



FOR LEASE

+/- 3,210 SF Unit

3,210 SF of Prime Retail Opportunity

SRDC Chelton Crossing Community Hub

2046 Jetwing Dr • Colorado Springs, CO 80916



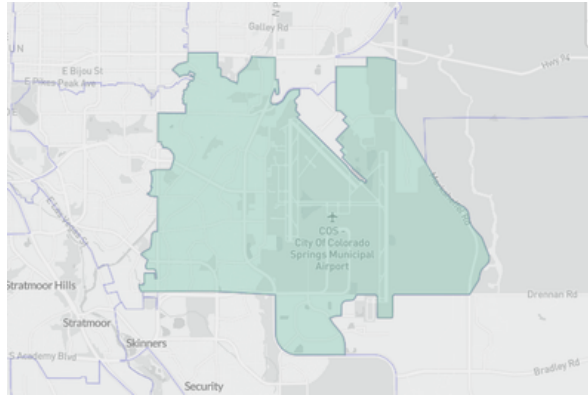
Opportunity Zone

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All information provided deemed reliable, but not guaranteed

ColoradoCommercialBrokers.com

EXECUTIVE SUMMARY



Property Features

Bldg Size:	+/- 31, 400 SF
Current Zoning:	PBC (Planned Business Center)
County:	El Paso County
APN:	642-611-701-001

DISCLAIMER:

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, express or implied, as to the accuracy of the information. The information contained herein is subject to errors and changes. References to square footage, age, or valuation measures are approximate. The information contained herein is not a substitute for a thorough due diligence investigation. Purchasers must verify the information and bear all risk for any inaccuracy.

FOR LEASE

RE/MAX COMMERCIAL ALLIANCE

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PROPERTY OVERVIEW

Southeast Colorado Springs — A High-Growth Corridor

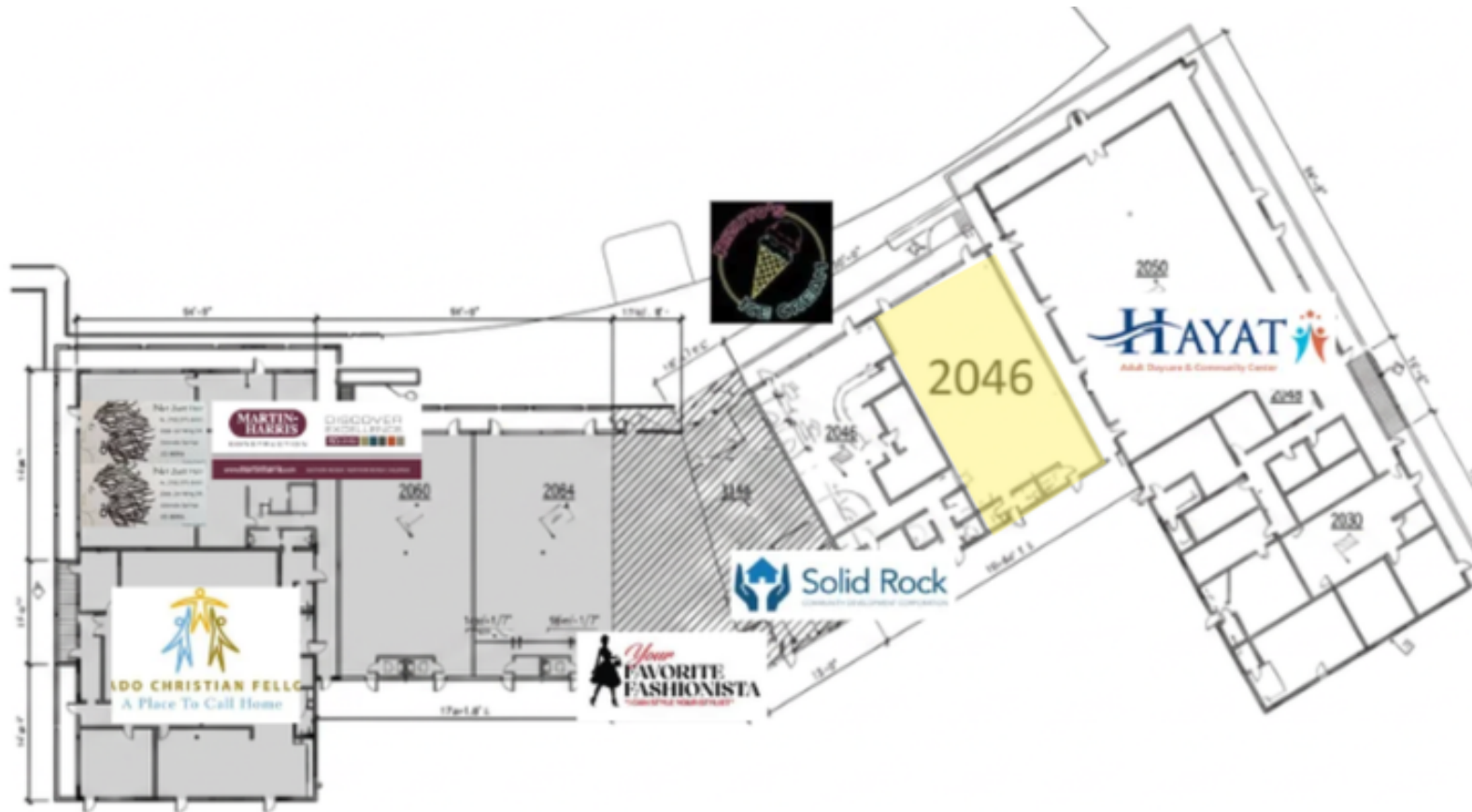
Chelton Crossing is strategically positioned along the Jetwing Dr corridor in southeast Colorado Springs, one of the city's fastest-growing submarkets. The area benefits from steady population in-migration, strong household formation, and a growing employment base anchored by defense, healthcare, and logistics sectors.

LOCATION OVERVIEW

- **Visible & Accessible:** Direct frontage along Jetwing Dr with strong vehicular exposure and easy access to major arterial routes connecting to I-25 and Powers Blvd.
- **Built-In Foot Traffic:** The center is already a community gathering place, hosting a weekly Farmers Market every Sunday (11am–3pm) through October, plus recurring car shows, block parties, and other activations.
- **Residential Growth:** 70 apartment units under construction (early 2027 completion) will deliver a steady stream of new residents within walking distance, creating a built-in customer base for retail, food, and service tenants.
- **Established Tenant Synergy:** Existing tenants range from food service (Rizuto's Ice Cream) to essential services (adult daycare, hair salon, church) — creating a diverse, all-day traffic pattern.
- **Market Fundamentals:** Colorado Springs retail market remains tight with 4.7–5% vacancy and average rents of \$18–\$21/SF, supporting strong lease-up potential for well-positioned space.



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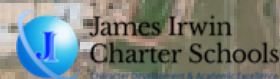
TENANT ROSTER

Suite	Tenant	Size
2030	Hayat Care Center, Inc	12,250 sf
2046	AVAILABLE	3,210 sf
2050	Rizuto Ice Cream	2,790 sf
TBD	Solid Rock CDC	2,300 sf
2054	Your Favorite Fashionista	2,300 sf
2060	Day Care Center Coming 2027-2028	5,885 sf
2064	Martin Harris - Commercial General Contractor	1,350 sf
2076	Colorado Christian Fellowship	4,800 sf

+/- 3,210 SF Unit



COLORADO SPRING
AIRPORT



VPD: 38,500

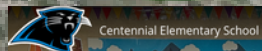
S. ACADEMY BLVD

S. CHELTON RD

JET WING DR

E. FOUNTAIN BLVD

S. POWERS BLVD



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DEMOGRAPHICS: SOUTHEAST COLORADO

Population 80916 **41,104**

Median HH Income **\$67,127**

Households **15,076**

Population Growth **26.5%**

Median Age **29.4 yrs of age**

Poverty Rate: **16.2%**

Race/Ethnicity 37% White, 36% Hispanic, 15% Black, Two or More races 8% Asian 3% Native American <1% Pacific Islander <1%

Veteran Status **12%**

Units & Occupancy

15,684

Number of housing units

the Colorado Springs, CO Metro Area: 317,156

Colorado: 2,589,053

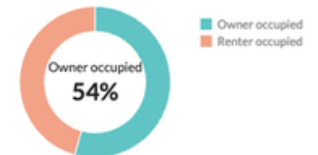
United States: 143,775,360

Occupied vs. Vacant



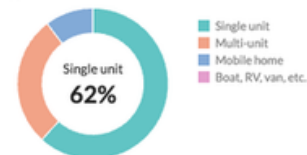
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Ownership of occupied units



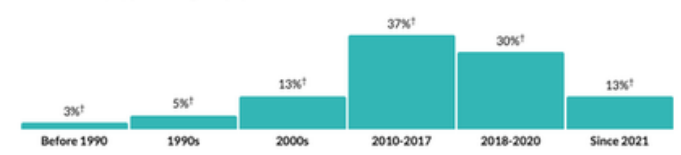
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Types of structure



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Year moved in, by percentage of population



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Educational attainment

88.6%

High school grad or higher

about 90 percent of the rate in the Colorado Springs, CO Metro Area: 95.1%

a little less than the rate in Colorado: 92.9%

about the same as the rate in United States: 89.6%

19.1%

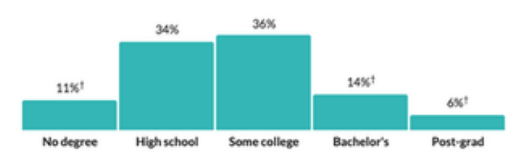
Bachelor's degree or higher

about half the rate in the Colorado Springs, CO Metro Area: 41.7%

about two-fifths of the rate in Colorado: 45.7%

about half the rate in United States: 35.7%

Population by highest level of education



* Universe: Population 25 years and over

Show data / Embed

Key Takeaways for the lease:

- **Southeast Strong Neighborhood Plan** — Approved July 2026 by the City of Colorado Springs, this comprehensive plan targets revitalization of the southeast corridor, focusing on attracting new retailers, grocery stores, small business support, and transit improvements along South Academy and Powers Boulevards.
- **Residential Pipeline** — 70 new apartment units under construction at the Hub (early 2027 completion), adding immediate density within walking distance.
- **Employment Base** — High concentration of sales, service, and manufacturing jobs in the southeast corridor, providing a steady daytime population.
- **In-Migration** — Colorado Springs continues to see steady population growth driven by defense sector stability, healthcare expansion, and relative affordability compared to Front Range peers.