

CONFIDENTIAL OFFERING MEMORANDUM



Colorado Springs  
Commercial

# SHOPS AT FOUR MILE CREEK



121-127 JUSTICE CENTER ROAD  
CANON CITY, CO 81212





# EXECUTIVE SUMMARY

Cushman & Wakefield | Colorado Springs Commercial is pleased to present this Offering Memorandum for Shops at Four Mile Creek, a shopping center positioned at the center of Cañon City along Highway 50 at Justice Center Road. This well-located retail center benefits from strong visibility, steady traffic counts, and close proximity to major civic and commercial destinations, including the Fremont County Justice Center. Just minutes from the world-renowned Royal Gorge, the property also captures year-round tourist activity, adding to its appeal and income potential in this growing regional market.





# ASSET SUMMARY



LOCATION  
**CAÑON CITY, CO**



SQUARE FEET  
**64,561 SF**



LEASED  
**95%**



YEAR BUILT  
**2004**



SALE PRICE  
**\$6,800,000**



# OF TENANTS  
**13**



SITE ACRES  
**5.37 AC**



# OF SUITES  
**23**



CAP RATE  
**7.75%**





## SHOPS AT **FOUR MILE CREEK**

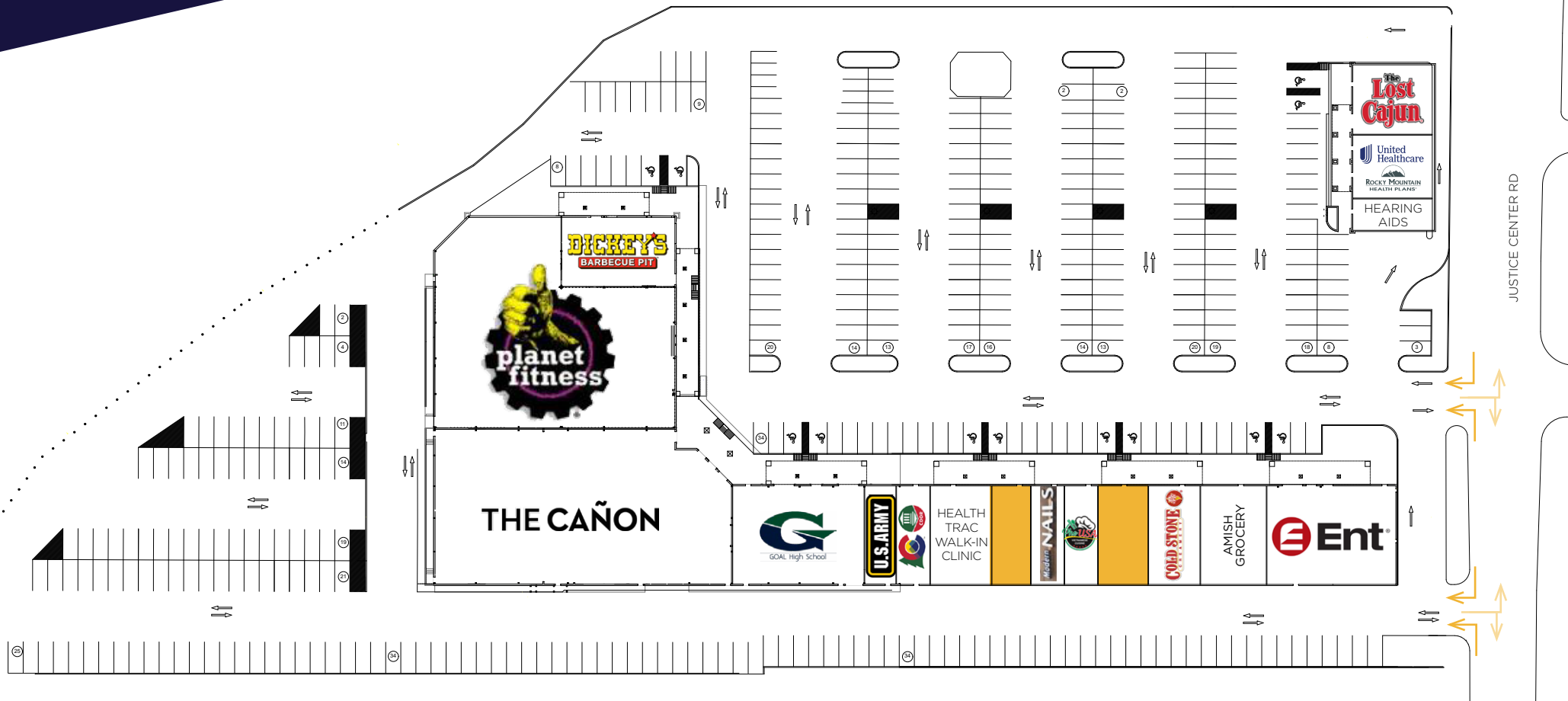
is located in the center of Cañon City **at the intersection of Highway 50 and Justice Center Road**. This prominent shopping plaza provides residents and tourists national branded shopping, dining and entertainment options. Tourists are drawn to the areas natural beauty along the Arkansas River, including 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
- Significant **employment base** within walking distance of the center
- Shop space benefits from high ceilings adaptable to a **wide variety of uses**
- **21,897 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
2024 POPULATION	1,970	21,597	31,118
2029 POPULATION PROJECTION	2,010	21,922	31,657
ANNUAL GROWTH 2020-2024	0%	-0.2%	-0.1%
ANNUAL GROWTH 2024-2029	0.4%	0.3%	0.3%

## HOUSEHOLDS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 HOUSEHOLDS	797	7,451	11,516
2029 HOUSEHOLD PROJECTION	815	7,593	11,753
OWNER OCCUPIED HOUSEHOLDS	630	5,487	8,430
RENTER OCCUPIED HOUSEHOLDS	184	2,107	3,324
AVG HOUSEHOLD SIZE	2.3	2.2	2.2

## INCOME

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
AVG HOUSEHOLD INCOME	\$74,785	\$66,739	\$68,031
MEDIAN HOUSEHOLD INCOME	\$56,262	\$54,913	\$55,549

## HOUSING VALUE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
MEDIAN HOME VALUE	\$261,956	\$230,423	\$229,198

## TRAFFIC COUNTS

US HWY 50 & JUSTICE CENTER RD	21,897 VPD
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