

NOW LEASING!

InterQuest Parkway & Voyager Parkway

COLORADO SPRINGS, CO



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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

Interquest Parkway | Colorado Springs, CO



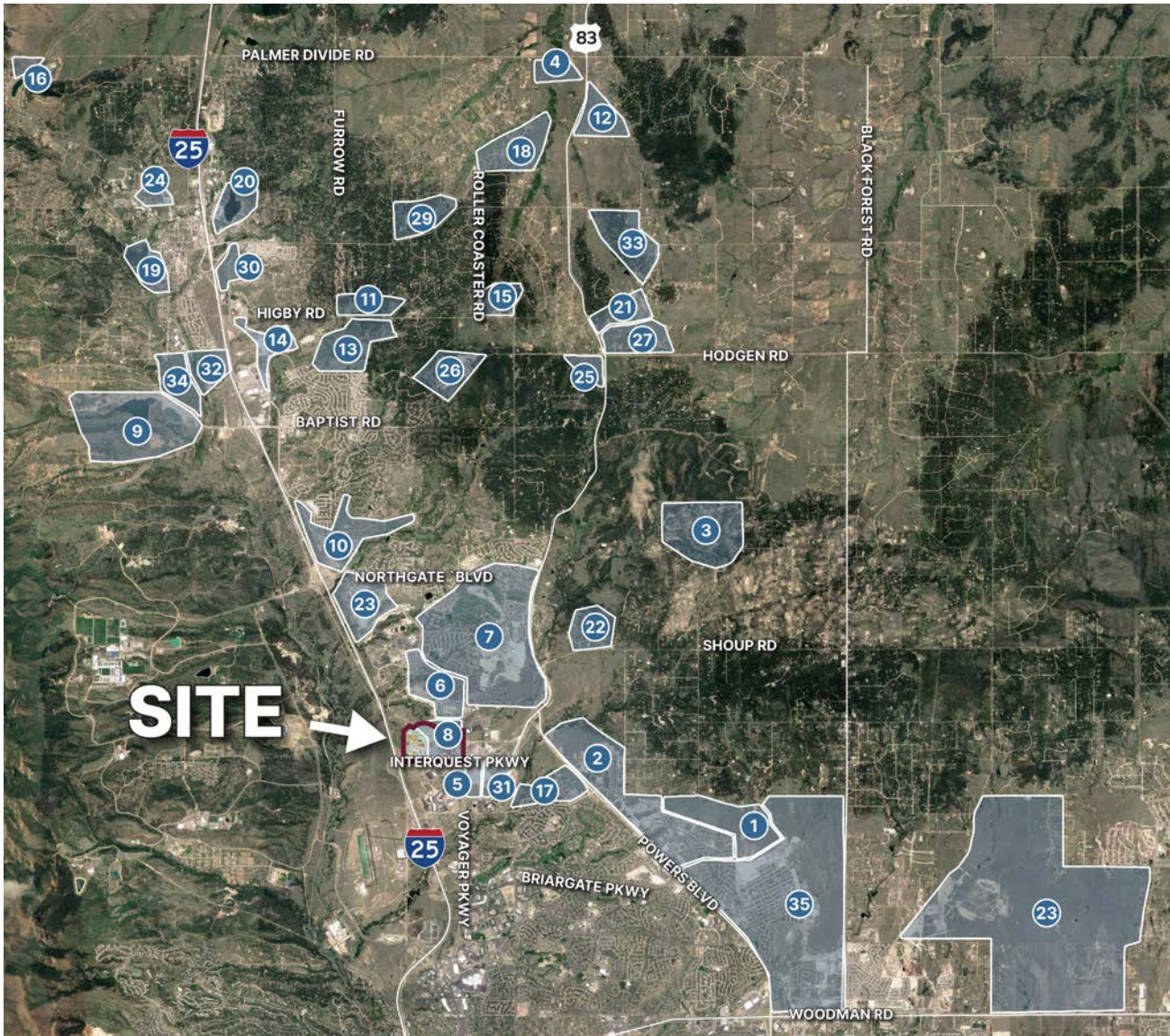
TRADE AREA

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



Garden of the Gods (6 MI)
Pikes Peak (30 MI)
Broadmoor Seven Falls (2.4MI)
Cheyenne Mountain Zoo (6.8 MI)

Average Age
37
With **50%** of the population
between **25** and **64**

TOTAL
POPULATION
**495
511**

TOTAL BUSINESSES
19,331

TOP INDUSTRIES BY JOBS

HEALTH CARE
& SOCIAL SERVICES

28,824
JOBS

RETAIL

25,636
JOBS

PROFESSIONAL, SCIENTIFIC,
& TECHNICAL

19,577
JOBS

United States Air Force Academy

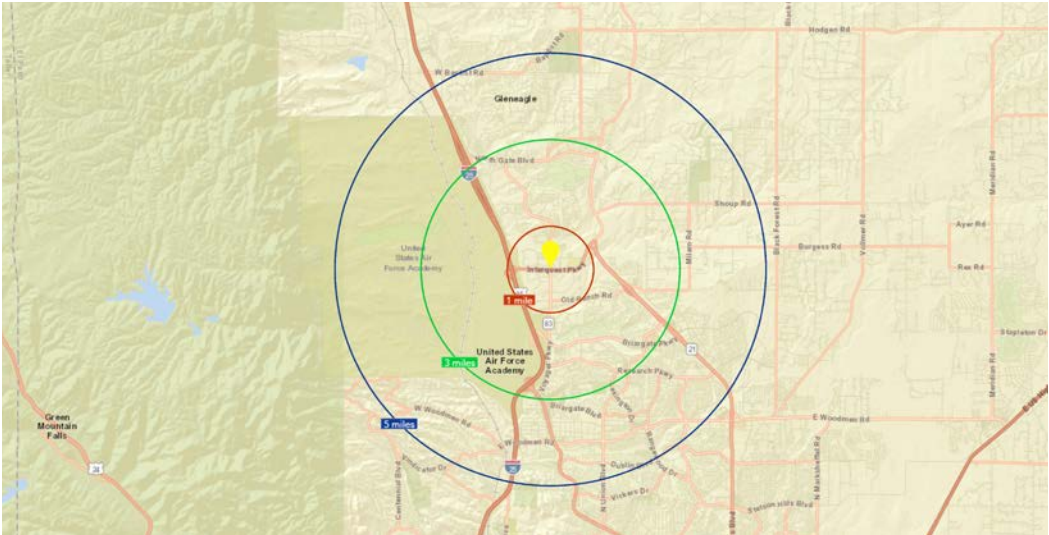
- 4,304 cadets
- 570 faculty (71 % military; 29% civilian)
- 1,320 cadet dorm rooms

LABOR FORCE
221,749

23.7 MM
Visitors to Colorado
Springs in 2021

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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



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DEVELOPER


NORWOOD

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