



**NEW MIXED USE
DEVELOPMENT
GOLD HILL MESA**
Highway 24 & 21st Street
Colorado Springs, Colorado



COLORADO SPRINGS

- #2 most populated city in Colorado
- 37% growth since 2000
- 29th fastest-growing large city in Nation
- 4 million+ annual visitors to Garden of the Gods
- 500,000+ annual visitors to Pikes Peak

PROPERTY OVERVIEW

Commercial pad sites available

- anchor space
- retail space
- restaurant space
- entertainment

Regional entertainment complex at the foot of Pikes Peak and drawing from all of Colorado Springs

On the way to Manitou Springs, Pikes Peak & Garden of the Gods

Nexus of Downtown Colorado Springs, Old Colorado City, Broadmoor, and Manitou Springs

Gateway to major ski and recreational areas via Highway 24





D E M O G R A P H I C S



POPULATION

1 MILE 3 MILE 5 MILE
11,210 62,475 146,813



TRAFFIC

Hwy 24 at 21st St
38,000 vpd
 I-25 at Hwy 24
116,000 vpd
 21st St south of Hwy 24
21,627 vpd



HOUSEHOLDS

1 MILE 3 MILE 5 MILE
5,747 29,953 68,197



AVG. HH INCOME

1 MILE 3 MILE 5 MILE
\$69,795 \$81,255 \$77,701



DAYTIME POP.

1 MILE 3 MILE 5 MILE
5,430 43,367 99,436





IDEAL LOCATION FOR:



Restaurant



Entertainment



Retail



Music



Hotel



Coffee

Garden of the Gods

Manitou Springs

Pikes Peak

SAFeway

Walgreens

KING Scoops
BIG G
PETCO
arc
Walgreens

COLORADO COLLEGE
2,025 Students

RED ROCK CANYON TRAILS

OLD COLORADO CITY

UINTAH ST

CASCADE AVE

Duck Bros

7-Eleven
Advance Auto Parts

38,000 vpd

BROADWAY ST

21,627 vpd

COLORADO AVE

BIJOU ST

SITE

Gold Hill Mesa
~550 Existing Homes
~600 Planned Homes
1.3 miles to Downtown
0.7 miles to Old CO City

116,000 vpd

AMERICA THE BEAUTIFUL PARK

DOWNTOWN

United States Olympic & Paralympic Museum



BEAR CREEK PARK

Broadmoor

Bear Creek Regional Park

HOBBY LOBBY

Walmart

WEIDNER FIELD
8,000 seat multi-use soccer stadium



www.creginc.com

LISTING BROKERS

Scott Steputis

720 287 6868

step@creginc.com

Rhonda Coy

720 287 6866

rcoy@creginc.com

