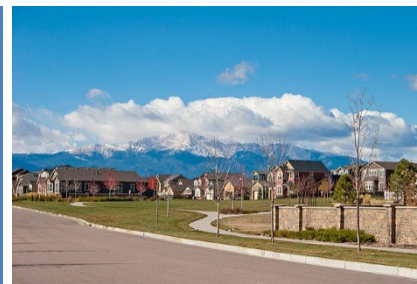


Fully Leased Inline Retail!
Old Ranch Station
Old Ranch Rd & N Powers Blvd SEC
Colorado Springs, CO 80920



Close proximity to
Memorial Hospital North &
Lifetime Fitness



Located within the rapidly growing
Powers Corridor. Moments from the
New Children's Hospital Colorado.

- Located on the Powers Corridor in northeast Springs
- High traffic counts on Powers Blvd - 40,000+ VPD
- Excellent visibility & exposure from Powers Blvd
- Great opportunity to capture market share in underserved but growing trade area
- Located south of Pine Creek High School (approximately 1,500 students in attendance, some of whom patronize neighboring restaurants for off-campus lunch)
- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Pinery North, Petco & many other area retailers!

John Egan

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Old Ranch Station

Old Ranch Rd & N Powers Blvd SEC
Colorado Springs, CO 80920

Driving Distances

To I-25	7 Miles
To Denver	64 Miles
To Downtown Colorado Springs	14 Miles
To Colorado Springs Airport	17 Miles
To Pueblo	58 Miles

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
+1 719 577 0044
www.highlandcommercial.com
10/09/2023

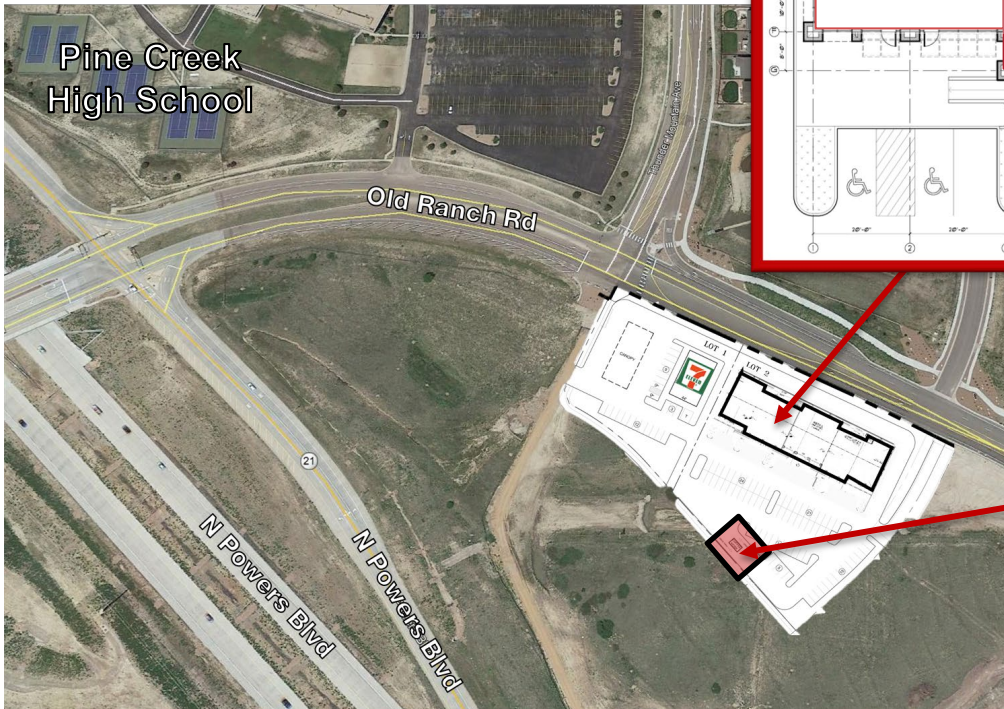
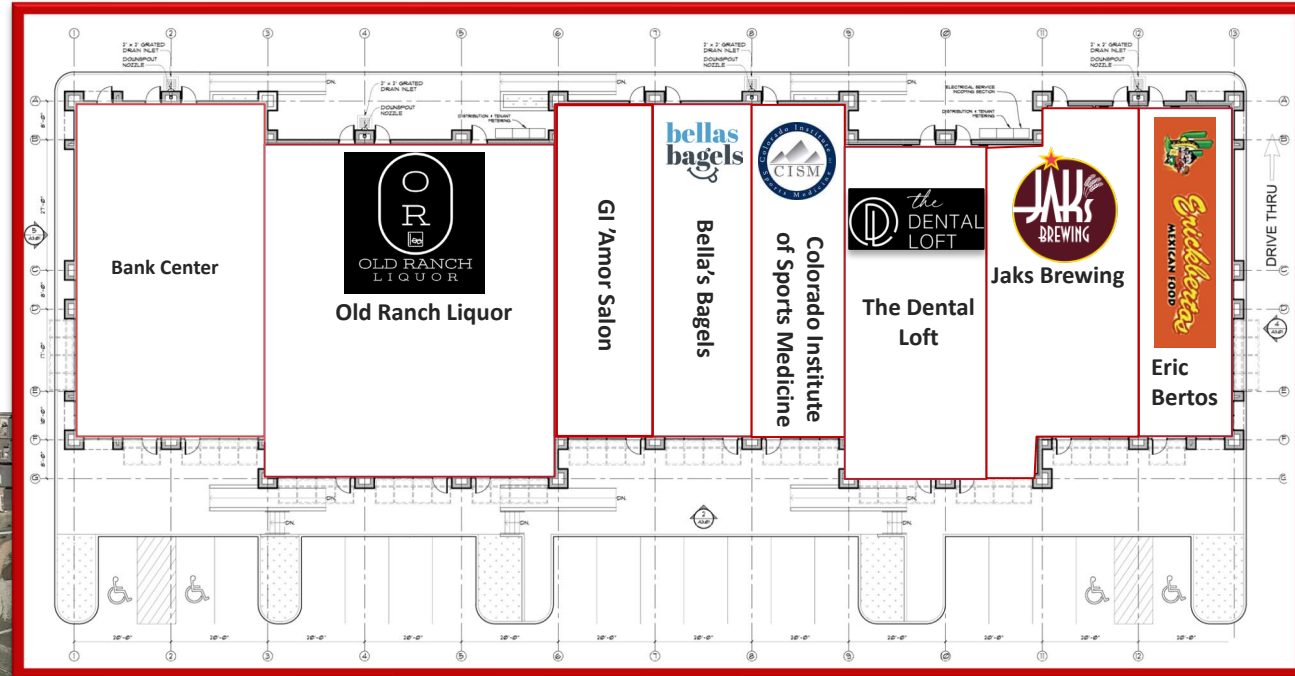


- UCH Memorial North:** 130,000 SF expansion that will add a new four-story tower to the hospital's campus northeast of Briargate Parkway and Union Boulevard. The \$128 million project, which will open Spring 2019, will add 40 inpatient beds dedicated to women's health services, including labor and delivery, post-partum and cesarean section suites. The expansion also will include eight additional rooms and a CT scanner for the Emergency Department and space for four additional operating rooms.
- Children's Hospital Colorado:** 294,000 SF hospital is scheduled to open April 2019 with 110 inpatient beds as the first pediatric-only hospital in the Springs. The \$166 million project was recently expanded to build out all 50 patient beds in the neonatal intensive care unit form the 39 originally planned because of the growth in the Colorado Springs area and the increase in admissions to Memorial North's birthing center.
- St. Francis Medical Center:** 168,000 SF expansion of the existing facility southeast of Powers Boulevard and Woodmen Road. The \$102 million project, scheduled to open in about a year, more than doubles the size of the hospital's Emergency Department, adds 21 beds to its neonatal intensive care unit and adds three operating rooms plus unfinished space for future expansion.

Old Ranch Station
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Site Plan

- 500 Sf Coffee Kiosk (Double Drive-Thru) Available
- Contact Brokers for Pricing



**500 SF
 Coffee Kiosk
 Available
 (Double Drive-Thru)**

- Build to Suit (Call Broker for Pricing)
- Ground Lease \$1,900.00 per month

Please contact us for information on pricing and Tenant Improvement packages!

Site Plan and Elevations Subject to Change

Old Ranch Station

Old Ranch Rd & N Powers Blvd SEC
Colorado Springs, CO 80920

- Median home value of \$562,120 (1-Mile Radius)
- Highly educated workforce – more than 30% of the population have earned a Bachelor's, Graduate or Professional degree (1-Mile Radius)
- Stable housing - 88% owner-occupied households (1-Mile Radius)



Briargate has become one of largest and fastest growing areas in Colorado Springs, encompassing more than 9,600 acres and establishing itself as one of the most popular residential areas in our community. Briargate is home to a myriad of activities that promote recreation, shopping, dining and learning. Recreational activities in Briargate include the Briargate Family YMCA, the highly-rated Pine Creek Golf Course, The Promenade Shops at Briargate, as well as many parks and walking trails.

Demographics (2023)	1 - Mile	3 - Mile	5 - Mile
Total Population	6,577	59,248	130,669
Total Households	2,157	20,391	47,252
Average HH Income	\$167,872	\$133,023	\$121,058

Traffic Counts

	Vehicles Per Day
N Powers Blvd & Old Ranch Rd	43,142
N Powers Blvd & Union Blvd	40,731
Ranch Rd & Old Ranch Rd	10,123

Employees

	1 - Mile	3 - Mile	5 - Mile
Businesses	59	2,421	6,057
Employees	623	27,963	60,290

Source: ESRI BAO

Cordera truly epitomizes the Colorado Springs lifestyle with spectacular views of the Black Forest and Pikes Peak and equally spectacular homes from Colorado's finest homebuilders. There is also an extensive 4.5 mile inter-linking trail system, three wonderfully-themed neighborhood parks, and an amenity-packed Community Center. Cordera is within the highly-acclaimed Academy School District 20.

North Fork sold out in 2021, but Cordera won't be sold out until at least 2024, and could go into 2025.

Source: www.Briargate.com