



EXPERIENCE AT EPICENTER

BECOME A PART OF THE EXPERIENCE.

SHOP. DINE. EXPLORE.

Marketed by NAI Highland, LLC
Developed by Weidner Apartment Homes

Unique Retail Opportunity for Lease

PHASE I OF THE EXPERIENCE AT EPICENTER MIXED-USE DEVELOPMENT IS SET TO DELIVER SPRING OF 2024

Colorado Springs' greatest attractions, all in one space.

You'll be in the heart of downtown Colorado Springs with dozens of bars and restaurants, the U.S. Olympic and Paralympic Museum, and all of the events at Weidner Field just steps away.



CONTACT US

Jim Spittler, SIOR
Principal | Senior Broker
+1 719 667 6877
spittler@highlandcommercial.com

Jordin Egan
Associate Broker
+1 719 667 6880
jordin@highlandcommercial.com

NAIHighland
Commercial Real Estate Services, Worldwide.

+1 719 577 0044
www.highlandcommercial.com

Darek Bartol
Associate Broker
+1 719 667 6888
bartol@highlandcommercial.com



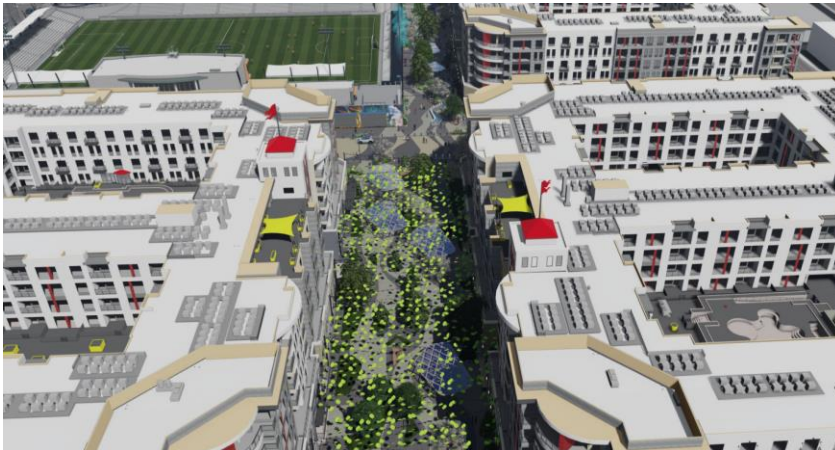
Amenities

Join in on the luxury, surrounded by excitement.

Experience at Epicenter offers the city of Colorado Springs a much needed amenity in itself, a 'third place'. The first place is your home, the second is your work, the third place is where you spend the rest of your time. The Experience will offer the community a public space, with phenomenal walkability, nature, local art, gathering spaces, fire places, water features, restaurants, shopping, activities, sporting events, concerts, and most importantly, an *experience*.

THE NEIGHBORHOOD:

- United States Olympic and Paralympic Museum
- Weidner Field @ Switchback Stadium
- America the Beautiful Park
- Pikes Peak Center for Performance Arts
- 4 New Hotels with 768 Rooms

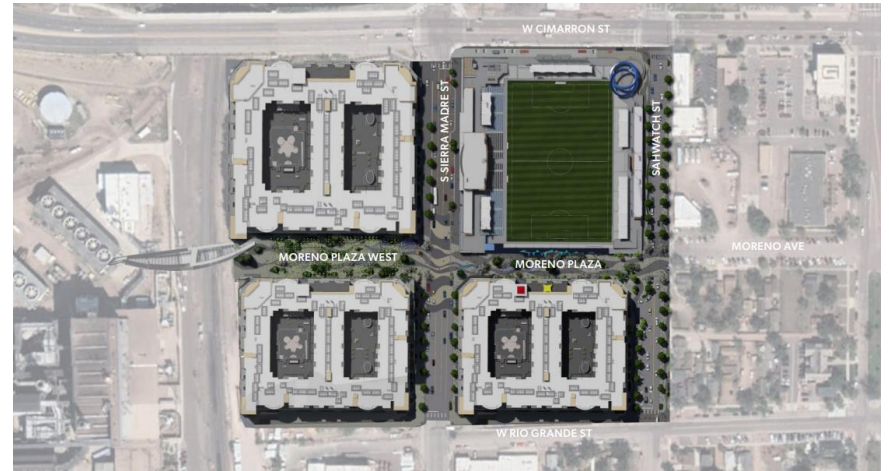


The Project

The total project includes Weidner Field, three phases of mixed-used apartments totaling 1,181 homes, 40,000 + sf of retail corridors along Sierra Madre and Moreno Plaza, a gorgeous pedestrian walkway, and much more.

PHASE I – SPRING OF 2024 DELIVERY

- 11,939 SF of retail
- Open space that has the potential to be divided into up to 6 shops/restaurants
- 408 apartment homes
- High 20-25 foot ceilings allowing for mezzanine concepts
- On downtown shuttle route
- Price \$40-\$45 PSF, Plus NNN

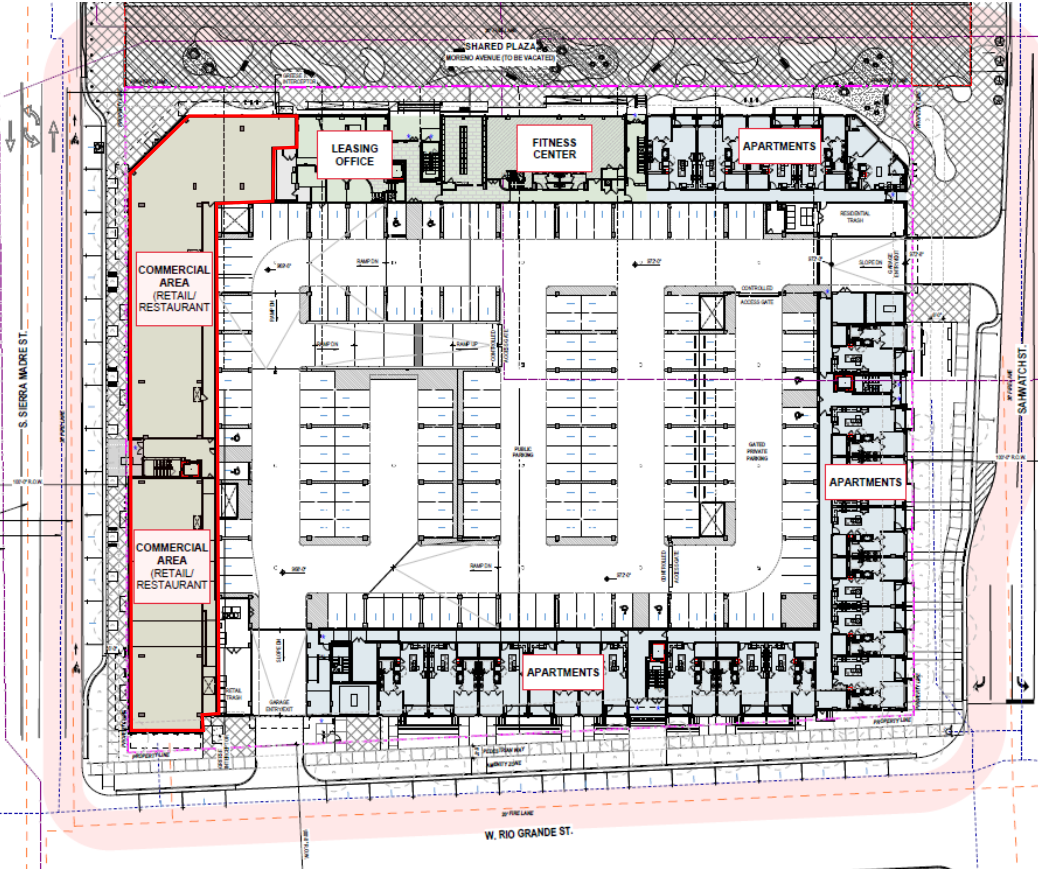






*Note – The light red highlight is to represent the rentable retail area, it is not the actual color of the building.

Site Plan



Colorado Springs Highlights:

- #1 U.S. News and World Report Most Desirable Place to Live
- #1 U.S. News and World Report Best Place to Live for Young Professionals
- Over \$400 Million Annual Gross Sales in Downtown Restaurants & Retail Stores

Demographics (2022)	1 - Mile	3 - Mile	5 - Mile
Total Population	6,959	95,780	232,795
Total Households	3,514	45,104	100,554
Average HH Income	\$59,759	\$72,189	\$72,585
Median Home Value	\$281,906	\$317,751	\$280,842
Businesses	2,563	8,567	14,824
Employees	23,569	76,233	127,437

Traffic Counts	Vehicles Per Day
S Sierra Madre St & W Cimmarron (E&N)	23,812
W Cimmarron St & I-25 (N)	142,000
W Cimmarron St & I-25 (S)	133,000
W Cimmarron St & Sahwatch St (W)	23,166



Park Union

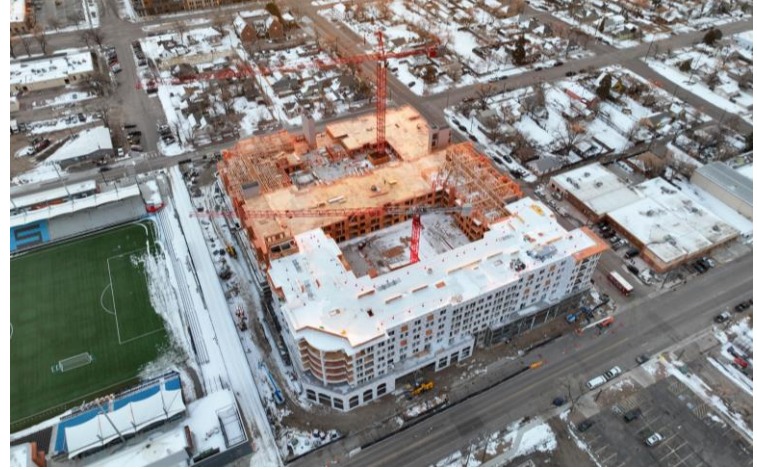
Directly North of the Experience at Epicenter is the Jenkins family, 82-acre planned development project, Park Union.

“Park Union bridges Downtown Colorado Springs with America the Beautiful Park and trail systems in every direction. Combining urban elegance with natural beauty, Park Union will ultimately include a vibrant and thoughtful mix of residences, businesses, parks and learning experiences.

The pinnacle of premium living in downtown Colorado Springs, Park Union will offer living options for both rent and sale.”

- Park Union Website











Colorado College

United States Olympic & Paralympic Museum

Central Business District

America the Beautiful Park

PARK UNION
A Jenkins Family Development

The Exchange
COATI **PIKES PEAK**

EXPERIENCE
AT EPICENTER

THE WAREHOUSE
RESTAURANT

TRAINWRECK



Denver
70 Minutes North

Experience at
Epicenter

