

InterQuest

Marketplace

Colorado Springs, Colorado

FOR LEASING:

Robert Garcia

Norwood Development Group

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111 South Tejon Street, Suite 222
Colorado Springs, CO 80903

MARCH 18, 2021

CHASE

SUBWAY

InterQuest

Marketplace



A Definitive Destination

InterQuest Marketplace is owned and developed by the Norwood Development Group, Southern Colorado's leading placemaker. Its highly visible and easily accessible location – directly across from the Air Force Academy at the intersection of four major roadways – and best-in-class tenant mix has made InterQuest a top regional destination for retail, lodging, dining, and entertainment.

131

TOTAL ACRES

900,000^{SF}

EXISTING RETAIL, LODGING,
DINING, AND ENTERTAINMENT

2007

BROKE GROUND

4.3

AVERAGE VISITOR REVIEW



The Best in Hospitality, Entertainment, and Retail

InterQuest is home to prominent brands across the hospitality, entertainment, and retail industries, including SCHEELS, one of the world's largest sporting good destinations, and Great Wolf Lodge, a leading national indoor water park and resort chain.

SCHEELS

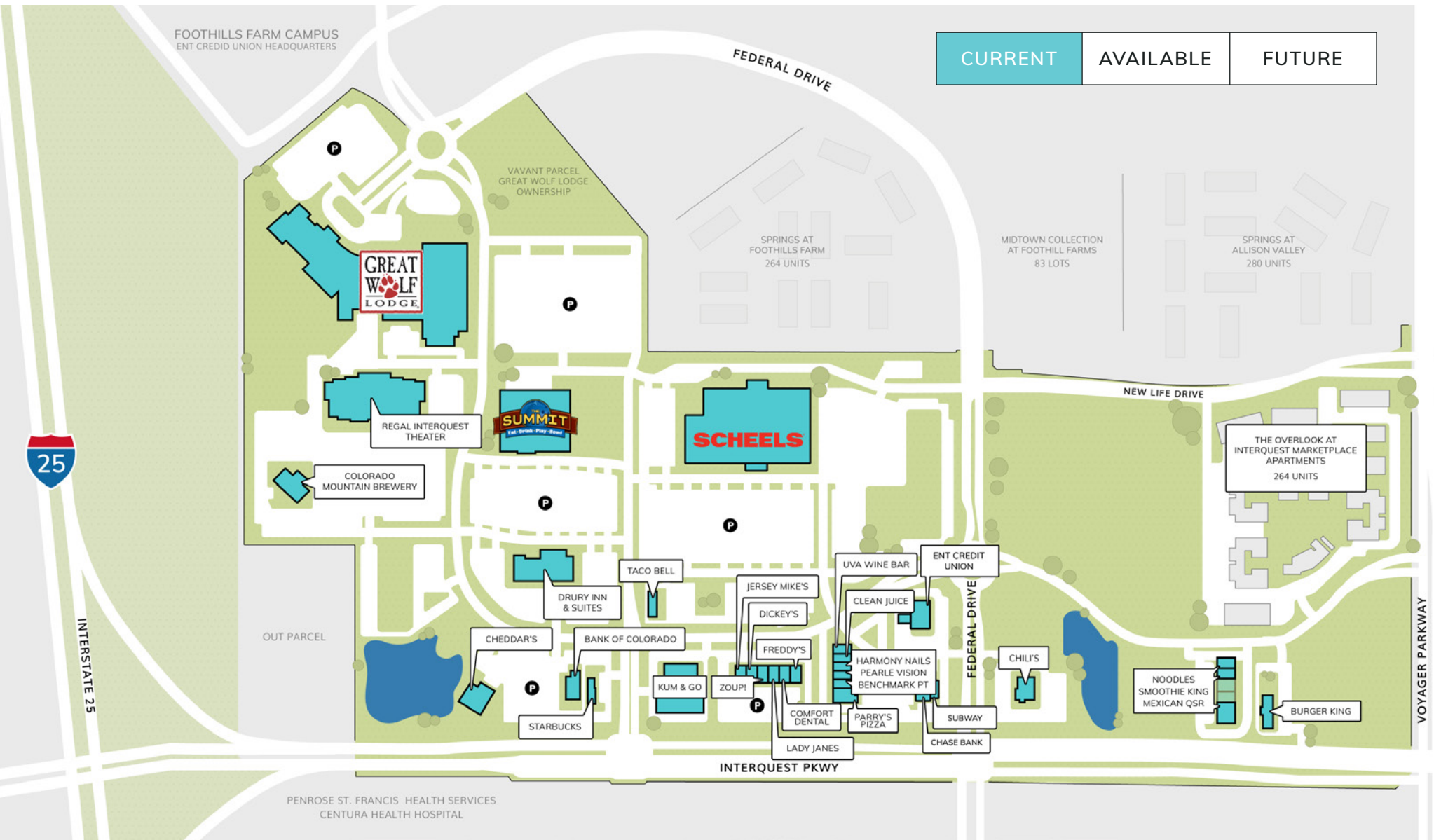


Cheddar's
SCRATCH KITCHEN



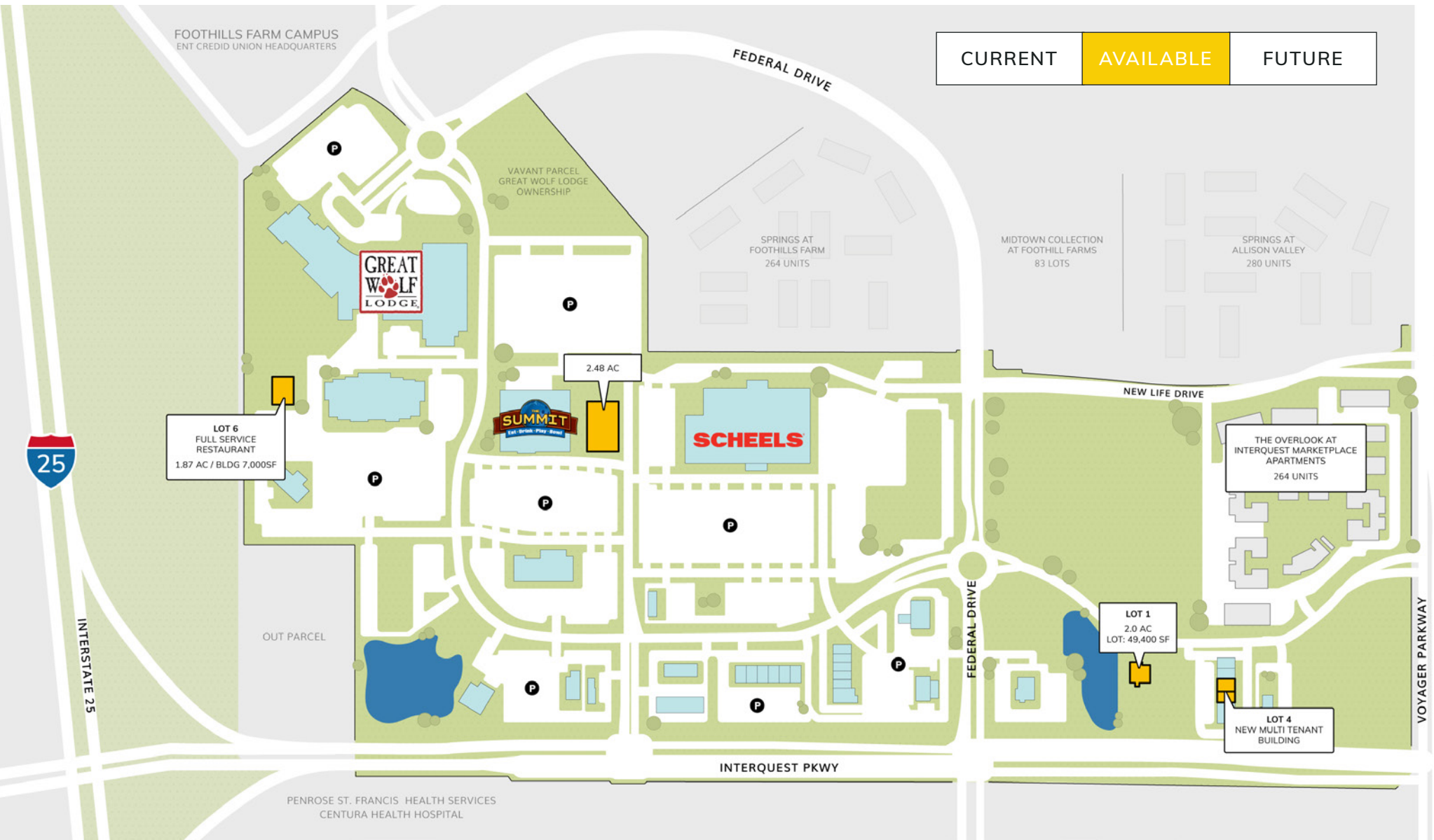
InterQuest Marketplace Today and Tomorrow

Explore our current site plan and discover available and future leasing opportunities within InterQuest's growing tenant roster.



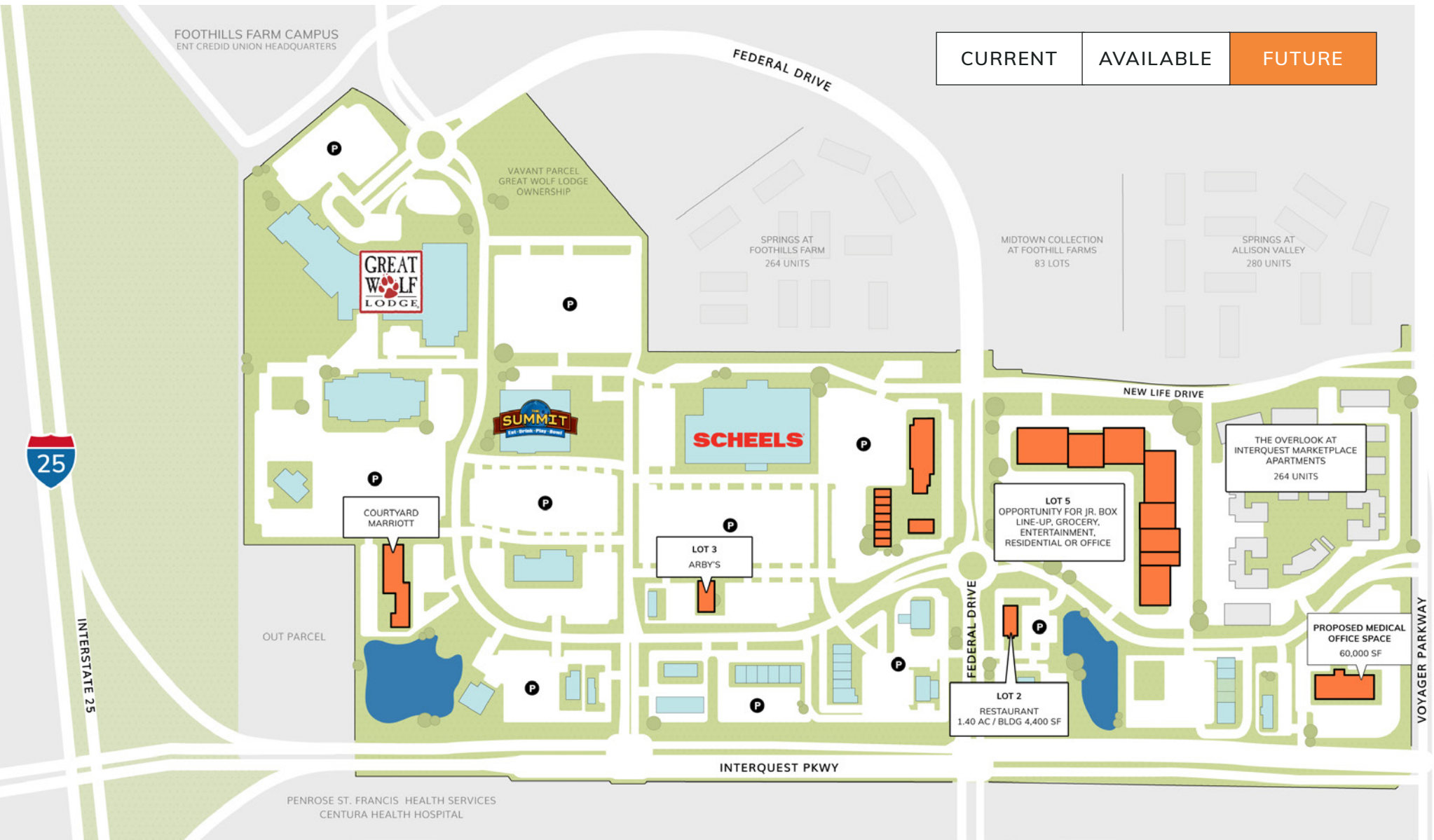
InterQuest Marketplace Today and Tomorrow

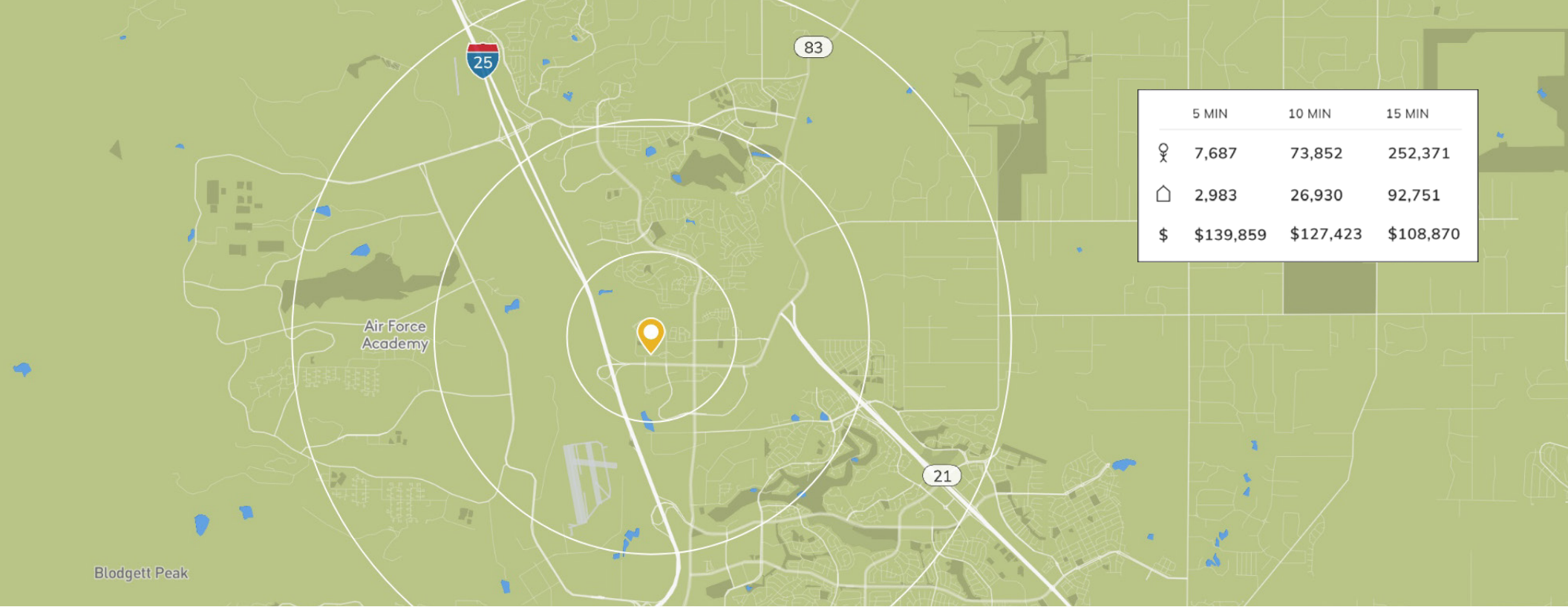
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InterQuest Marketplace Today and Tomorrow

Explore our current site plan and discover available and future leasing opportunities within InterQuest's growing tenant roster.





A Destination within The Springs' Affluent North Side

InterQuest is strategically located within the highest household income area of Colorado Springs and the second-highest growth area in the Pikes Peak region.

252,371
POPULATION

\$108,870
AV. HOUSEHOLD INCOME

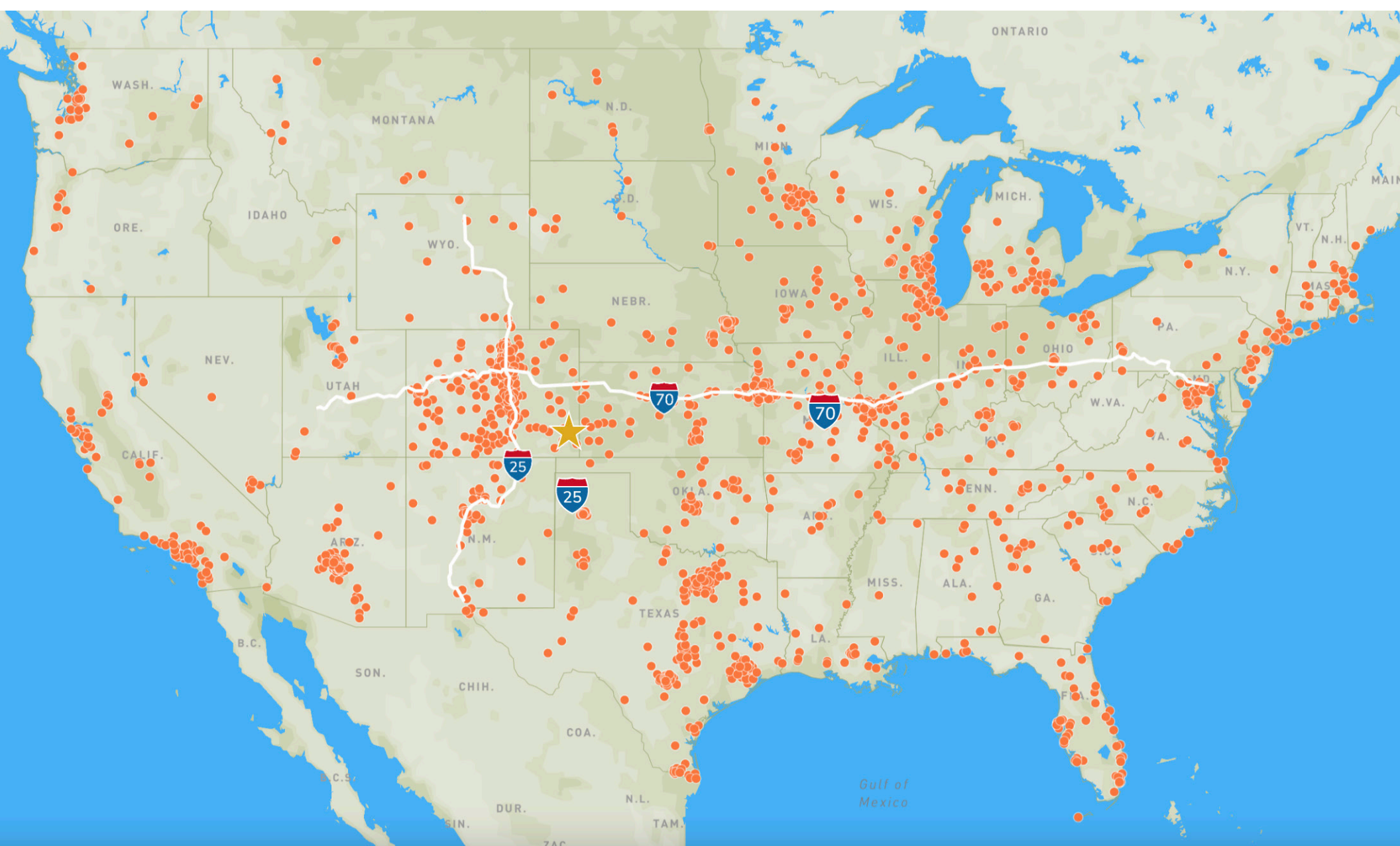
92,751
HOUSEHOLDS

56.7%
HOUSEHOLDS
EARNING \$75K+

36.9
MEDIAN AGE

InterQuest Marketplace Attracts Visitors From All 50 States

● = Visitors by zip code over a 6-month period ending February 1, 2021



Leasing

Contact our team at Norwood to discuss available leasing opportunities.

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Norwood Development Group

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norwood.dev

InterQuest

interquestcolorado.com

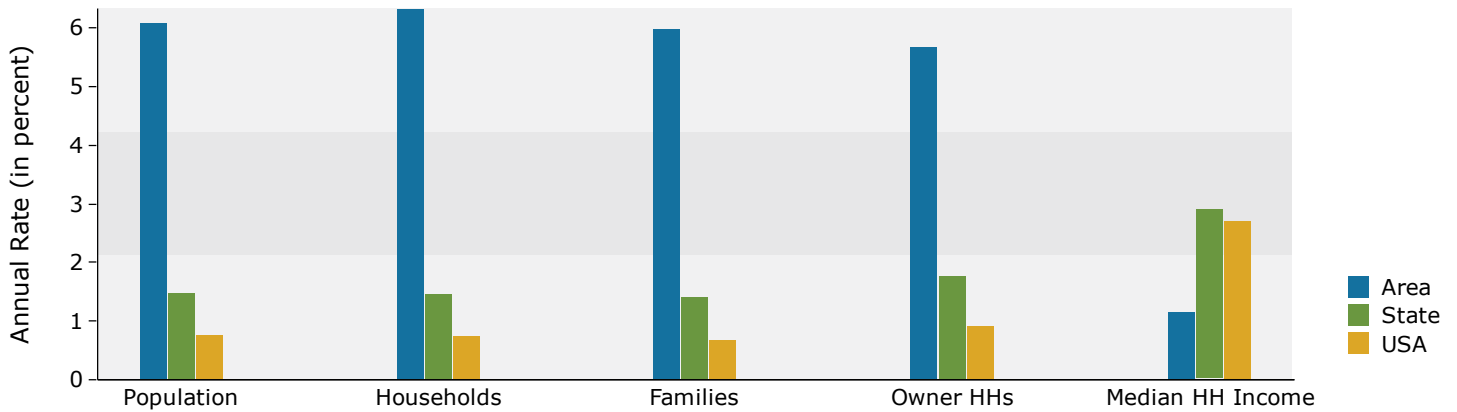
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903

Summary	Census 2010	2019	2024				
Population	5,224	7,687	10,327				
Households	2,052	2,983	4,054				
Families	1,497	2,076	2,777				
Average Household Size	2.54	2.57	2.55				
Owner Occupied Housing Units	1,303	2,035	2,681				
Renter Occupied Housing Units	749	947	1,372				
Median Age	35.9	36.1	36.7				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	6.08%	1.49%	0.77%				
Households	6.33%	1.47%	0.75%				
Families	5.99%	1.42%	0.68%				
Owner HHs	5.67%	1.77%	0.92%				
Median Household Income	1.16%	2.91%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	207	6.9%	238	5.9%		
	\$15,000 - \$24,999	82	2.7%	93	2.3%		
	\$25,000 - \$34,999	190	6.4%	185	4.6%		
	\$35,000 - \$49,999	171	5.7%	212	5.2%		
	\$50,000 - \$74,999	366	12.3%	531	13.1%		
	\$75,000 - \$99,999	252	8.4%	382	9.4%		
	\$100,000 - \$149,999	565	18.9%	720	17.8%		
	\$150,000 - \$199,999	559	18.7%	774	19.1%		
	\$200,000+	591	19.8%	919	22.7%		
Median Household Income	\$115,219		\$122,073				
Average Household Income	\$139,859		\$147,263				
Per Capita Income	\$50,792		\$54,062				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	282	5.4%	434	5.6%	646	6.3%
	5 - 9	456	8.7%	489	6.4%	666	6.4%
	10 - 14	552	10.6%	581	7.6%	644	6.2%
	15 - 19	435	8.3%	589	7.7%	598	5.8%
	20 - 24	292	5.6%	431	5.6%	431	4.2%
	25 - 34	530	10.1%	1,184	15.4%	1,747	16.9%
	35 - 44	849	16.3%	1,091	14.2%	2,124	20.6%
	45 - 54	968	18.5%	1,182	15.4%	1,177	11.4%
	55 - 64	490	9.4%	1,005	13.1%	1,229	11.9%
	65 - 74	209	4.0%	470	6.1%	716	6.9%
	75 - 84	96	1.8%	174	2.3%	275	2.7%
	85+	63	1.2%	60	0.8%	74	0.7%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	4,461	85.4%	6,406	83.3%	8,446	81.8%
	Black Alone	137	2.6%	230	3.0%	336	3.3%
	American Indian Alone	21	0.4%	33	0.4%	44	0.4%
	Asian Alone	308	5.9%	493	6.4%	702	6.8%
	Pacific Islander Alone	10	0.2%	15	0.2%	22	0.2%
	Some Other Race Alone	98	1.9%	182	2.4%	284	2.8%
	Two or More Races	189	3.6%	328	4.3%	492	4.8%
	Hispanic Origin (Any Race)	346	6.6%	630	8.2%	975	9.4%

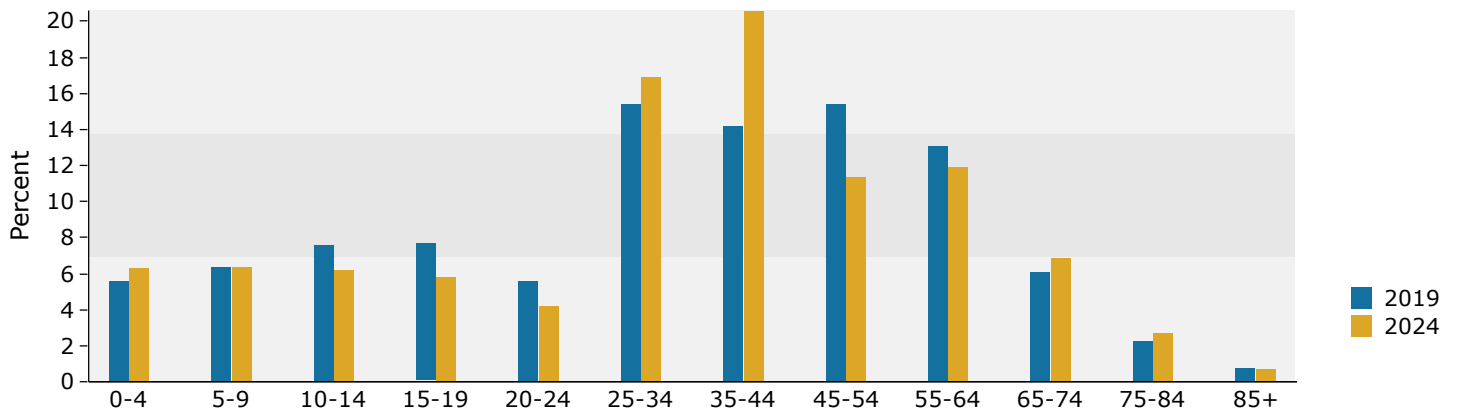
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

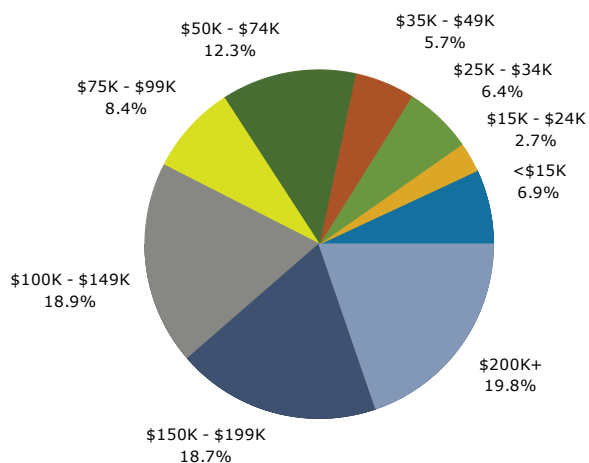
Trends 2019-2024



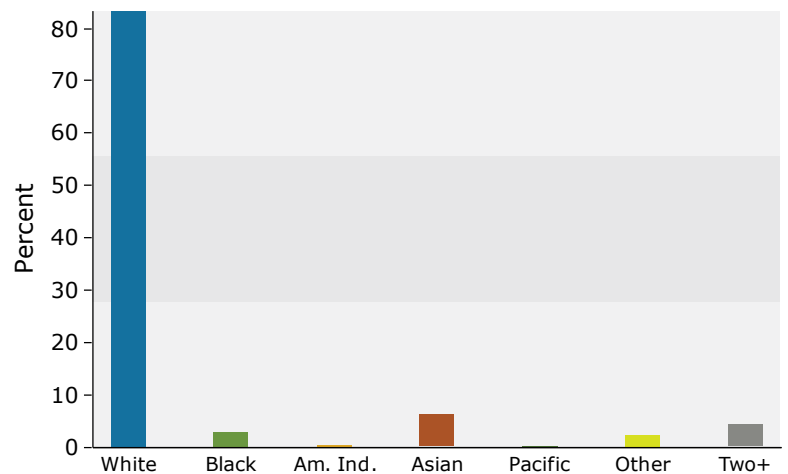
Population by Age



2019 Household Income



2019 Population by Race



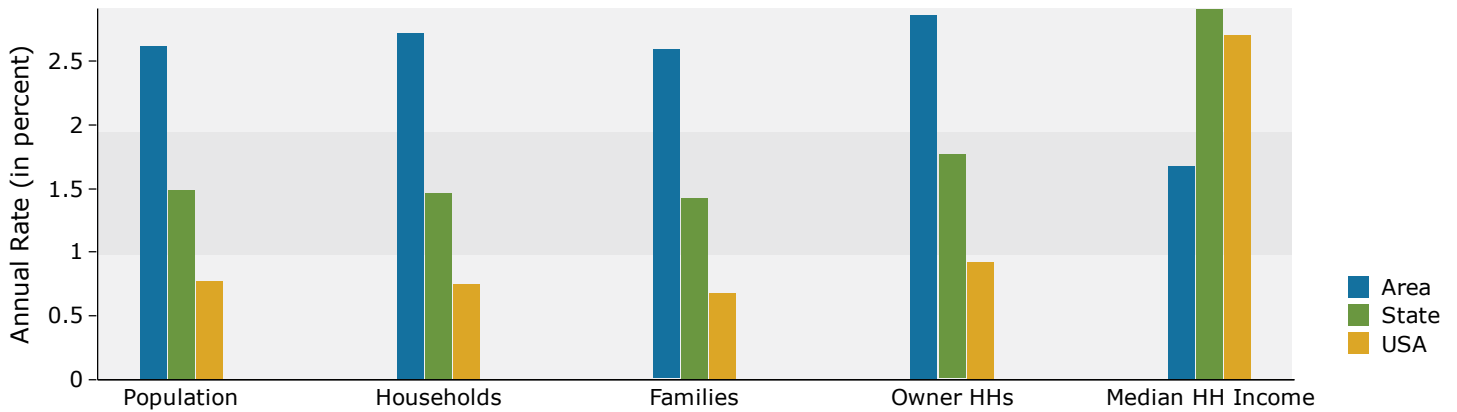
2019 Percent Hispanic Origin: 8.2%

Summary	Census 2010		2019		2024			
Population	58,409		73,852		84,065			
Households	21,317		26,930		30,795			
Families	16,173		20,194		22,951			
Average Household Size	2.73		2.74		2.72			
Owner Occupied Housing Units	15,390		19,259		22,176			
Renter Occupied Housing Units	5,927		7,671		8,619			
Median Age	37.4		38.4		38.8			
Trends: 2019 - 2024 Annual Rate	Area		State		National			
Population	2.62%		1.49%		0.77%			
Households	2.72%		1.47%		0.75%			
Families	2.59%		1.42%		0.68%			
Owner HHs	2.86%		1.77%		0.92%			
Median Household Income	1.68%		2.91%		2.70%			
Households by Income	2019			2024				
	Number		Percent	Number		Percent		
	<\$15,000		1,118	4.2%	1,076	3.5%		
	\$15,000 - \$24,999		968	3.6%	826	2.7%		
	\$25,000 - \$34,999		1,412	5.2%	1,243	4.0%		
	\$35,000 - \$49,999		2,038	7.6%	2,031	6.6%		
	\$50,000 - \$74,999		3,919	14.6%	4,138	13.4%		
	\$75,000 - \$99,999		3,236	12.0%	3,481	11.3%		
	\$100,000 - \$149,999		6,282	23.3%	7,270	23.6%		
	\$150,000 - \$199,999		3,988	14.8%	5,412	17.6%		
	\$200,000+		3,968	14.7%	5,318	17.3%		
Median Household Income			\$103,968		\$113,020			
Average Household Income			\$127,423		\$141,561			
Per Capita Income			\$45,690		\$50,864			
Population by Age	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		3,342	5.7%	4,002	5.4%	4,770	5.7%
	5 - 9		4,720	8.1%	4,501	6.1%	5,057	6.0%
	10 - 14		5,610	9.6%	5,465	7.4%	5,498	6.5%
	15 - 19		5,076	8.7%	5,597	7.6%	5,352	6.4%
	20 - 24		2,995	5.1%	4,481	6.1%	4,165	5.0%
	25 - 34		5,637	9.7%	9,830	13.3%	12,240	14.6%
	35 - 44		8,743	15.0%	8,712	11.8%	11,901	14.2%
	45 - 54		10,671	18.3%	11,140	15.1%	10,519	12.5%
	55 - 64		6,518	11.2%	10,881	14.7%	11,911	14.2%
	65 - 74		3,048	5.2%	6,023	8.2%	8,093	9.6%
	75 - 84		1,503	2.6%	2,410	3.3%	3,554	4.2%
	85+		547	0.9%	812	1.1%	1,004	1.2%
Race and Ethnicity	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
	White Alone		50,810	87.0%	63,171	85.5%	70,985	84.4%
	Black Alone		1,520	2.6%	2,072	2.8%	2,483	3.0%
	American Indian Alone		308	0.5%	422	0.6%	495	0.6%
	Asian Alone		2,453	4.2%	3,332	4.5%	4,015	4.8%
	Pacific Islander Alone		85	0.1%	114	0.2%	147	0.2%
	Some Other Race Alone		1,078	1.8%	1,593	2.2%	1,994	2.4%
	Two or More Races		2,154	3.7%	3,147	4.3%	3,945	4.7%
	Hispanic Origin (Any Race)		4,585	7.8%	6,871	9.3%	8,816	10.5%

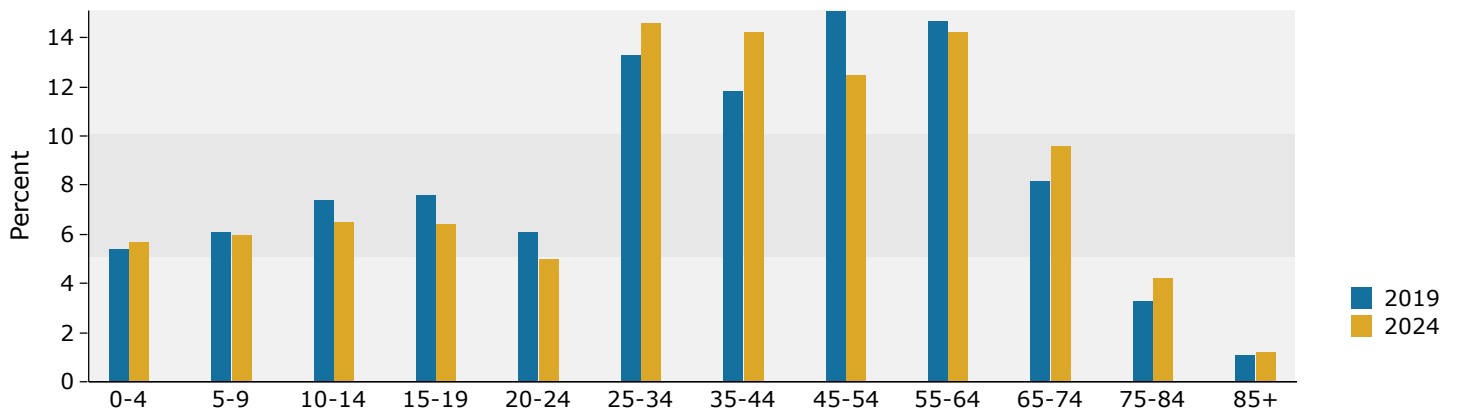
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

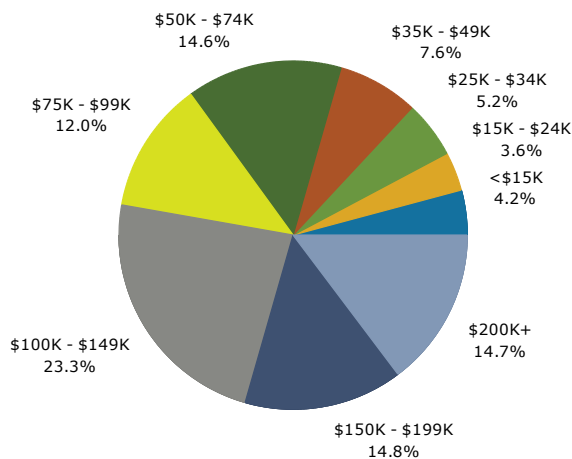
Trends 2019-2024



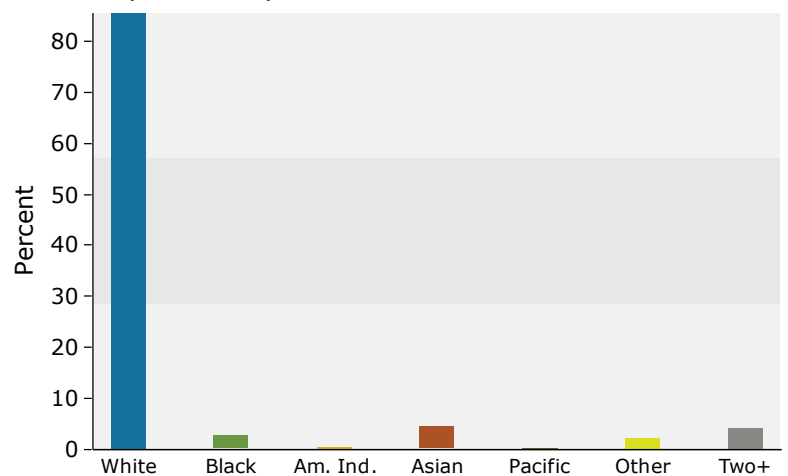
Population by Age



2019 Household Income



2019 Population by Race



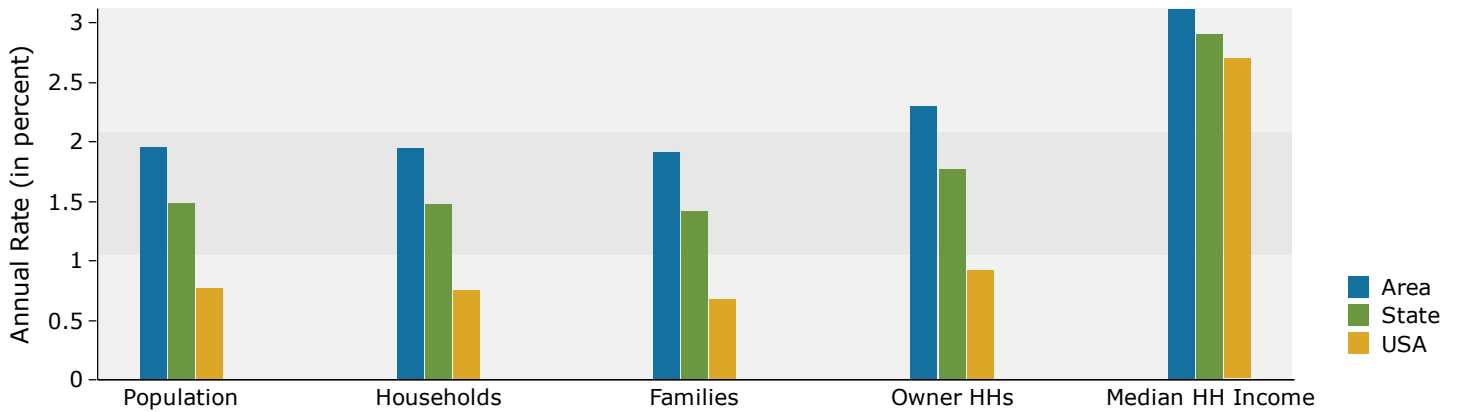
2019 Percent Hispanic Origin: 9.3%

Summary	Census 2010		2019		2024	
Population	210,891		252,371		278,049	
Households	77,505		92,751		102,168	
Families	55,007		65,432		71,921	
Average Household Size	2.61		2.63		2.64	
Owner Occupied Housing Units	53,937		65,150		72,993	
Renter Occupied Housing Units	23,568		27,601		29,175	
Median Age	35.2		36.9		37.4	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.96%		1.49%		0.77%	
Households	1.95%		1.47%		0.75%	
Families	1.91%		1.42%		0.68%	
Owner HHs	2.30%		1.77%		0.92%	
Median Household Income	3.12%		2.91%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	5,231	5.6%	4,544	4.4%		
\$15,000 - \$24,999	4,057	4.4%	3,318	3.2%		
\$25,000 - \$34,999	5,701	6.1%	4,849	4.7%		
\$35,000 - \$49,999	9,542	10.3%	9,136	8.9%		
\$50,000 - \$74,999	15,654	16.9%	15,804	15.5%		
\$75,000 - \$99,999	12,856	13.9%	13,660	13.4%		
\$100,000 - \$149,999	19,630	21.2%	23,705	23.2%		
\$150,000 - \$199,999	10,767	11.6%	14,902	14.6%		
\$200,000+	9,311	10.0%	12,247	12.0%		
Median Household Income	\$85,284		\$99,459			
Average Household Income	\$108,870		\$123,328			
Per Capita Income	\$40,269		\$45,543			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,984	6.2%	14,509	5.7%	16,695	6.0%
5 - 9	15,232	7.2%	15,428	6.1%	17,031	6.1%
10 - 14	16,565	7.9%	17,175	6.8%	17,656	6.3%
15 - 19	18,094	8.6%	19,376	7.7%	19,362	7.0%
20 - 24	16,441	7.8%	19,152	7.6%	18,745	6.7%
25 - 34	25,507	12.1%	34,250	13.6%	39,742	14.3%
35 - 44	28,878	13.7%	31,572	12.5%	39,036	14.0%
45 - 54	34,258	16.2%	34,058	13.5%	32,768	11.8%
55 - 64	24,197	11.5%	34,472	13.7%	35,182	12.7%
65 - 74	11,368	5.4%	21,343	8.5%	26,524	9.5%
75 - 84	5,414	2.6%	8,233	3.3%	11,964	4.3%
85+	1,951	0.9%	2,804	1.1%	3,343	1.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	180,881	85.8%	212,532	84.2%	231,409	83.2%
Black Alone	7,107	3.4%	9,113	3.6%	10,358	3.7%
American Indian Alone	1,443	0.7%	1,825	0.7%	2,064	0.7%
Asian Alone	7,050	3.3%	9,209	3.6%	10,735	3.9%
Pacific Islander Alone	384	0.2%	480	0.2%	569	0.2%
Some Other Race Alone	5,221	2.5%	7,213	2.9%	8,533	3.1%
Two or More Races	8,806	4.2%	11,999	4.8%	14,382	5.2%
Hispanic Origin (Any Race)	20,700	9.8%	29,085	11.5%	35,610	12.8%

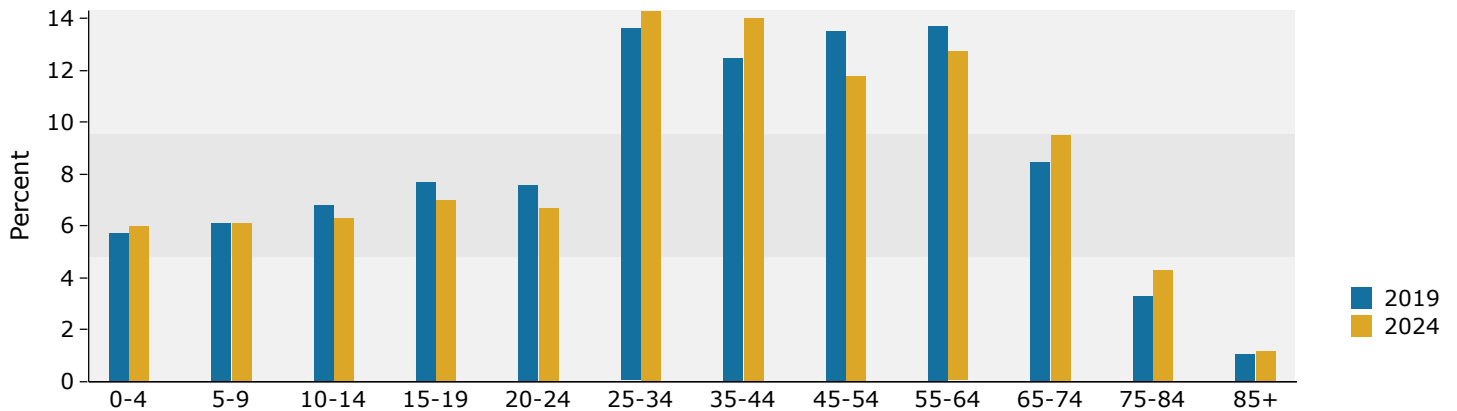
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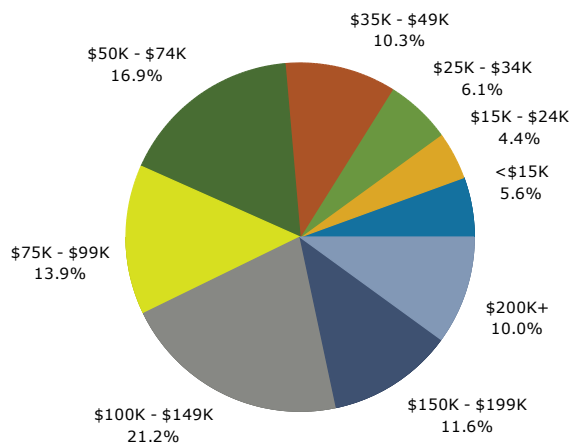
Trends 2019-2024



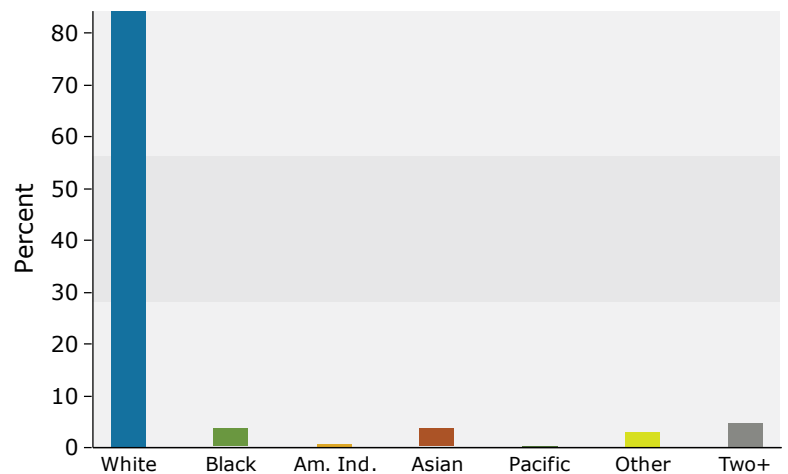
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 11.5%