

PRICE REDUCED

GARDEN OF THE GODS
TRADE AREA
MAJOR RETAIL & INDUSTRIAL HUB



142,525 VPD



21,796 VPD

36,601 VPD



1.52 AC

N NEVADA AVE

AUSTIN BLUFFS PKWY

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

FOR SALE | 1.52 AC HIGH VISIBILITY CORNER
4415 N NEVADA AVE
COLORADO SPRINGS, CO 80907

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1.52 AC

N NEVADA AVE

UCCS
10,000 STUDENTS
COMMUTING DAILY

AUSTIN BLUFFS PKWY

FOR SALE | 1.52 AC
HIGH VISIBILITY CORNER

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.



SALE PRICE
~~\$2,950,000~~
\$2,500,000



ZONING
MX-M/CR



BUILDING SIZE
7,272 SF

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

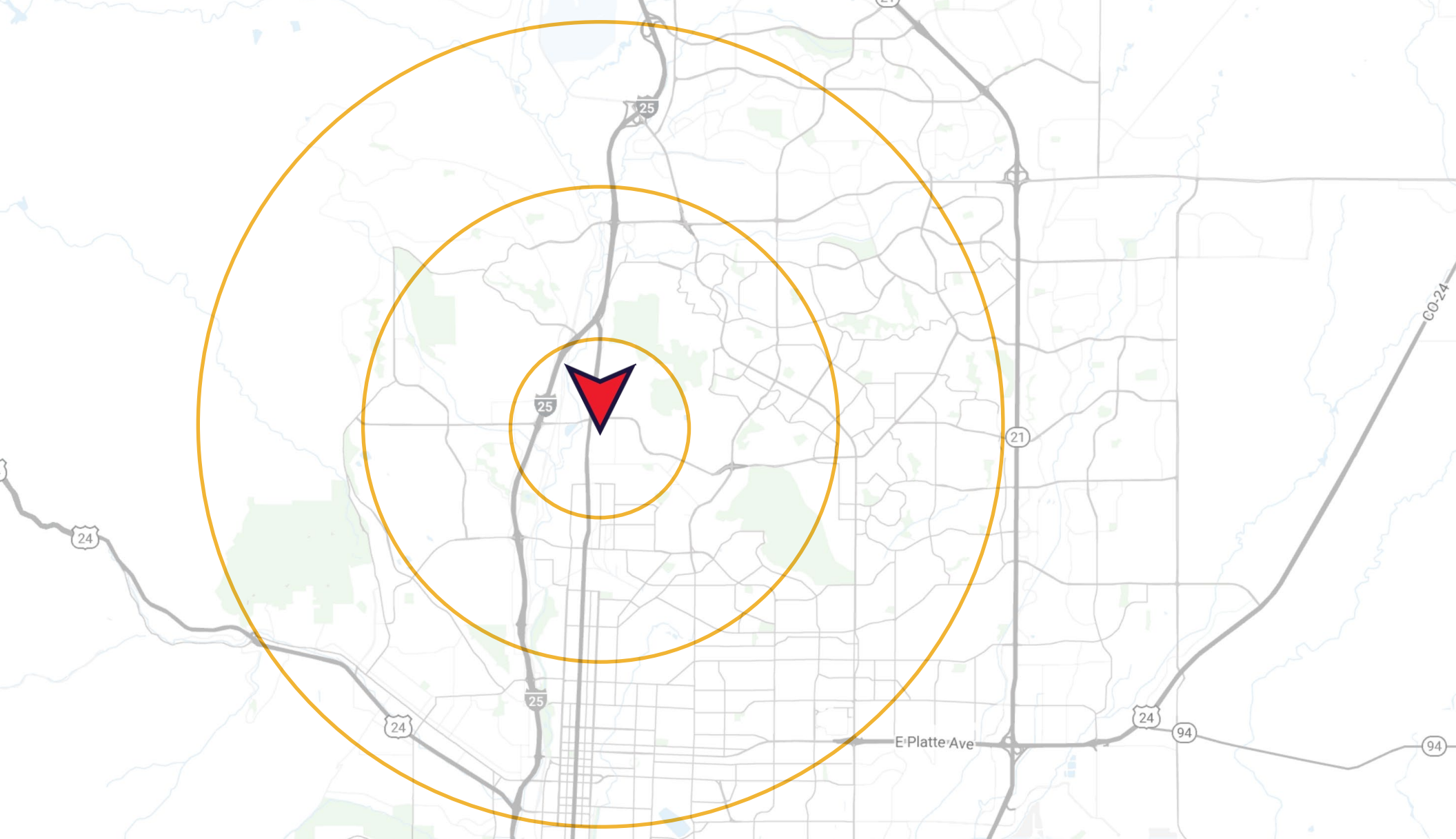
1 MILE	3 MILES	5 MILES
\$68,627	\$93,979	\$91,758



TOTAL SPECIFIED CONSUMER SPENDING

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





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