

Southern Cross Shopping Center

Colorado Springs, Colorado 80906



- 1801-1877 S Nevada Ave
Colorado Springs, CO 80906
- Anchored by Walgreens & Tuesday Morning
- Excellent Visibility & Exposure on S Nevada Ave
- Strong Demographics & Traffic Counts

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Tuesday Morning  **Walgreens**
SEEK THE UNIQUE



AVAILABLE 1,280 – 11,520SF

LEASE RATE \$15 - \$20 PSF

NNN \$3.95 PSF

ZONING C-5

GLA 73,423 SF

Retail Space Available for Lease

\$15-\$20 PSF, NNN



Broadmoor Town Center (not a part)



- | | | | |
|------------------------------|--|---|----------------------------|
| 1801 - 7- Eleven | 1825 - LOI Pending(11,520 SF) \$15 | 1849 - Available (1,390 SF) \$18 | 1865 - La Vida Massage |
| 1803 - China Kitchen | 1833 - Tuesday Morning | 1851 - Southern Cross Laundry | 1869 - Rocky Mountain Deli |
| 1805 - Smoker Friendly | 1835 - Any Lab Test Now | 1855 - Southern Cross Dental | 1873 - Berges Jewelry |
| 1809 - Rent-A- Center | 1837 - PakMail | 1859 - One Hour Cleaners | 1875 - Once Upon A Child |
| 1815 - Sherwin-Williams | 1839 - California Nails | 1861 - Sushi Ring | 1877 - Dollar Tree |
| 1817 - I Love Pho Restaurant | 1841 - Cheyenne Mountain Charter Academy | 1863 - Available (Turn Key Salon 1,280 SF) \$20 | 1895 - Burger King |
| 1821 - H&R Block | 1847 - Available (1,412 SF) \$18 | | 1899 - Rancho Alegre |
| 1823 - Dominos Pizza | | | 215 - Charm Spa |

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

- Less than 2 minutes drive time to I-25, 3 minutes to Downtown
- Easy Access- Ingress / Egress
- Signalized Intersection
- Less than 5 Minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center: Broadmoor Town Center
- Draws customers from the neighborhoods of Broadmoor, Ivywild, Downtown, Fort Carson and many others.
- Urban Renewal Area- Site of new Hotel, Apartments and more



Demographics (2018)

	1 - Mile	3 - Mile	5 - Mile
Total Population	11,962	89,138	220,438
Total Households	5,754	39,791	91,706
Average HH Income	\$54,640	\$68,241	\$65,969

Traffic Counts (2018)

	Vehicles Per Day
S. Nevada (N/S)	60,590
Southgate / E Cheyenne Rd	45,800
S. Nevada / I-25	114,000