



# INTERQUEST MARKETPLACE



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**25** TO I-25  
100,000  
Daily Vehicle Trips

## AVAILABLE PAD SITES

- 2** Pad Size - 11.1 acres
- 6** Pad Size - .84 acre
- 8** Pad Size - 0.42 acre
- 10** Pad Size - 2.98 acres
- 5** Pad Size - 1.87 acres
- 7** Pad Size - 1.76 acres
- 9** Pad Size - 2.58 acres

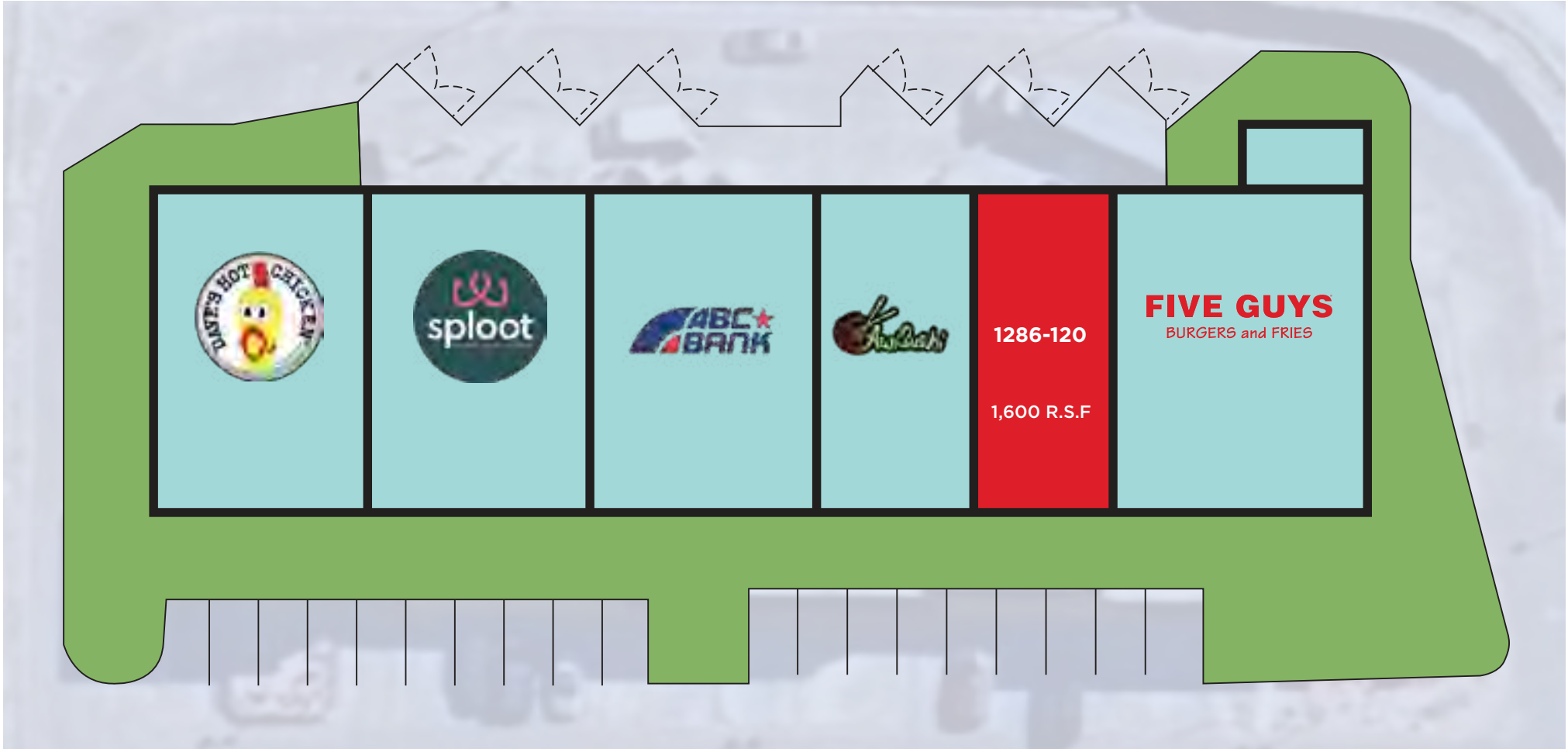
## AVAILABLE INLINE SPACE

- 3** 1286-120 - Space Size - 1,600 Sf

This exhibit is a general site plan only and is not a representation regarding the existence, size, configuration, location, parking or opening date of any pad, major user, retail anchor, or any tenant or of occupancy or parking configuration, location, con construction or completion of construction of any buildings, structures or improvements there on or there to. Said exhibit is subject to change from time to time and to the approval of all governmental agencies and authorities having jurisdiction there over.

# LOT 4 SITE PLAN

Interquest Parkway / Colorado Springs, CO





# COLORADO SPRINGS

With an inviting climate and high quality of life, Colorado Springs is a vibrant and growing city. Colorado Springs was ranked No. 2 Best Place to Live in the U.S. by U.S. News & World Report and No. 5 Best Performing Large U.S. City by the Milken Institute (2025). The city is home to a thriving cybersecurity sector, unmatched aerospace and defense clusters tied to national military technology and strategy, and 57 national and international sports organizations.

## THE NUMBERS

Total Population  
**781,796**



Labor Force  
**397,509**

Total Businesses  
**74,287**



Average Age

**35**

with 50% of the population between 25 & 64

Colorado Springs MSA 2026

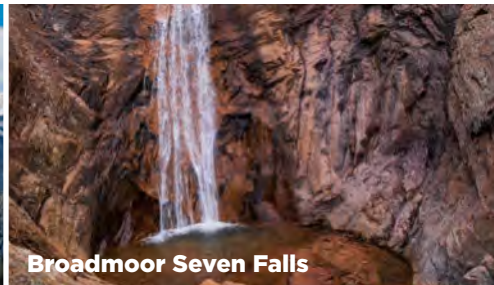
## MAIN ATTRACTIONS



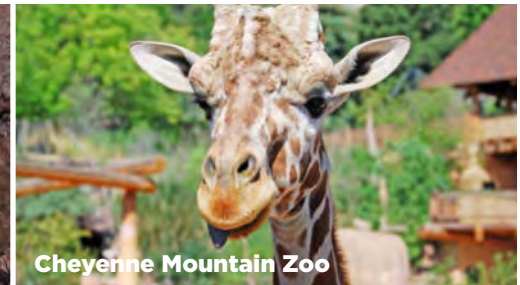
Garden of The Gods



Pikes Peak



Broadmoor Seven Falls



Cheyenne Mountain Zoo

## VACATION DESTINATION

**\$2.9 billion**

in annual revenue and

**25 million visitors**

**#5**

Best-Performing City in the U.S.

Milken Institute, 2025

**6,035 feet** above sea level

## TOP INDUSTRIES

by job

**49,346**

Health Care & Social Services



**37,661+**

Retail



**49,346**

Professional, Scientific, & Technical

OLYMPIC CITY

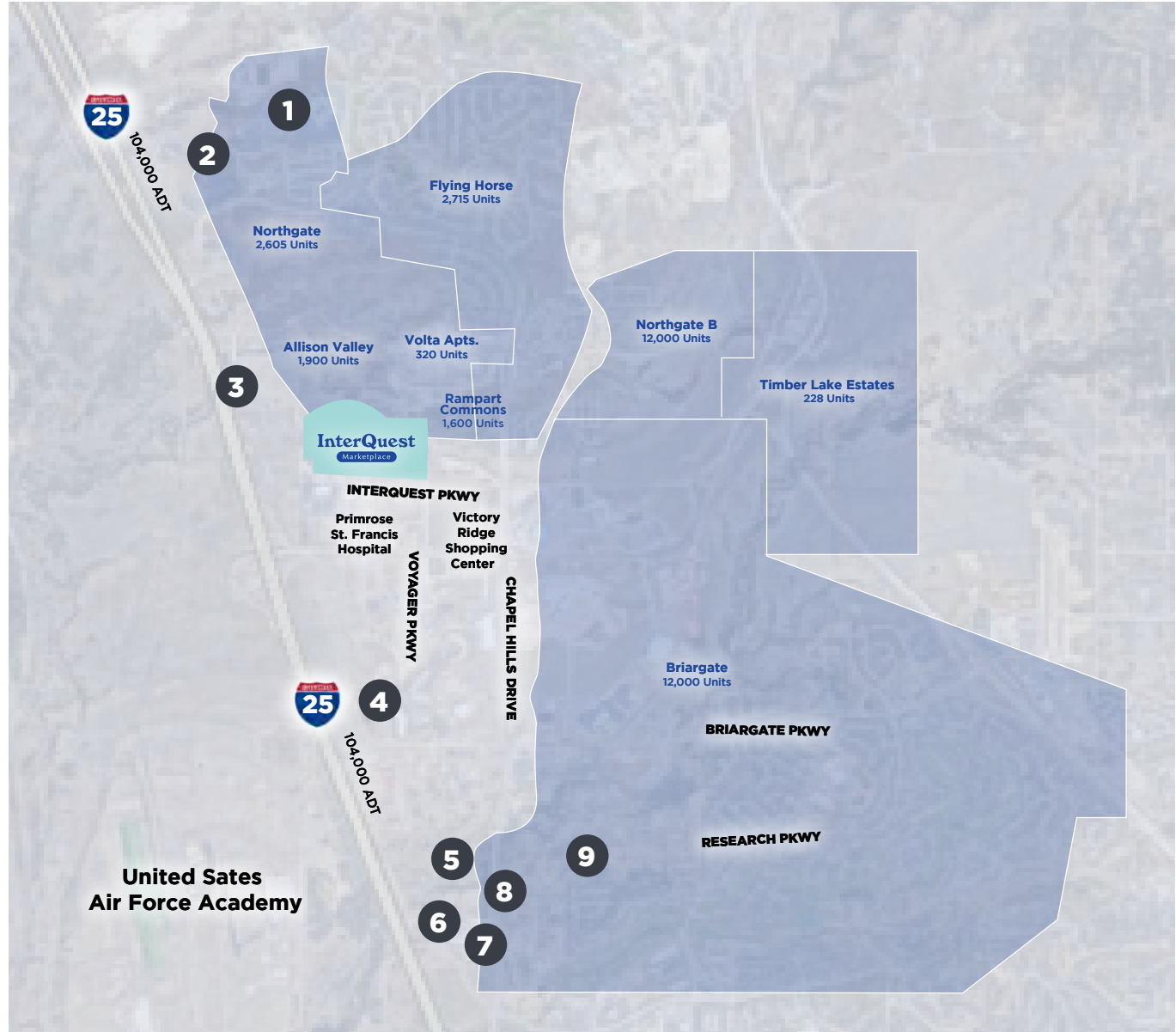
**USA**

# TRADE AREA

Interquest Parkway / Colorado Springs, CO

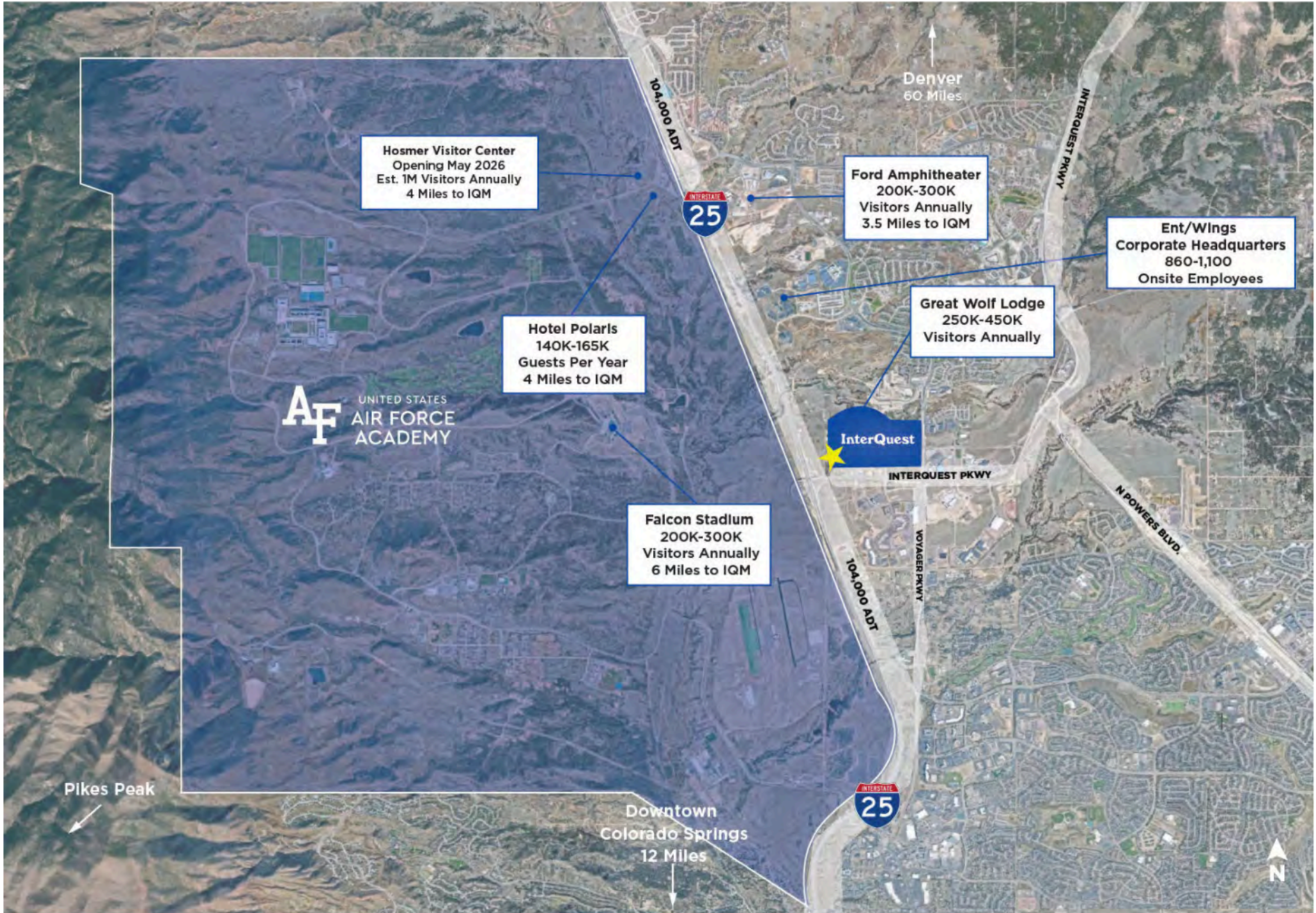


**INTERQUEST MARKETPLACE**



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Interquest Parkway / Colorado Springs, CO



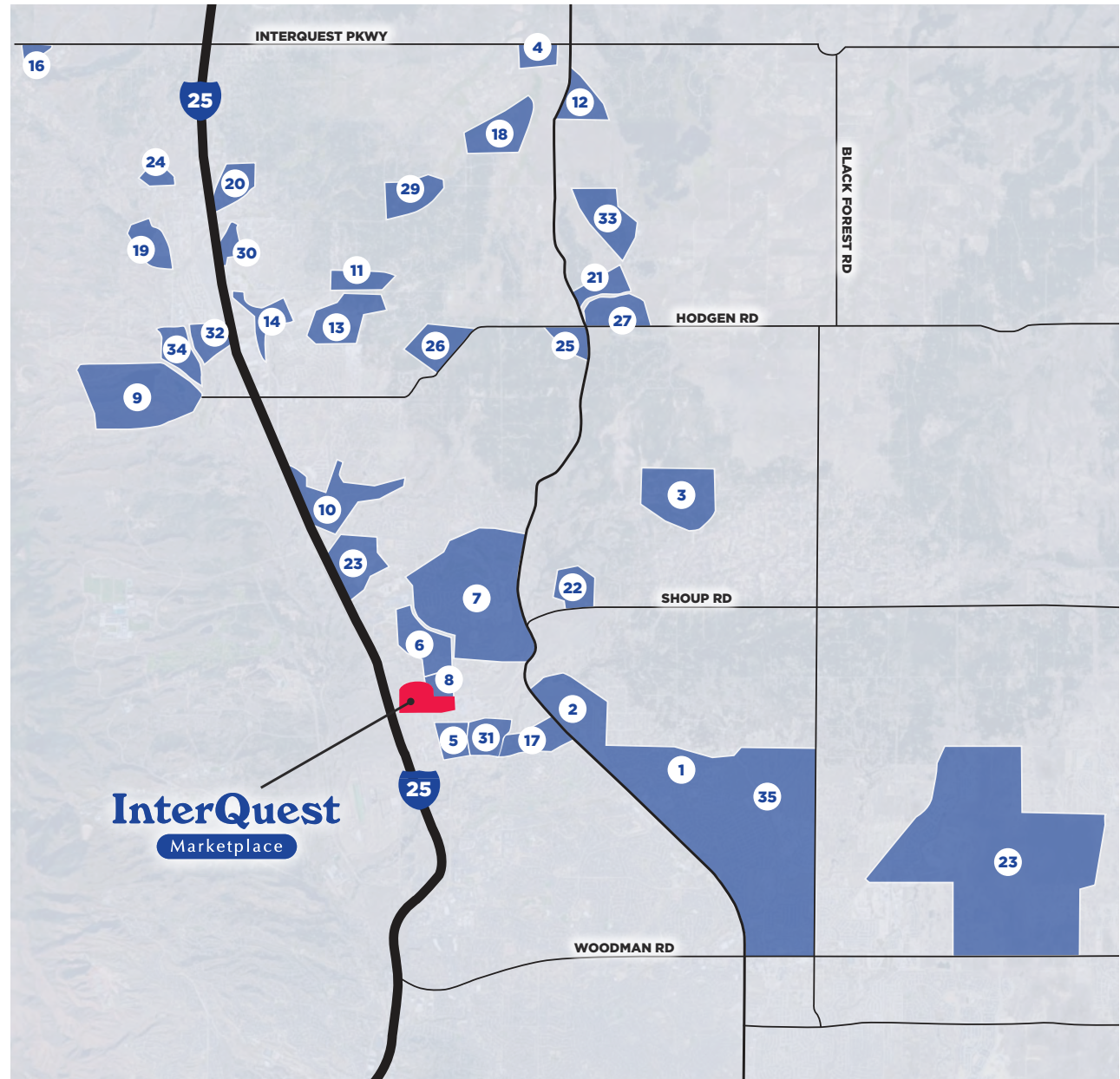
# NEW HOUSING DEVELOPMENTS



Interquest Parkway / Colorado Springs, CO

## HOUSING LEGEND

DEVELOPMENT	PLANNED UNITS	BUILT UNITS	REMAINING UNITS
1 Bradley Ranch	11	411	0
2 Briargate - Cordera & North Fork	2,860	2,733	127
3 Cathedral Pines	161	153	8
4 Cherry Springs Ranch	42	14	28
5 District at Victory Ridge	654	223	431
6 Farm - Colorado Springs	520	433	37
7 Flying Horse	3,838	1,918	1,920
8 Foothills Farm	83	260	253
9 Forest Lakes	513	338	175
10 Gleneagle - Summit & Vistas	55	46	9
11 Grandwood Ranch	48	17	31
12 Hawk Ridge	35	26	9
13 Home Place Ranch	898	0	898
14 Jackson Creek	1,419	1,017	402
15 Jackson Ranch	312	3	8
16 Kemper	19	4	15
17 Kettle Creek	587	328	259
18 Kings Deer Highlands	378	358	20
19 Lake of the Rockies	156	126	30
20 Lake at Woodmoor	126	20	106
21 Majestic Pines	20	13	17
22 New Breed Ranch	91	20	71
23 Northgate Villas	72	69	3
24 Pioneer Preserve	16	14	2
25 Rolling Ridge Estates	16	4	2
26 Sanctuary Pointe	638	580	58
27 Settlers Ranch	13	6	7
28 Sterling Ranch	5,369	297	5,072
29 Tall Pines Ranch	56	50	6
30 The Village	245	107	138
31 Villages at College Creek	138	204	122
32 Wagons West	131	16	90
33 Walden III & Preserve	294	204	90
34 Willow Springs Ranch	367	135	262
35 Wolf Ranch	6,612	2,785	3,827





# TRAFFIC COUNTS

Interquest Parkway / Colorado Springs, CO

## INTERQUEST PKWY NORTHEAST of FEDERAL DR

32,067 cars per day

## INTERQUEST PKWY WEST of VOYAGER PKWY

34,135 cars per day

## VOYAGER PKWY NORTH of INTERQUEST PKWY

19,166 cars per day

## I-25 SOUTH of INTERQUEST PKWY

82,864 cars per day

Source: CoStar, 2025

# DEMOGRAPHICS

Comparison Summary

## ESTIMATED POPULATION

1 Mile 6,986 / 3 miles 36,508 / 5 Miles 114,997

## PROJECTED POPULATION 2027

1 Mile 7,756 / 3 miles 39,970 / 5 Miles 122,747

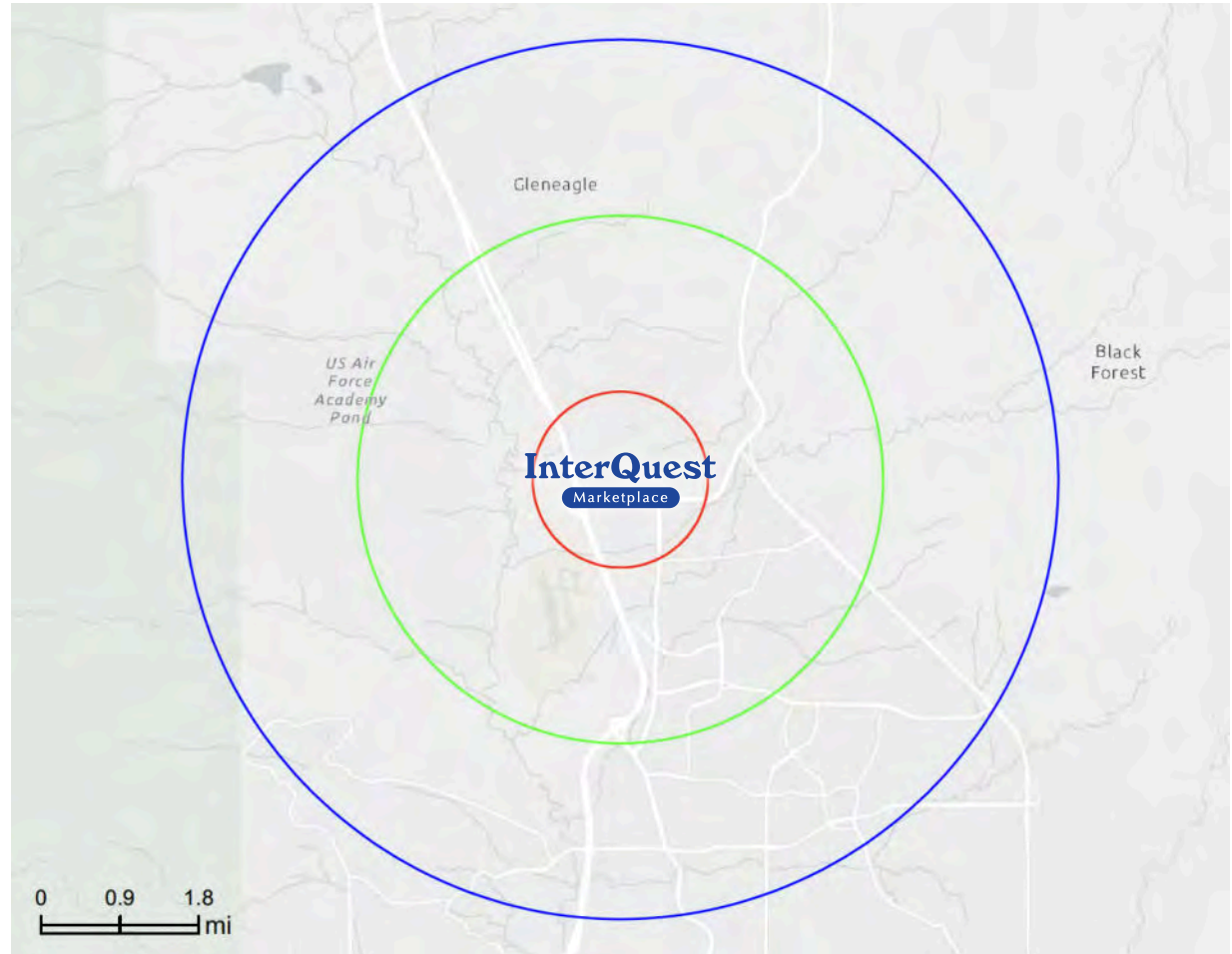
## AVERAGE HOUSEHOLD INCOME

1 Mile \$161,049 / 3 miles \$177,653 / 5 Miles \$158,713

## DAYTIME POPULATION (Employees)

1 Mile 8,254 / 3 miles 47,966 / 5 Miles 130,034

Source: ESRI 2025





**NORWOOD**  
DEVELOPMENT GROUP

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