

Southeast Colorado Springs

16,800 SF Retail Strip

4980 Edison Avenue, Colorado Springs,
CO 80915



Pacific Market Center



- On Hwy 24/Platte Ave with great visibility and high traffic counts
- Great opportunity to gain market share
- Heavy Employment & Good Demographics
- Surrounded by major growth areas with rapid development underway
- Minutes from the Colorado Springs Airport in underserved but growing market
- 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.
- Excellent location to the west entrance of Peterson Airforce Base, home of Air Force Space Command, Northern Command and NORAD.

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NAI Highland, LLC
Commercial Real Estate Services, Worldwide
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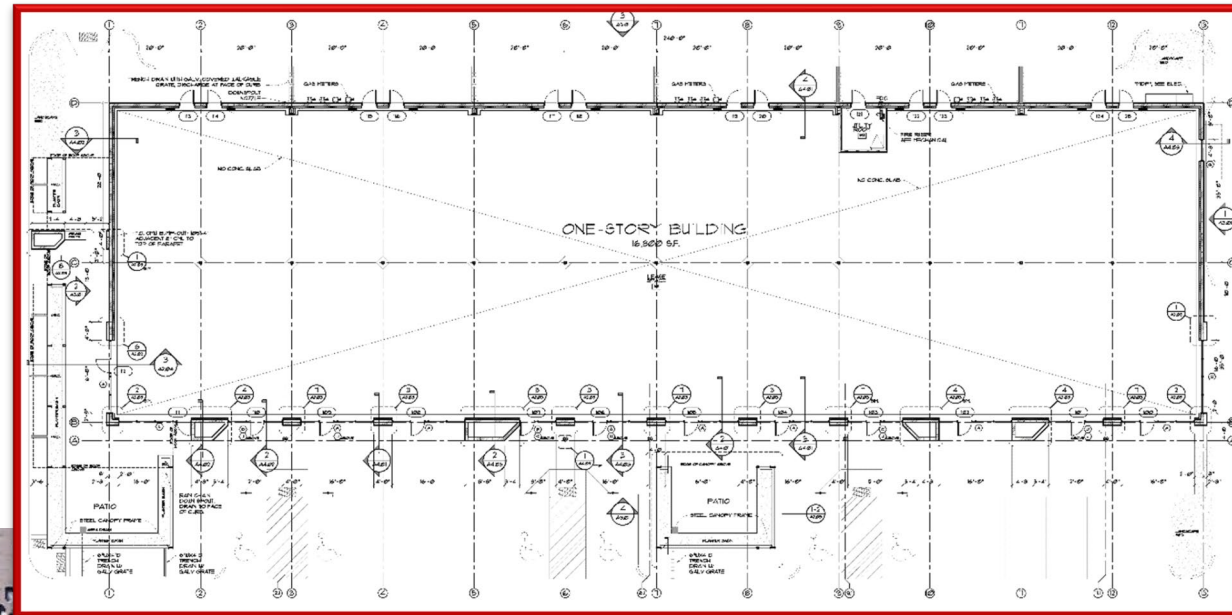
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09/08/2023

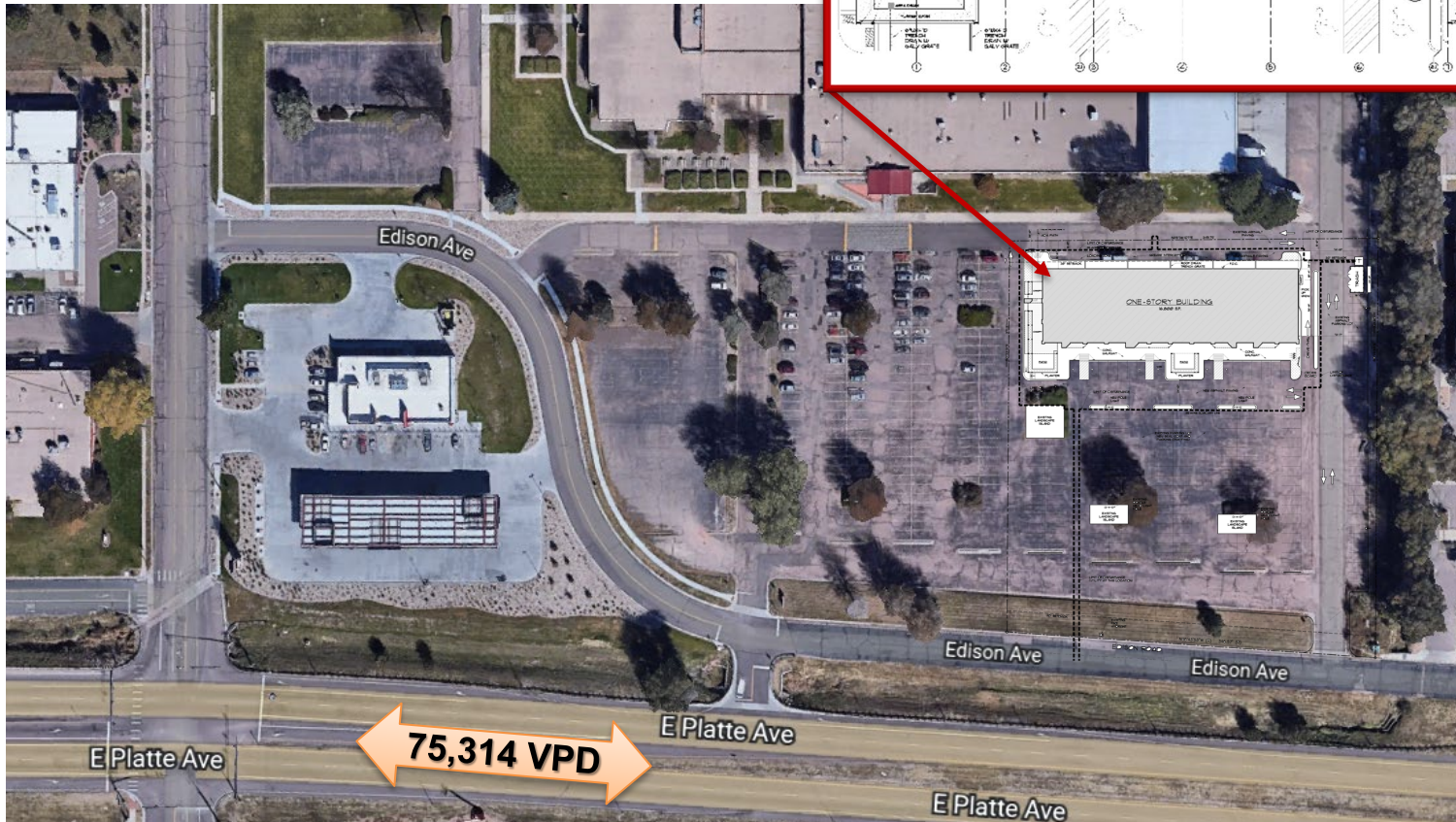
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Property Features

- Inline Retail Space Available 16,800 SF
- Price: \$27.00-\$34.00 PSF, (End Cap)
- NNN To Be Determined
- Drive-Thru & Patio Available
- TIA/Build Out Packages Available



Join:



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PAFB Population Served

	No. Assigned
Active Duty	6,750+
Army/Navy/Marines	750
Canadian Forces	165
Family Members	10,200+
Air Force/Navy/Marine Retirees	14,000+
ANG/Reserve	1,525
Appropriated Fund Civilians	1,901
Non-Appropriated Fund, Contract Civilians	360

Traffic Counts (2022)

	Vehicles Per Day
E Platte Ave & Wooten Rd	35,369
E Platte Ave & Powers Blvd	123,578
E Platte Ave & Murray Blvd	39,945

Daytime Employee Counts (2023)

	1 - Mile	3 - Mile	5 - Mile
Total Employees	3,897	44,194	116,424

* Daytime employee counts do not include Peterson Air Force Base Personal



Demographics (2023)

	1 - Mile	3 - Mile	5 - Mile
Total Population	11,012	113,052	252,223
Total Households	4,419	45,083	100,799
Average HH Income	\$57,505	\$66,451	\$74,384

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