PEAK
INNOVATION PARK
AT THE
COLORADO SPRINGS AIRPORT

Retail Pads Available

1,600 Acre Master Planned Business Park

Located at Colorado Springs Airport

LISTING BROKERS

Scott Crosbie
303 881 2211
scrosbie@creginc.com

CROSBIE REAL ESTATE GROUP

Forrest Hunt
303 597 6500
fhunt@creginc.com

COLORADO SPRINGS AIRPORT

URBAN FRONTIER

Peterson U.S. Space Force Pop: 23,000
UNITED STATES SPACE FORCE
Reagan Ranch 1,600 Homes
PEAK INNOVATION PARK AT THE COLORADO SPRINGS AIRPORT
Passenger Terminal
COLORADO SPRINGS AIRPORT
PEAK TECHNOLOGY CAMPUS
AMERICAN SYSTEMS
INVICTUS
FORGE
NORTHROP GRUMMAN
AEROSPACE
Marriott
RETAIL
MILTON E. PROBY PKWY
Frito Lay
LIGHT INDUSTRIAL
Coca-Cola
OFFICE MIXED-USE LIGHT INDUSTRIAL
RETAIL
amazon
GRINNELL BLVD
amazon
S POWERS BLVD
Bradley Heights
RETAIL
QT QuikTrip
Painted Sky by Waterview

GRINNELL PAD SITES
amazon
amazon
GRINNELL BLVD
1D
2.5 AC
1A
1.5 AC
1B
1.5 AC
1C
1.5 AC
QT QuikTrip
2B
1.5 AC
2C
1.5 AC
POWERS BLVD
27,639 VPD

PROBY PAD SITES
MILTON E. PROBY PKWY
A
2.2 AC
B
2.2 AC
C
2.5 AC
D
1.9 AC
UNITED STATES SPACE FORCE
COLORADO SPRINGS AIRPORT
MILTON E. PROBY PKWY
Marriott
NORTHROP GRUMMAN
AEROSPACE
RETAIL
amazon
OFFICE
MIXED-USE
LIGHT INDUSTRIAL
RETAIL
GRINNELL BLVD
amazon
amazon
RETAIL
LIGHT
INDUSTRIAL
FritoLay
S POWERS BLVD

PEAK
INNOVATION PARK
AT THE
COLORADO SPRINGS AIRPORT

- 1,600 AC Business Park
- 230 AC Shovel Ready Land
- 27,639 vpd on S. Powers Blvd.
- 13,881 vpd on Milton E. Proby Blvd.
- 12 Commercial Gates
- 2.3 Million+ passengers per year

- CURRENTLY:
  - 4,550,000+ SF Industrial
  - 350,000+ SF Office
  - Onsite Employers include 5,100 Job Positions
- FULL BUILD OUT:
  - 15.4m SF of Industrial, Office, Retail
  - Over 44,000 Employees

DEMOGRAPHICS

POPULATION		
1 MILE	2 MILE	3 MILE
8,044	27,957	54,743

HOUSEHOLDS		
1 MILE	2 MILE	3 MILE
2,707	9,724	18,799

AVG. HH INCOME		
1 MILE	2 MILE	3 MILE
$139,781	$111,440	$102,367

DAYTIME POP.		
1 MILE	2 MILE	3 MILE
1,043	5,136	10,385

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