

NAI Highland

PBC Zoned Pad Site for Sale
Hospitality | Retail | Office | Medical

Prime Commercial Pad Site

5410 & 5440 Rio Vista Dr
Colorado Springs, CO 80922

Property Features

- Pad Site: 2.34 Acres Total
 - ❖ Lot 1 1.03 Acres
 - ❖ Lot 3 1.31 Acres
- Located along Colorado Springs' primary retail corridor with high traffic counts & great visibility
- PBC zoning: ideal uses include hotel, apartments, general & medical/dental office, retail, & assisted living/senior housing
- In close proximity to new & established housing developments, retail & employers

Asking Price
\$17.00 PSF
(\$1,732,816.80)

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

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Jim Spittler

+1 719 577 0044

spittler@highlandcommercial.com

Darek Bartol

+1 727 631 2554

bartol@highlandcommercial.com



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.

Available Sites / Market Area Overview



Permitted Uses:

- Car Wash
- Hotel
- Apartments
- Storage
- Food Sales
- Fast Food Restaurant
- Offices / Labs / Clinic
- Small Animal Clinic

Market Profile / Demographics

	1 mile	3 miles	5 miles
Total Population	18,598	135,262	258,355
Total Households	6,692	50,275	97,703
Avg Household Income	\$101,009	\$99,430	\$80,593
Total Businesses	355	4,066	10,856
Total Employees	2,226	28,955	84,352

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Proposed Concept Plan



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