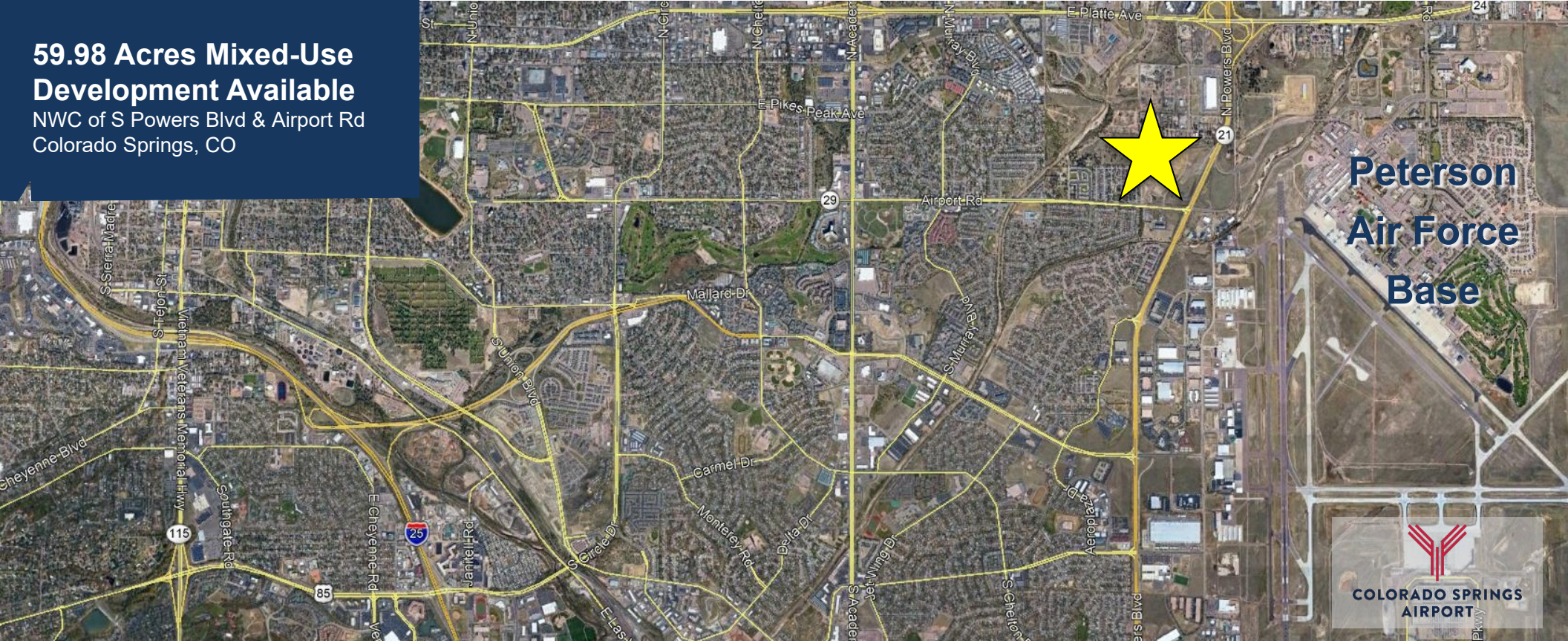


**59.98 Acres Mixed-Use  
Development Available**  
NWC of S Powers Blvd & Airport Rd  
Colorado Springs, CO



**Peterson  
Air Force  
Base**



**WESTGATE  
AT POWERS**

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](http://www.highlandcommercial.com)

R 03/16/2021

**NAI Highland**

## Property Features

- Excellent location at the west entrance of Peterson Air Force Base home of U.S. Space Command Center
- **Located in a Pikes Peak Enterprise Zone**
- Minutes away from Colorado Springs Airport and I-25
- Near many large national employers including: Amazon Distribution Center, FedEx, Swire Coca-Cola, Taylor Farms, UTC Aerospace Systems, Serco, American Tire Distributors and many more
- Peterson Air Force Base growth
- Over 67,000+ Vehicles per Day (VPD) at Powers Blvd & Airport Rd Intersection
- Great opportunity to gain market share in underserved but growing market

**Craig Anderson**

[anderson@highlandcommercial.com](mailto:anderson@highlandcommercial.com)

719-667-6875

**John Egan**

[egan@highlandcommercial.com](mailto:egan@highlandcommercial.com)

719-667-6868

**John Onstott**

[onstott@highlandcommercial.com](mailto:onstott@highlandcommercial.com)

719-667-6870

**Jordin Egan**

[jordin@highlandcommercial.com](mailto:jordin@highlandcommercial.com)

719-200-9328

# Mixed-Used Development

# WESTGATE AT POWERS

## Concept Plan

### Pad Sites

- For Sale/Lease or Build to Suit
- Retail, Office/Flex, and Multi Family Sites Available

### Preleasing

- Retail, Office/Flex, and Multi Family Sites Available
- 10,000 SF In-Line Strip

### Office & Multi-Family Pricing

- Office/Flex | 13AC | \$4 - \$8 PSF
- Multi-Family | 38.79 AC | \$4 PSF



### Market Profile

Population	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Mile
2020 Total Population:	5,159	90,392	214,981	2020 Total Households:	1,876	34,208	85,054
2025 Population:	5,442	94,867	226,167	HH Growth 2020-2025:	1.05%	1.02%	1.06%
Pop Growth 2020-2025:	1.07%	0.97%	1.02%	Average Household Income:	\$61,869	\$58,232	\$64,911
Civilian Labor Force	1 Mile	3 Mile	5 Mile	Housing	1 Mile	3 Mile	5 Mile
Employed In 2020:	2,327	38,163	93,054	Average Home Value:	\$214,909	\$225,664	\$263,610

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

# Mixed-Used Development

## WESTGATE AT POWERS

### Concept Plan

#### Retail Pad Sites

- Starting at \$14 - \$18 PSF
- Ground Lease Available
- Build – to – Suit Available

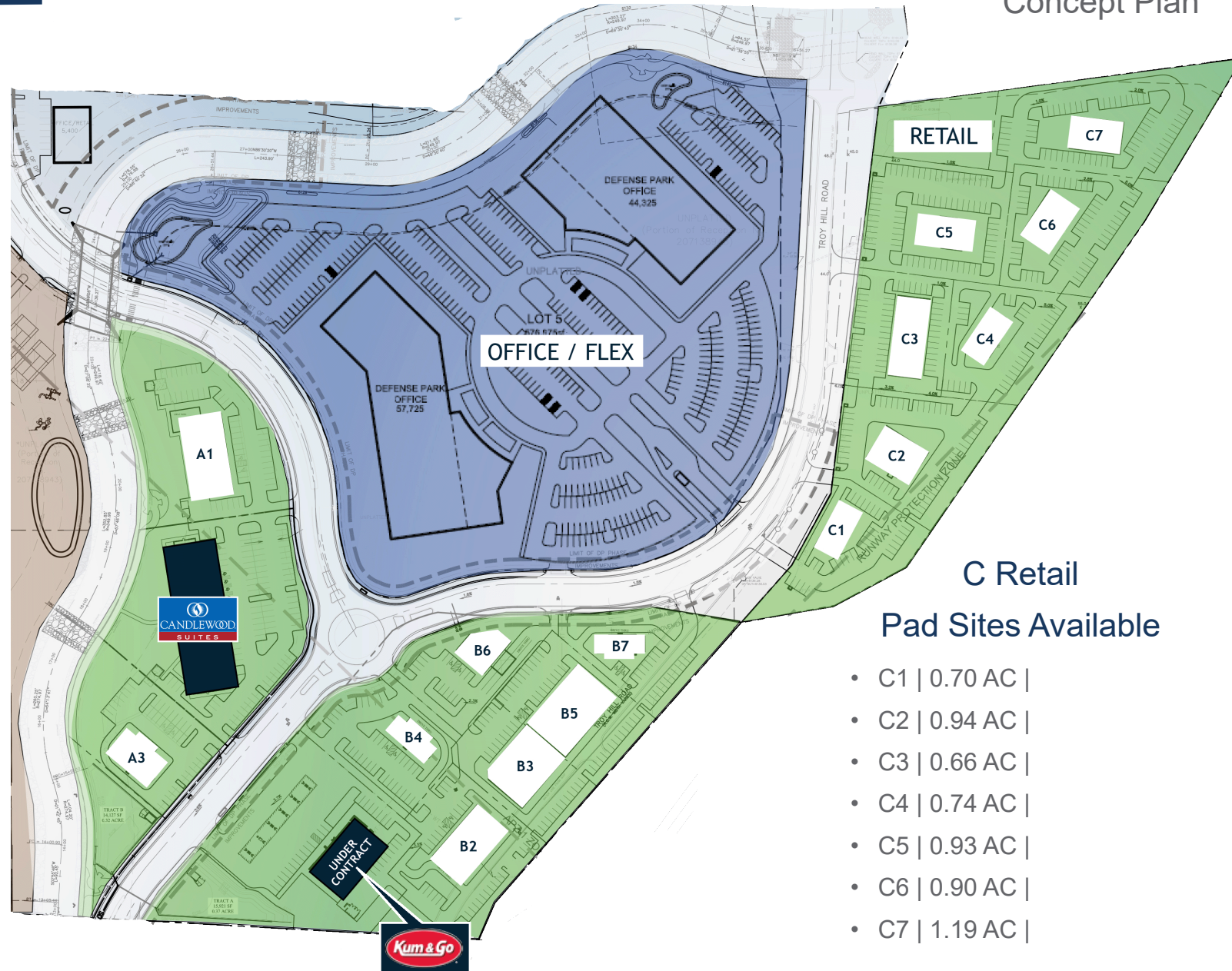
#### Uses

- Inline Level
- Fast Food | Coffee
- Hotel
- Grocery

#### A & B Retail

#### Pad Sites Available

- A1 | 1.34 AC |
- A2 | Candlewood Suites |
- A3 | 0.81 AC |
- B1 | Kum & Go |
- B2 | 0.98 AC | Drive – Thru
- B3 | 0.59 AC |
- B4 | 0.75 AC | Drive – Thru
- B5 | 0.71 AC |
- B6 | 0.63 AC | Drive – Thru
- B7 | 0.55 AC | Drive – Thru



#### C Retail

#### Pad Sites Available

- C1 | 0.70 AC |
- C2 | 0.94 AC |
- C3 | 0.66 AC |
- C4 | 0.74 AC |
- C5 | 0.93 AC |
- C6 | 0.90 AC |
- C7 | 1.19 AC |

Aerial

# WESTGATE AT POWERS

Peterson  
Air Force  
Base

  
COLORADO SPRINGS  
AIRPORT

Future  
Amazon  
Distribution  
Center

Subject  
Property



- |   |   |   |   |   |   |
|---|---|---|---|---|---|
| <b>1</b>  | <b>6</b>   | <b>11</b>  | <b>16</b>  | <b>21</b>  | <b>26</b>  |
| <b>2</b>  | <b>7</b>   | <b>12</b>  | <b>17</b>  | <b>22</b>  | <b>27</b> James Irwin Charter Elementary School   |
| <b>3</b>  | <b>8</b>   | <b>13</b>  | <b>18</b>  | <b>23</b>  | <b>28</b>  |
| <b>4</b>  | <b>9</b>   | <b>14</b>  | <b>19</b> SkyWest Airlines Maintenance Hangar   | <b>24</b>  | <b>29</b>  |
| <b>5</b>  | <b>10</b>  | <b>15</b>  | <b>20</b>  | <b>25</b>  | <b>30</b> Sky View Sports Complex   |