

FOR SALE |

# Peterson Square Shopping Center

6809-6829 Space Village Ave.  
Colorado Springs, CO 80915



FOR ACCESS  
TO THE FULL  
OFFERING PACKET

**CONTACT  
BROKERS**

## FEATURES:



OCCUPANCY RATE

**100%**



NUMBER OF TENANTS

**9**



BUILDING SIZE

**14,182** SqFt



PARCEL SIZE

**1.97** ACRES

PARCEL NUMBER

**54170-01-008**

Mark Useman | Senior Broker

719.231.7400

useman@highlandcommercial.com

Darek Bartol | Senior Broker

727.631.2554

bartol@highlandcommercial.com

**NAL**Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

24 - 41,000 VPD



SPACE VILLAGE AVE - 7,933 VPD

1.77 AC

0.46 AC

ALSO AVAILABLE FOR SALE  
CONTACT BROKER FOR DETAILS

0.40 AC

SUBJECT PROPERTY

PETERSON RD - 15,191 VPD

0.46 AC



NORTH GATE

Loaf Jug

Travelodge & Suites



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# DEMOGRAPHIC PROFILES

1 MILE

**7,408**  
Population

**\$68,747**  
Median Household Income

**2,806**  
Households

**232**  
Total Businesses



## GENERATIONAL PERCENTAGE

POPULATION OF COLORADO SPRINGS, COLORADO

3 MILES

**63,832**  
Population

**\$75,266**  
Median Household Income

**23,577**  
Households

**1,758**  
Total Businesses



**3.67%**  
Silent Generation  
1928-1945



**17.3%**  
Baby Boomers  
1946-1964



**17.8%**  
Generation X  
1965-1980



**24.3%**  
Millennial  
1981-1996

5 MILES

**195,740**  
Population

**\$73,761**  
Median Household Income

**75,974**  
Households

**5,725**  
Total Businesses



**21.7%**  
Generation Z  
1997-2012



**15.3%**  
Generation Alpha  
2013-Present

# NEIGHBORING RETAIL AERIAL



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