

# Westwind MARKETPLACE

SEC GARDEN OF THE GODS RD. & CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

NEW ROOF 2024  
PAINT AND STUCCO 2024  
PARKING LOT 2024



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



OFFERING MEMORANDUM

PREDOMINATE WESTSIDE  
LOCATION ANCHORED BY





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

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



# TRADE AREA - GARDEN OF THE GODS CORRIDOR





## PROPERTY OVERVIEW



**TOTAL SIZE**  
26,075 SF



**LAND SIZE**  
2.59 AC



**PURCHASE PRICE**  
\$8,100,000



### **CAM SITE DIRECTOR**

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

## 2024 PROPERTY IMPROVEMENTS



**ROOF**  
Replaced 2024

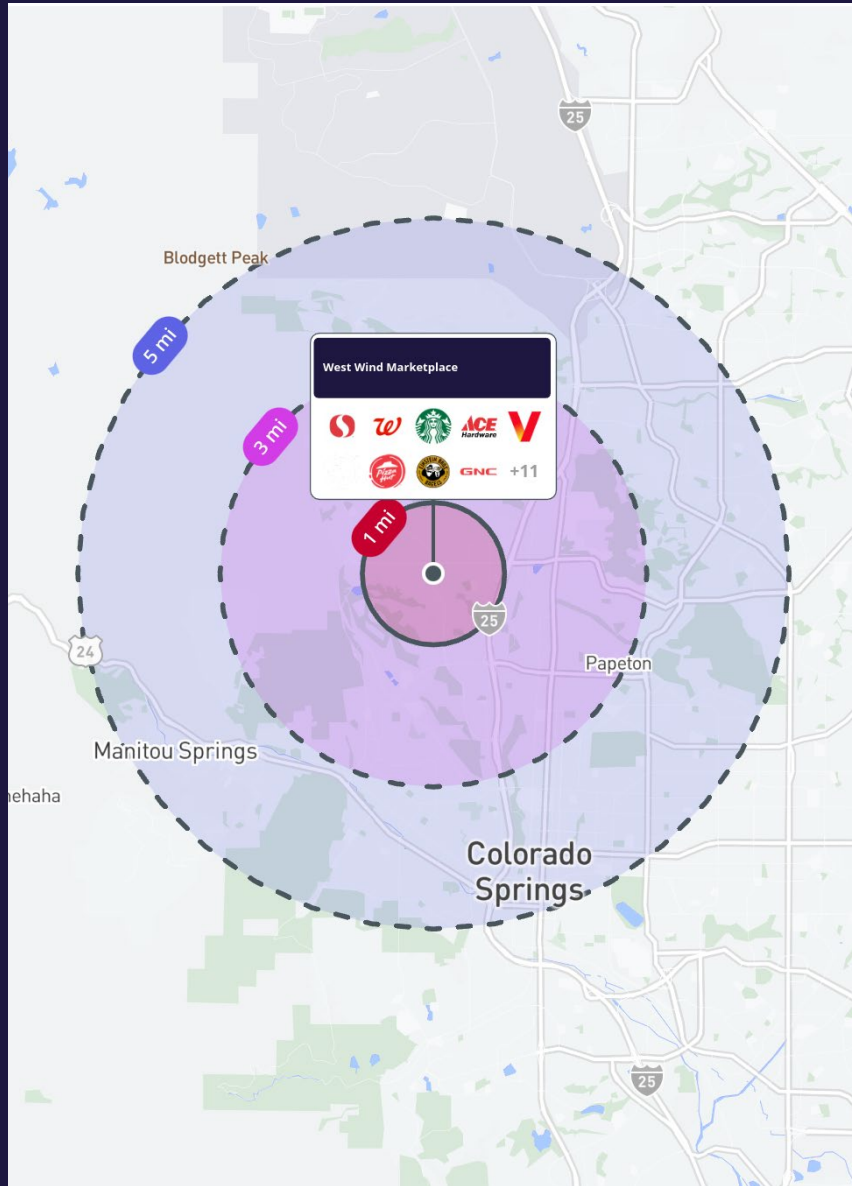


**PARKING LOT**  
Replaced 2024



**PAINT & STUCCO**  
Updated 2024





## POPULATION

1 Mile: 6,919 · 3 Miles: 57,876 · 5 Miles: 159,048



## AVERAGE HOUSEHOLD INCOME

1 Mile: \$92,601 · 3 Miles: \$98,503 · 5 Miles: \$94,743



## MEDIAN HOME VALUE

1 Mile: \$399,906 · 3 Miles: \$438,468 · 5 Miles: \$418,823



## 2029 HOUSEHOLD PROJECTION

1 Mile: 3,111 · 3 Mile: 25,604 · 5 Miles: 70,086



## TOTAL CONSUMER SPENDING

1 Mile: \$100,410,424 · 3 Mile: \$868,641,757  
5 Miles: \$2,324,048,295



## 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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## PATRICK KERSCHER

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**LINK TO  
CONFIDENTIALITY  
AGREEMENT**

SEND COMPLETED C.A. TO  
**PATRICK KERSCHER** TO RECEIVE  
FULL OFFERING MEMORANDUM

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*Westwind*  
MARKETPLACE