

**GARDEN OF THE GODS  
TRADE AREA**  
MAJOR RETAIL & INDUSTRIAL HUB

**FOR SALE | 1.52 AC**  
**HIGH VISIBILITY CORNER**



142,525 VPD



21,796 VPD

36,601 VPD



**1.52 AC**

**N NEVADA AVE**  
**AUSTIN BLUFFS PKWY**



**UCCS**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**4415 N NEVADA AVE**  
COLORADO SPRINGS, CO 80907





Prime signalized hard corner at N Nevada Ave & Garden of the Gods Rd, delivering 70,000+ combined VPD and **Standout visibility in the North Nevada corridor.**

Offered as land for redevelopment, the ±1.52 AC site features flexible MX-M/CR zoning supporting retail/QSR pad, mixed-use, or multifamily concepts. Minutes from Costco-anchored University Village and the Garden of the Gods employment corridor, the location captures both daily-needs traffic and a strong daytime population with quick access to UCCS and major arterials.

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COLORADO SPRINGS, CO 80907



SALE PRICE  
**\$2,950,000**



ZONING  
**MX-M/CR**



## DAYTIME EMPLOYMENT 3 MILE RADIUS

TOTAL BUSINESSES	7,908	60,994
Business Employment by Type	# of Businesses	# of Employees
Retail & Wholesale Trade	798	8,301
Hospitality & Food Service	300	5,167
Real Estate, Renting, Leasing	313	2,183
Finance & Insurance	516	2,583
Information	112	2,457
Scientific & Technology Services	584	4,120
Management of Companies	10	59
Health Care & Social Assistance	3,378	15,980
Educational Services	138	3,080
Public Administration & Sales	54	1,250
Arts, Entertainment, Recreation	102	760
Utilities & Waste Management	222	2,410
Construction	478	4,636
Manufacturing	203	3,307
Agriculture, Mining, Fishing	18	54
Other Services	682	4,647

## AREA DEMOGRAPHICS



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,669	34,236	96,378



### POPULATION

1 MILE	3 MILES	5 MILES
6,039	78,894	224,711



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$68,627	\$93,979	\$91,758



### TOTAL SPECIFIED CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$72.8M	\$1.1B	\$3.1B



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**HIGH VISIBILITY CORNER**

**UCCS**

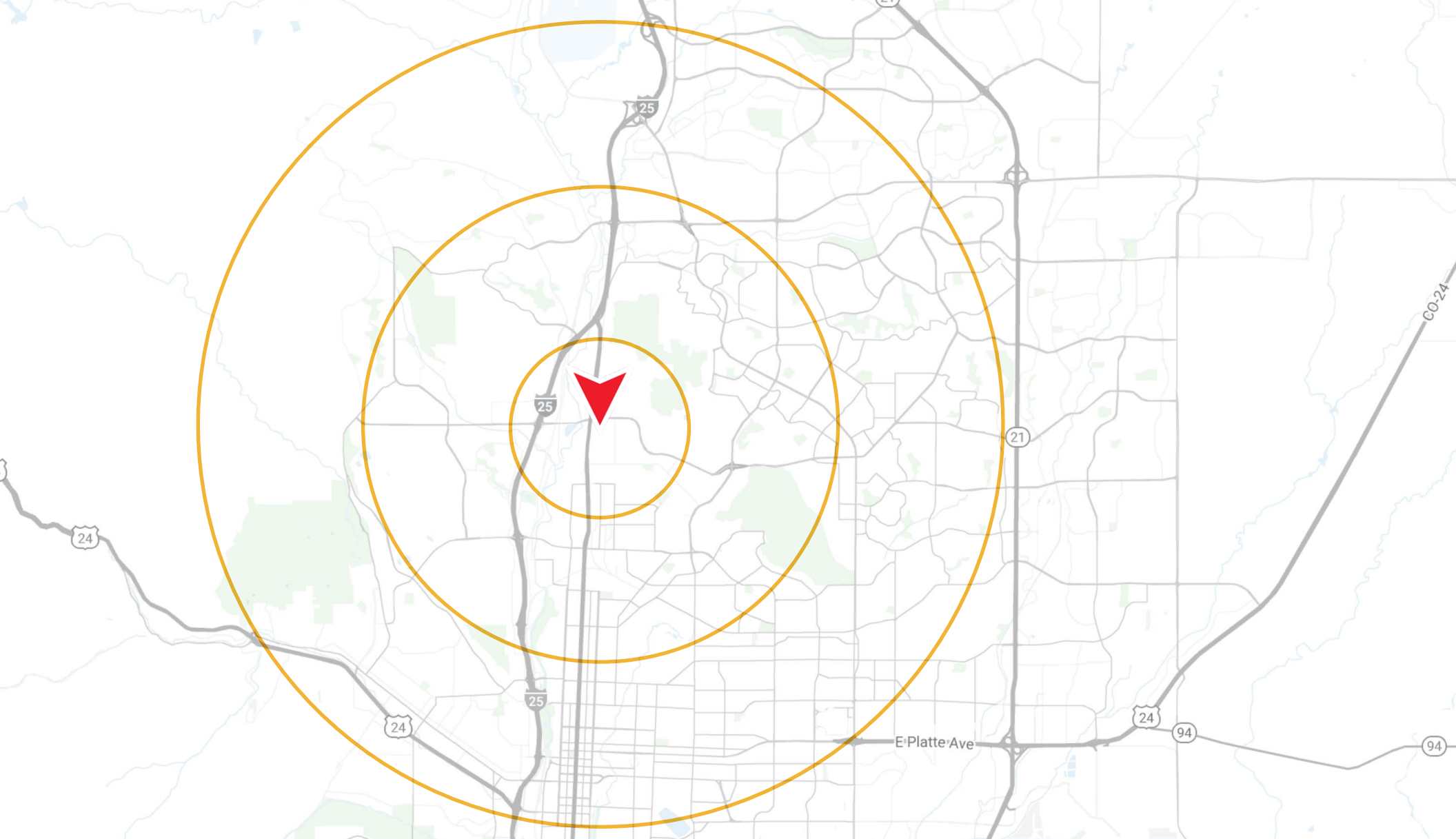
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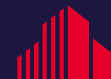
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**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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