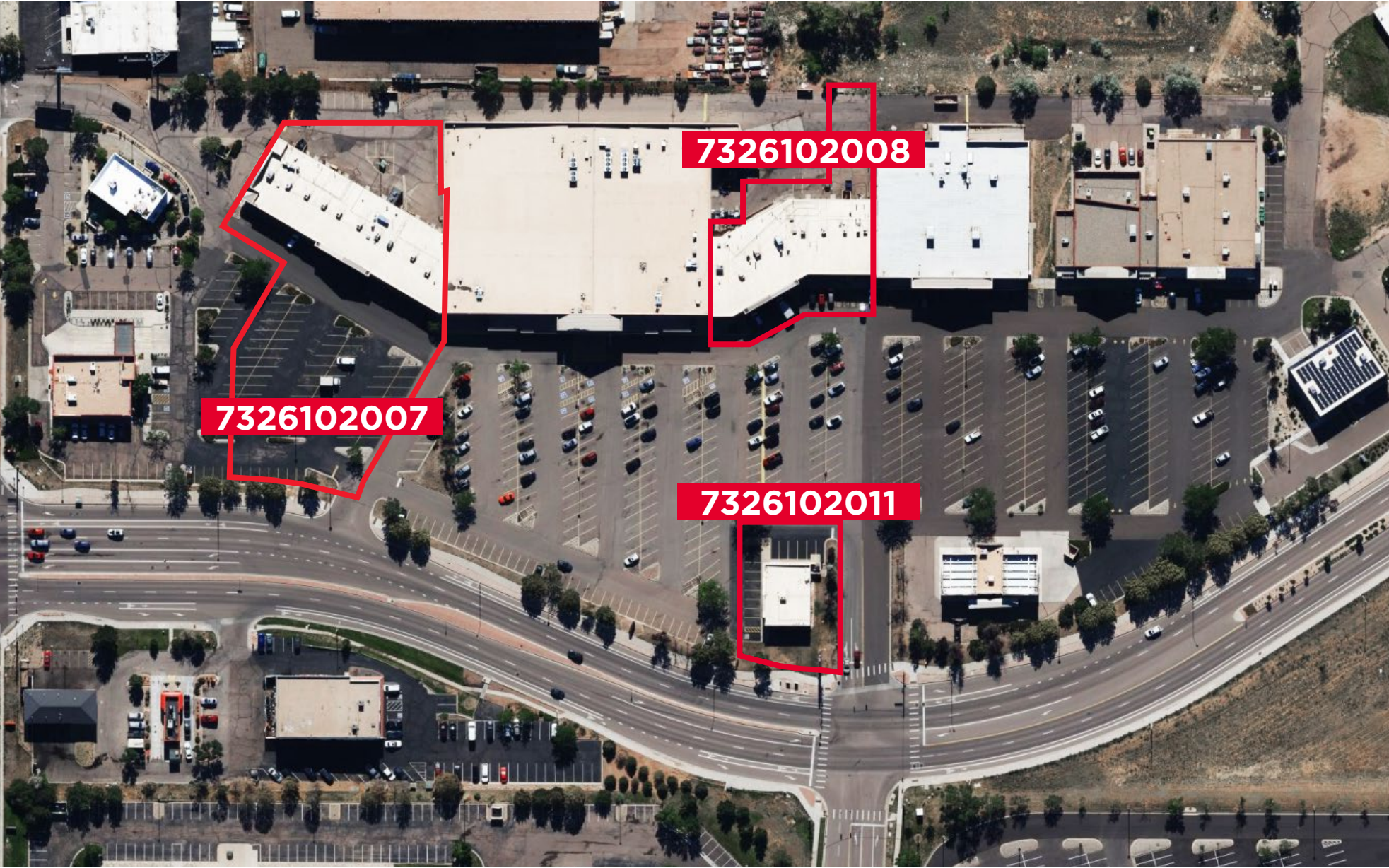


verizon

arc  
THRIFT STORES



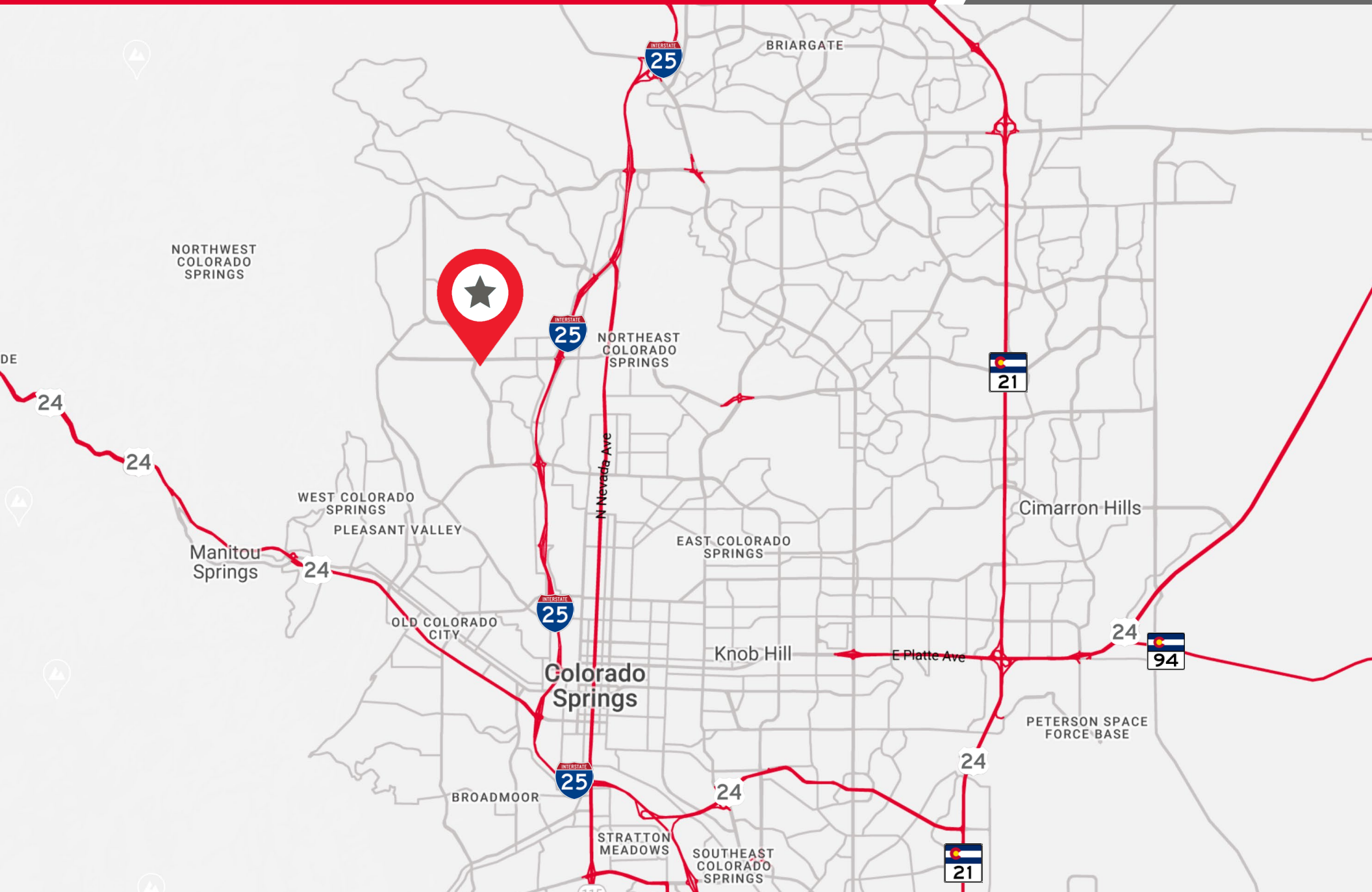
**PARCEL NO. 7326102007, 7326102008 & 7326102011**





# LOCATION MAP

COLORADO SPRINGS, CO



# TENANT OVERVIEW



Verizon Communications Inc (Verizon) provides communications, technology, information and entertainment products and services to businesses, consumers and government agencies. The company offers voice, data and video services and solutions through its wireless and wireline networks.

[verizon.com](https://www.verizon.com)



Einstein Bros.® Bagels is part of Panera Brands, one of the nation's largest fast casual restaurant companies, comprised of Panera Bread®, Caribou Coffee® and Einstein Bros.® Bagels.

[einsteinbros.com](https://www.einsteinbros.com)



GNC Holdings, LLC (abbreviated GNC; alternatively General Nutrition Centers) is a retail company based in Pittsburgh, Pennsylvania. It specializes in health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products.

[gnc.com](https://www.gnc.com)



Pizza Hut is an American multinational restaurant chain and international franchise founded in 1958 in Wichita, Kansas by Dan and Frank Carney.

The chain, headquartered in Plano, Texas, operates 17,639 restaurants worldwide as of 2020. It is owned by Yum! Brands, Inc.

[pizzahut.com](https://www.pizzahut.com)



We Believe in the Customer Delight, Best Prices & Provide Wide selection of Beers, Wines & Spirits!



Great Clips, Inc. was established in 1982 in Minneapolis. Great Clips provides competitively priced, high-quality haircuts to men, women and children. Great Clips has more than 4,400 hair salons throughout the United States and Canada, making it the world's largest hair salon brand.

[greatclips.com](https://www.greatclips.com)



# TENANT OVERVIEW

## 9ROUND™ 30 MIN KICKBOX FITNESS

The 9Round program is developed around a system of nine challenging circuit training stations, that includes boxing and kickboxing exercises. The program offers two workouts per day, five days per week.

[9round.com](http://9round.com)

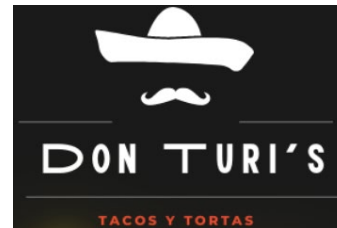


H&R Block, Inc. engages in the provision of tax preparation and other services. The firm offers assisted income tax return preparation and related services through a system of retail offices operated directly by the company or by franchisees.

[hrblock.com](http://hrblock.com)



**Nail Perfection GOG LLC**  
Located in Colorado Springs, Nouvelle Touch Nails n Spa is a highly respected and well-known nail salon that has built a reputation for providing exceptional nail care services in a friendly and relaxing environment. The salon is home to a team of highly trained and skilled nail technicians who are dedicated to delivering superior finishes and top-notch customer service during every visit.



Recipes at Don Turi's are always fresh, that means no shortcuts, no cans. We take pride in the food we serve and hold ourselves to high standards when it comes to how we cook it. All meats are marinade free and the majority of our sauces are gluten free. Our family has been in the restaurant business for over 20 years... So, we invite you to give us a try and experience Real Mexican Food, Real Fresh!

## PAKMAIL®

PACK IT  SHIP IT  CRATE IT  FREIGHT IT

Pak Mail Centers of America franchises packing and shipping stores that aim to serve both commercial clients and consumers. The stores offer services such as fulfillment, document finishing, and business printing; the company also recommends carriers that do the shipping and receiving.

[franchise.pakmail.com](http://franchise.pakmail.com)

## STASH SMOKES & VAPES

A retail shop for Vape Products, Glass Pipes, Vaporizers, Lighters, Ashtrays, Trays & all accessories



# TENANT OVERVIEW



With an innovative sauce and unique cooking method, 92 Chicken has landed in the U.S. and is coming to you 92 Chicken brings a Korean flare to the poultry. 92 Chicken serves three styles of chicken, broken down into individual parts: Classic, “snow” onion on top and fried Sauces range from mild to spicy.

[92chickenusa.com](http://92chickenusa.com)



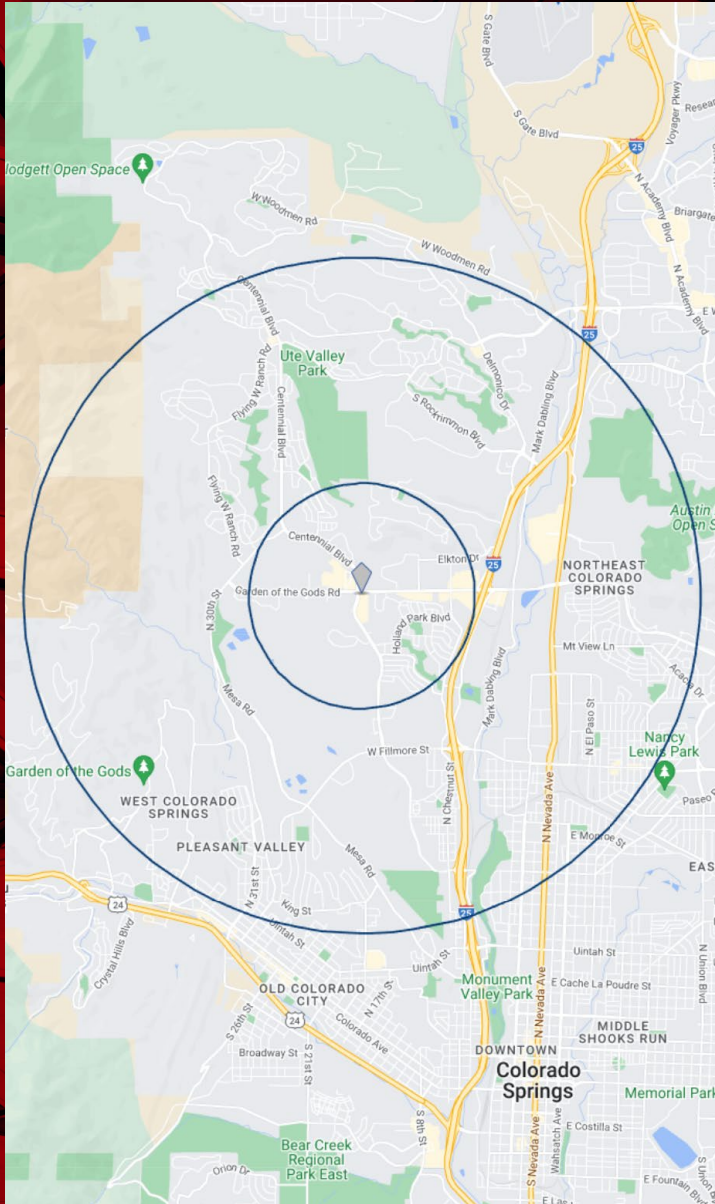
Subway is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs), wraps, salads and drinks. August 28, 1965 in Bridgeport, Connecticut, U.S.

[subway.com](http://subway.com)





# DEMOGRAPHICS



## 2023 POPULATION

1 Mile: 6,618

3 Mile: 58,783



## AVERAGE HOUSEHOLD INCOME

1 Mile: \$95,228

3 Mile: \$97,548



## MEDIAN HOME VALUE

1 Mile: \$339,809

3 Mile: \$363,267



## 2022-2027 ANNUAL POPULATION GROWTH

1 Mile: 1.74%

3 Mile: 1.54%



## 2022 TOTAL CONSUMER SPENDING

1 Mile: \$131,664,743

3 Mile: \$874,576,552



# COLORADO SPRINGS, CO



## About

Colorado Springs sits at an elevation of 6,035 ft. at the base of Pikes Peak, one of the most famous mountains in America, with its summit reaching to 14,114 ft. The city's estimated metro population is 471,686 (2020). Although Colorado Springs has a small-town ambience, the city covers 194.7 square miles, making it Colorado's largest city in the area. Major highways access for the city includes interstate highway ,I-25 and U.S. Route 24.

## Main Attractions

Colorado Springs enjoys more than 300 days of annual sunshine , drawing over six million visitors annually . Surrounded by nature in the middle of a metropolitan area, outdoor enthusiasts enjoy the city's bike trails, open spaces and world-class ski resorts. Colorado Springs has numerous arts and cultural venues. Other main attractions include Garden of the Gods, Seven Falls, Pikes Peak Highway, Summit ,House, Cog Railroad, the Pikes Peak International Hill Climb, the Pikes Peak Marathon and the Hot Air Balloon Classic. The city hosts some of the state's most exclusive resort hotels, including the historic Broadmoor Resort, the Cliff House and the Cheyenne Mountain Resort.

## Education

Colorado Springs schools are exceptional, with both public and private options that combine the latest in creative and innovative teaching methods. Colorado Springs School District #20 is a major district

servicing over 20 elementary schools, 7 middle schools, 7 high schools and 3 charter schools, the district is known to be one of the highest performing school districts in the state. Higher education institutions include University of Colorado at Colorado Springs, Pikes Peak Community College, Colorado College, as well as Colorado Technical University, Regis University, Nazarene Bible College and the United States Air Force Academy.

## Employment

Colorado Springs has a balanced, diverse economic base. Key industries are aerospace, defense, clean technology, healthcare, higher education and information technology. Medical devices, semiconductors, aerospace parts, electronics and special plastics ,are but a few products manufactured here and sold around the world. Amateur sports governing bodies and organizations based in Colorado Springs include the Olympic Training Center and the United States Olympic Committee Headquarters.

## Retail

Colorado Springs has two major shopping malls and a diverse downtown shopping area including historic Old Colorado City. The Broadmoor, Promenade Shops at Briargate, University Village Colorado, Interquest Marketplace, Northgate Plaza, and First and Main Town Center are popular shopping destinations, with a wide variety of stores, recreation and dining options.





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AGREEMENT**

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PATRICK KERSCHER TO RECEIVE  
FULL OFFERING MEMORANDUM



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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SR MANAGING DIRECTOR

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