



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

WATERVIEW COMMERCIAL

SEC POWERS BLVD & BRADLEY RD. COLORADO SPRINGS, CO 80925

Development Opportunity in the **High Growth** Airport Trade Area



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SITE PLAN



(2) MULTI-TENANT RETAIL BUILDINGS
PRE-LEASING 1,200- ±8,000 SF



IN-LINE RETAIL LEASE RATE
\$40.00 PER RSF NNN



DEVELOPMENT PARCELS AVAILABLE
1.0-4.93 AC

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Daily-Needs Retail in a High-Growth Corridor

Positioned at the highly visible southeast corner of S. Powers Boulevard and Bradley Road, this new shopping center offers an excellent opportunity to establish a presence in one of southeast Colorado Springs' fastest-growing areas. Located within the high-growth Airport trade area, the property is surrounded by significant existing and planned commercial development, with continued investment expected throughout the corridor over the coming years.

The surrounding area is experiencing substantial residential growth, including numerous high-density neighborhoods and master-planned single-family communities that continue to expand east and south of the city. Despite the rapidly increasing population, nearby retail, dining and service options remain limited, creating strong demand for convenient neighborhood-serving businesses closer to home.

The project is already gaining momentum, with a convenience store and medical tenant under contract, along with a tunnel car wash on a ground lease. Remaining opportunities are well suited for restaurants, retail, personal services and other daily-needs users looking to capitalize on a growing and underserved customer base.

With prominent Powers Boulevard exposure, convenient access from surrounding communities, strong future growth potential and magnificent Front Range and mountain views, the center is positioned to become a key retail and service destination for this rapidly developing portion of Colorado Springs.

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
628	13,701	33,645



U.S. ARMED FORCES

1 MILE	3 MILES	5 MILES
181	2,409	7,603



EDUCATION

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
28%	26%	23%



POPULATION

1 MILE	3 MILES	5 MILES
2,025	41,859	103,963



POPULATION ANNUAL GROWTH 2020-2025

1 MILE	3 MILES	5 MILES
10.3%	0.7%	0.8%



MEDIAN AGE

1 MILE	3 MILES	5 MILES
33.6	34.7	33.3





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