

NOW LEASING!

InterQuest Parkway & Voyager Parkway

COLORADO SPRINGS, CO



SH

SullivanHayes
BROKERAGE

MARKETPLACE SITE PLAN

Interquest Parkway | Colorado Springs, CO

LOT	LOT SIZE (AC)	BUILDING SIZE (SF)	SUGGESTED USE
1	1	4,620	PAD SITE AVAILABLE
2	11.10	85,000	JR BOX GROCERY ENTERTAINMENT RESIDENTIAL OFFICE
3	-	Multiple Spaces	INLINE RETAIL SPACES AVAILABLE
4	2.48	40,000	GROCERY LIQUOR ENTERTAINMENT
5	1.87	7,000	FULL-SERVICE RESTAURANT



LOT 4 SITE PLAN
Interquest Parkway | Colorado Springs, CO





Great Wolf Lodge & Water Park:

First-class destination resort

311 guest suites

380,000 SF of entertainment & lodging

Features 65,000 SF indoor water park

33,000 SF indoor play park

TRADE AREA

Interquest Parkway | Colorado Springs, CO



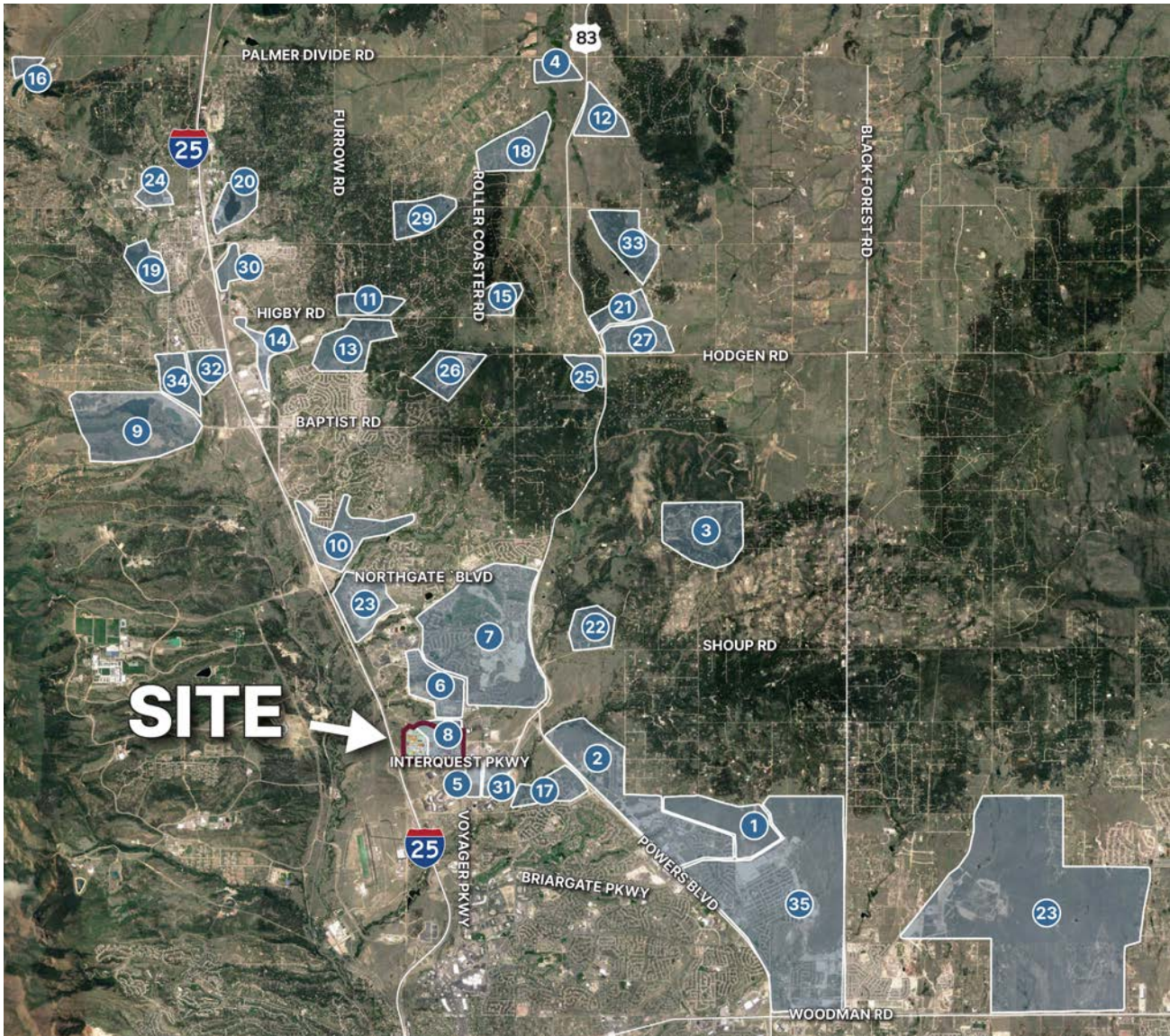
TRADE AREA

Interquest Parkway | Colorado Springs, CO



NEW HOUSING DEVELOPMENTS

Interquest Parkway | Colorado Springs, CO



HOUSING LEGEND

ID	DEVELOPMENT	PLANNED UNITS	BUILT (1Q 2020)	REMAINING UNITS
1	Bradley Ranch.....	411	0	411
2	Briargate - Cordera & North Fork.....	2,497	1,813	684
3	Cathedral Pines.....	165	150	15
4	Cherry Springs Ranch.....	42	13	29
5	District at Victory Ridge.....	288	48	240
6	Farm - Colorado Springs.....	1,441	255	1,186
7	Flying Horse.....	1,740	759	987
8	Foothills Farm.....	83	83	0
9	Forest Lakes.....	513	260	253
10	Gleneagle - Summit & Vistas.....	56	23	33
11	Grandwood Ranch.....	48	0	48
12	Hawk Ridge.....	35	24	11
13	Home Place Ranch.....	1,188	0	1,188
14	Jackson Creek.....	156	34	122
15	Jackson Ranch.....	31	17	14
16	Kemper.....	20	2	18
17	Kettle Creek.....	372	47	325
18	Kings Deer Highlands.....	380	332	48
19	Lake of the Rockies.....	156	145	11
20	Lake at Woodmoor.....	126	126	0
21	Majestic Pines.....	21	21	0
22	New Breed Ranch.....	92	20	72
23	Northgate Villas.....	72	0	72
24	Pioneer Preserve.....	16	13	3
25	Rolling Ridge Estates.....	16	0	16
26	Sanctuary Pointe.....	504	274	230
27	Settlers Ranch.....	68	49	19
28	Sterling Ranch.....	5,225	108	5,117
29	Tall Pines Ranch.....	52	49	3
30	The Village.....	245	0	245
31	Villages at College Creek.....	138	0	138
32	Wagons West.....	131	9	122
33	Walden III & Preserve.....	294	204	90
34	Willow Springs Ranch.....	396	0	396
35	Wolf Ranch.....	6,415	1,469	4,946
TOTAL		23,433	6,347	17,086

Source: Metrostudy 1Q 2020

Colorado Springs

ATTRactions

ABOUND

within a short drive of Downtown CO Springs



Average Age

37

With 50% of the population between 25 and 64

The region boasts a cybersecurity industry that is one of the top five for jobs in the nation, an unmatched aerospace and defense cluster that is a hub for national military technology and strategy, a sports industry fueled by 57 national and international sports organizations, and groundbreaking innovation in life sciences and medical devices.

TOP INDUSTRIES BY JOBS

HEALTH CARE & SOCIAL SERVICES

28,824 JOBS

RETAIL

25,636 JOBS

PROFESSIONAL, SCIENTIFIC, & TECHNICAL

19,577 JOBS

Garden of the Gods (6 MI)

Pikes Peak (30 MI)

Boradmoor Seven Falls (2.4MI)

Cheyenne Mountain Zoo (6.8 MI)

TOTAL POPULATION

495511

TOTAL BUSINESSES

19,331

United States Air Force Academy

- 4,304 cadets
- 570 faculty (71 % military; 29% civilian)
- 1,320 cadet dorm rooms

LABOR FORCE

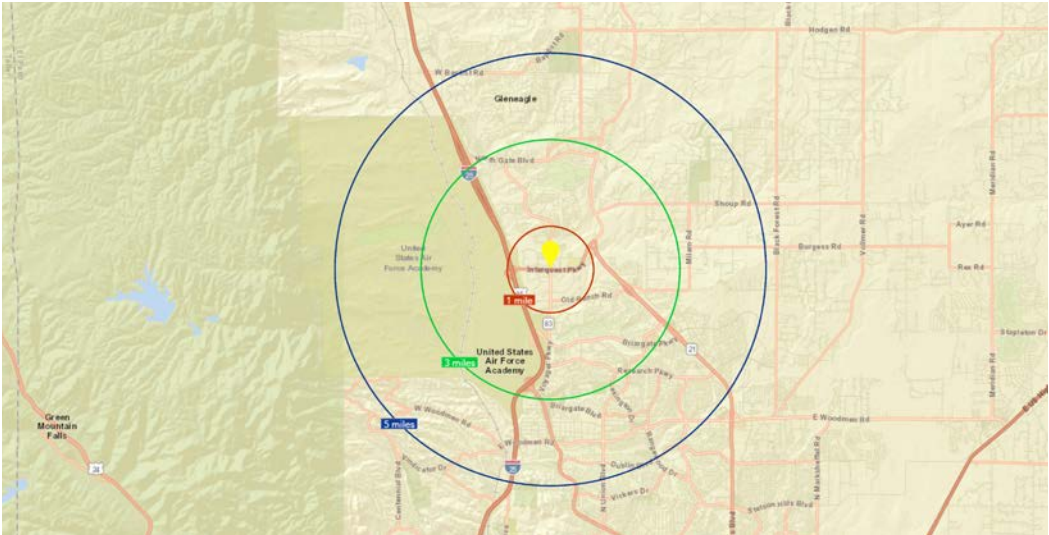
221,749

23.7 MM

Visitors to Colorado Springs in 2021

SH

SullivanHayes
BROKERAGE



MAP COURTESY OF ESRI

TRAFFIC COUNTS

Location	Cars/Day
INTERQUEST PKWY NORTHEAST OF FEDERAL DR	22,000
INTERQUEST PKWY WEST OF VOYAGER PKWY	35,000
VOYAGER PKWY NORTH OF INTERQUEST PKWY	18,000
I-25 SOUTH OF INTERQUEST PKWY	104,000 ¹

SOURCE: ESRI 2019, '2020

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	4,884	37,409	119,051
PROJ. POPULATION IN 2027	5,971	42,233	127,512
AVG. HOUSEHOLD INCOME	\$157,927	\$166,608	\$145,979
DAYTIME POPULATION (EMPLOYEES)	6,256	32,136	57,934

SOURCE: ESRI 2022



RETAIL LEASING

BOB COPE
719.593.2615
bcope@norwood.dev

SH

SullivanHayes
BROKERAGE

DEVELOPER



NORWOOD