

Southern Cross Shopping Center

Colorado Springs, Colorado 80906



- 1801-1877 S Nevada Ave
Colorado Springs, CO 80906
- Anchored by Walgreens, & Advance Auto Parts
- Excellent Visibility & Exposure on S Nevada Ave
- Strong Demographics & Traffic Counts
- Comparable centers in the area priced at \$32 -\$52 PSF all in
- Tenant Improvement Allowance available for good credit tenants
- 2nd Gen Restaurant with possible 6 Months of Free Rent & Tenant Improvement Allowance available!



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Cheyenne Mountain
CHARTER ACADEMY



AVAILABLE 1,280 – 2,620 SF

LEASE RATE \$16.50 - \$25.00 PSF

NNN \$4.45 PSF

ZONING C-5

GLA 73,423 SF

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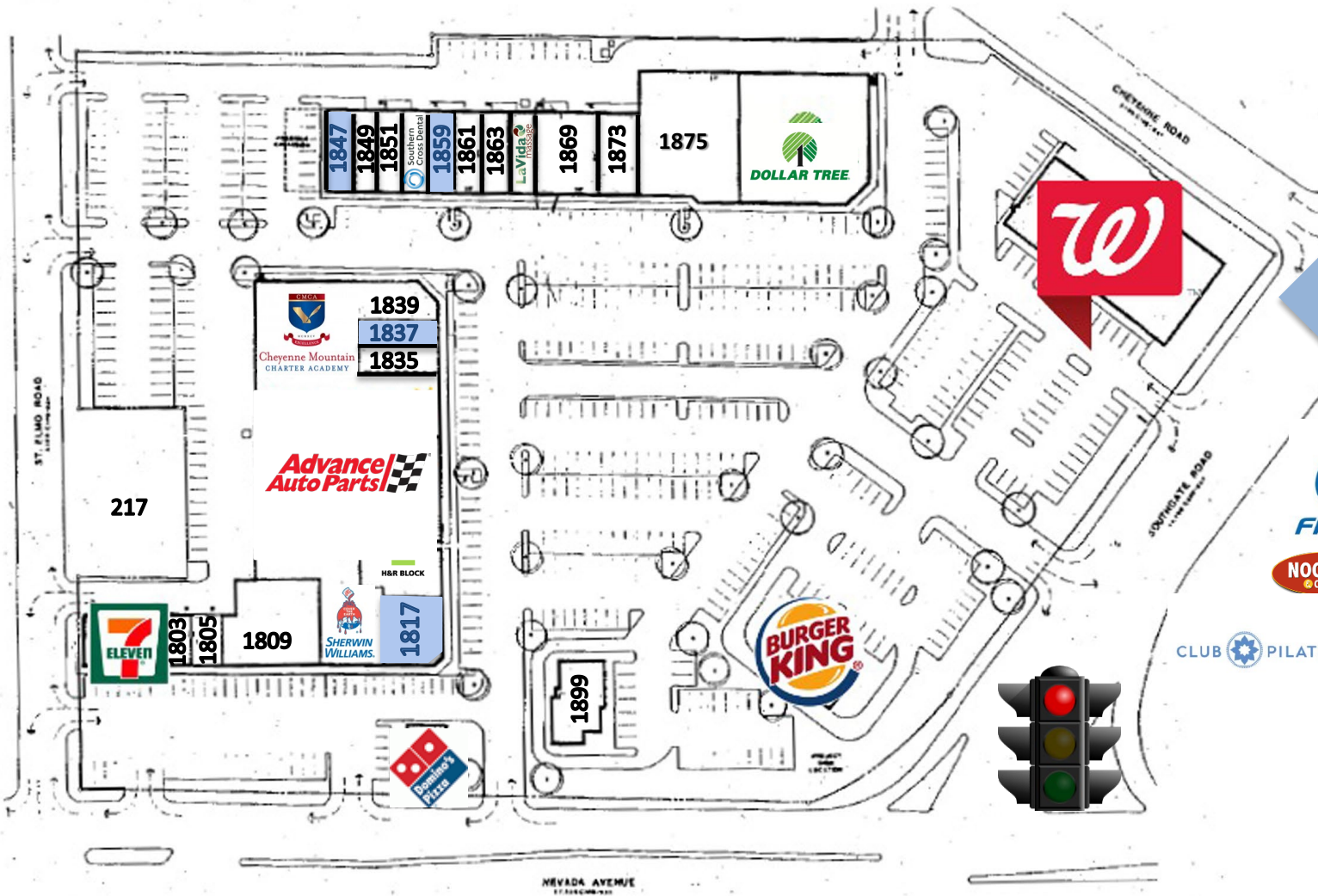
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09/14/2023



Retail Space Available for Lease

\$16.50 - \$25.00 PSF, NNN



Broadmoor Town Center
(not a part)



COMING SOON

SPROUTS
FARMERS MARKET

- | | | | |
|---------------------------------------|--|--|-----------------------|
| 1801 - 7- Eleven | 1823 - Dominos Pizza | 1849 - Eyebrow Threading | 1869 - Angry Chicken |
| 1803 - Cricket | 1825 - Advance Auto Parts | 1851 - R & A Laundromat | 1873 - Berges Jewelry |
| 1805 - Smoker Friendly | 1833 - Advance Auto Parts | 1855 - Southern Cross Dental | 1875 - Karate |
| 1809 - Rent-A-Center | 1835 - Any Lab Test Now | 1855 - Walgreens | 1877 - Dollar Tree |
| 1815 - Sherwin-Williams | 1837 - Available (1,879 SF) | 1859 - Turn-Key Dry Cleaner Available (1,280 SF) | 1895 - Burger King |
| 1817 - 2 nd Gen Restaurant | 1839 - California Nails | 1861 - Sushi Ring | 1899 - Rancho Alegre |
| Available (2,620 SF) \$21 - \$25 | 1841 - Cheyenne Mountain Charter Academy | 1863 - Diamond Barber | 217 - Vapor Source |
| 1821 - H&R Block | 1847 - Available (1,412 SF) | 1865 - La Vida Massage | |



- Less than 2 minutes drive time to I-25, 3 minutes to Downtown
- Easy Access- Ingress / Egress
- Signalized Intersection
- Less than 5 Minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center: Broadmoor Town Center
- Draws customers from the neighborhoods of Broadmoor, Ivywild, Downtown, Fort Carson and many others.
- Urban Renewal Area- Site of new Hotel, Apartments and more



Demographics (2022)

	1 - Mile	3 - Mile	5 - Mile
Total Population	13,004	94,126	230,951
Total Households	6,248	42,346	96,061
Average HH Income	\$57,972	\$74,947	\$72,151

Traffic Counts

	Vehicles Per Day
S. Nevada (N/S)	72,752
Southgate / E Cheyenne Rd	58,582
S. Nevada / I-25	114,000