

LAND FOR SALE

Southeast Corner of Fillmore Street and Centennial Blvd
Colorado Springs, CO 80919



 **Veterans Affairs
Outpatient Clinic**
BUILDING SPECIFICATIONS

ADDRESS
955 Fillmore St, Colo Spgs, CO 80907

BUILDING SIZE
95,317 SqFt Gross / 89,336 SqFt

CONFIGURATION
3-Story Concrete & Steel

PARKING
614 Spaces



AVAILABLE LAND	UP TO 17.8 ACRES
ASKING PRICE	\$10.00/SF
ZONING	PUD (PLANNED UNIT DEVELOPMENT)
TAX SCHEDULE	#73362-00-010

COMMENTS

- * SIGNALIZED INTERSECTION
- * EXCELLENT ACCESS & VISIBILITY TO I-25
- * ELEVATED SITE PROVIDE PANORAMIC VIEWS OF THE CITY
- * SCENIC MOUNTAIN BACKDROP
- * LESS THEN A 5 MIN DRIVE FROM THE CENTRAL BUSINESS DISTRICT & GARDEN OF THE GODS CORRIDOR
- * ONE OF THE FEW DEVELOPMENT SITES IN WEST COLORADO SPRINGS
- * MULTIPLE AMENITIES AT THE INTERSECTION INCLUDING THE GROCERY ANCHORED GRANDVIEW MARKETPLACE, SEVERAL RESTAURANTS, BANKING, SALON, GAS AND A REHABILITATION HOSPITAL
- * CENTENNIAL EXTENSION TO FONTANERO IS PROJECTED FOR 2018

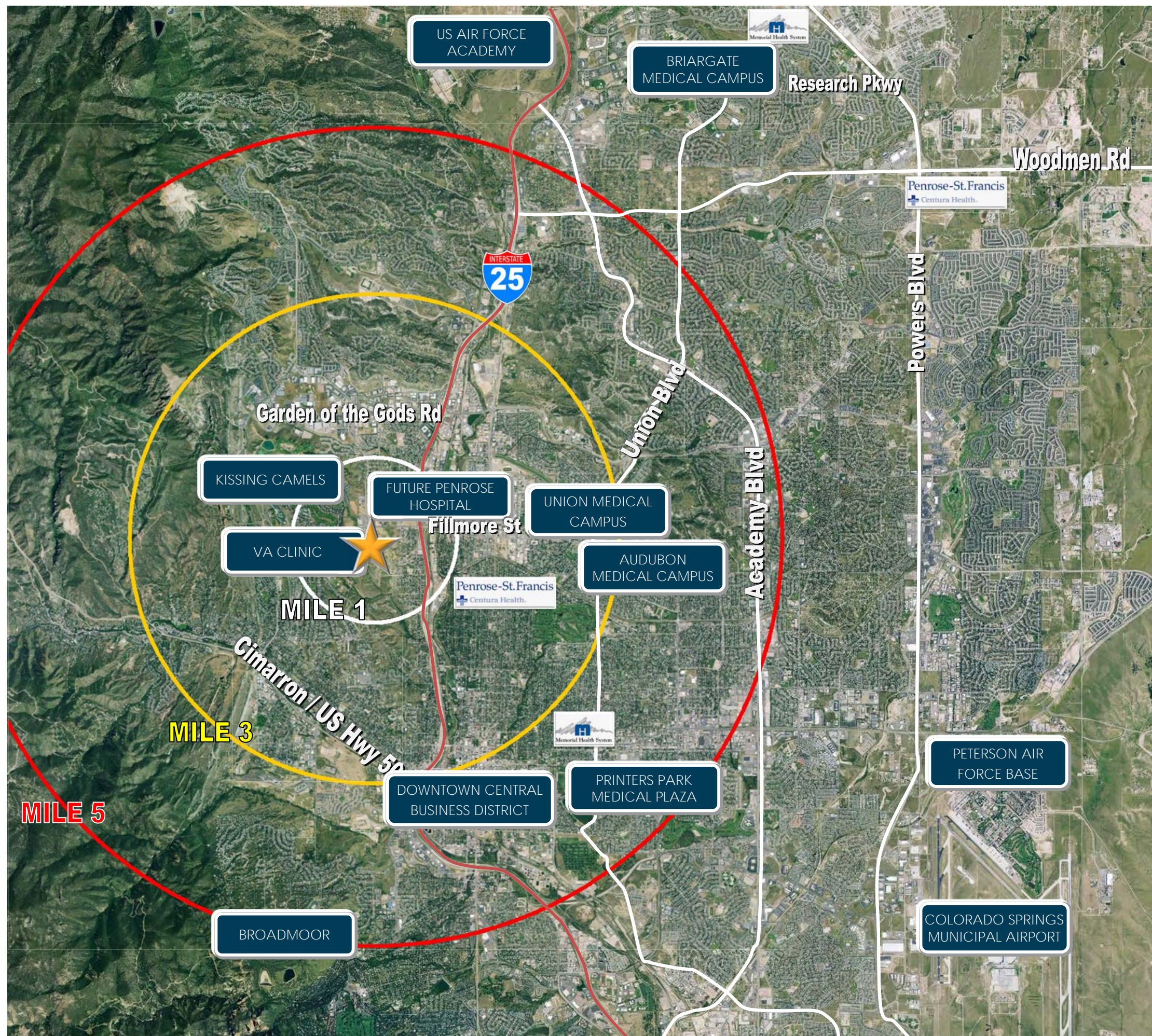
JOIN THE NEW
**Veterans Affairs
Outpatient Clinic**



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DISTANCE / DRIVE TIMES

LOCATION	DISTANCE
HOSPITALS	
Penrose Hospital Main	2 Miles
Memorial Hospital Main	6 Miles
Penrose Hospital North	10 Miles
Memorial Hospital North	10 Miles
MEDICAL OFFICE CAMPUSES	
Union Medical Campus	3 Miles
Printers Park Medical Plaza (Memorial)	5.5 Miles
Briargate Medical Campus (Memorial)	9.5 Miles

DEMOGRAPHICS

2016 4TH QTR ESTIMATE

RADIAL DISTANCE			
	MILE 1	MILE 3	MILE 5
Population	6,313	70,940	187,146
Avg HH Income	\$59,780	\$64,911	\$68,487
# of Households	3,211	32,702	187,146

DRIVE TIMES			
	5 MIN	10 MIN	15 MIN
Population	2,408	65,454	243,827
Avg HH Income	\$54,936	\$62,901	\$69,631
# of Households	1,218	31,063	107,584

TRAFFIC COUNTS

2015 ADT ESTIMATE

W Fillmore St @ Centennial Blvd	24,403
Centennial Blvd @ W Fillmore St	15,638