

13 Acres Available For Sale
Office | Business Park | Retail
NWC of S Powers Blvd & Airport Rd
Colorado Springs, CO

 **WESTGATE**
AT POWERS

NAI Highland

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Commercial Real Estate Services. Worldwide
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K 01/11/2024

Property Features

- Excellent location at the west entrance of Peterson Air Force Base home of U.S. Space Command Center
- **Located in a Pikes Peak Enterprise Zone**
- Minutes away from Colorado Springs Airport and I-25
- One of fewer large parcels
- Over 67,000 Vehicles per Day (VPD) at Powers Blvd & Airport Rd Intersection
- Walkable to Sand Creek and Future Retail



Property Description

SIZE: ± 13 Acres

ZONING: MX-M City of Colorado Springs

❖ **Office | Retail | Business Park | Many Other Uses**

LOCATION: Powers Blvd & Airport Rd

COMMENTS: Part of 59 Acre Development

PRICE: Starting at \$8.00 PSF

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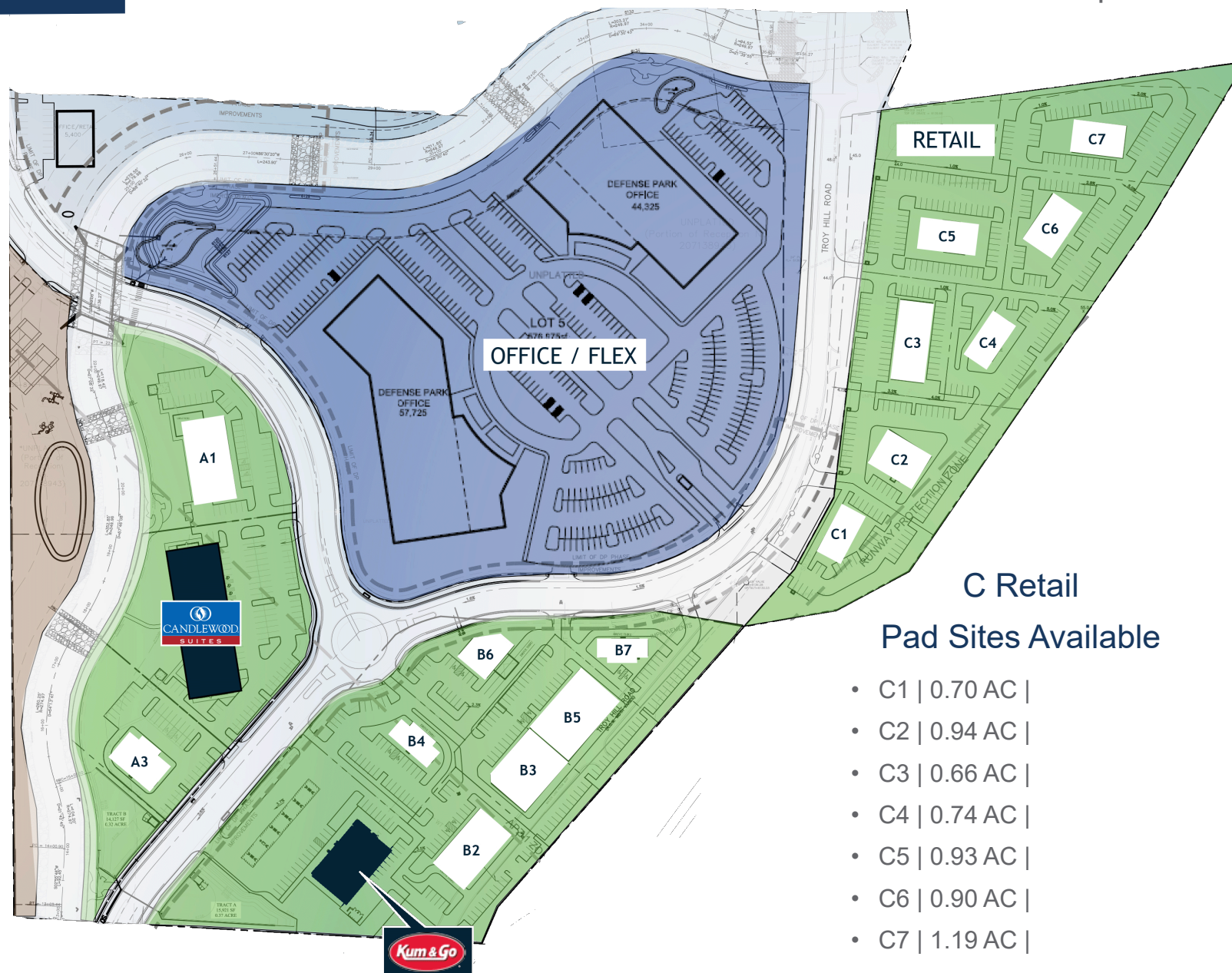
Concept Plan

Retail Pad Sites

- Starting at \$14 - \$18 PSF
- Ground Lease Available
- Build – to – Suit Available

Uses

- Inline Level
- Fast Food | Coffee
- Hotel
- Grocery



A & B Retail Pad Sites Available

- A1 | 1.34 AC |
- A2 | Candlewood Suites |
- A3 | 0.81 AC |
- B1 | Kum & Go |
- B2 | 0.98 AC | Drive – Thru
- B3 | 0.59 AC |
- B4 | 0.75 AC | Drive – Thru
- B5 | 0.71 AC |
- B6 | 0.63 AC | Drive – Thru
- B7 | 0.55 AC | Drive – Thru

C Retail Pad Sites Available

- C1 | 0.70 AC |
- C2 | 0.94 AC |
- C3 | 0.66 AC |
- C4 | 0.74 AC |
- C5 | 0.93 AC |
- C6 | 0.90 AC |
- C7 | 1.19 AC |

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Aerial

WESTGATE
AT POWERS

NALHighland

Peterson
Air Force
Base

COLORADO SPRINGS
AIRPORT

Amazon
Distribution
Center

Subject
Property



- | | | | | | |
|----------------------------------|----------------------------------|--|--|---------------------------|--|
| 1 WESTPAC RESTORATIONS | 6 SPRINGS FABRICATION | 11 SPIRE | 16 SPRITCHILL SUITES Marriott | 21 PENSKE | 26 7 ELEVEN |
| 2 TRINE Aerospace & Defense | 7 FedEx | 12 RMC DISTRIBUTING COMPANY PEOPLE CREATE OUR FUTURE | 17 TownePlace SUITE Marriott | 22 TMC Design | 27 James Irwin Charter Elementary School |
| 3 Taylor Farms | 8 ATD AMERICAN TIRE DISTRIBUTORS | 13 ALLIANCE RELOCATION | 18 dpiX | 23 ACE The helpful place. | 28 PGW Pittsburgh Glass Works |
| 4 Coca-Cola SWIRE COCA-COLA, USA | 9 Hercules INDUSTRIES | 14 Tradesmen International. Productivity is Our Priority | 19 SkyWest Airlines Maintenance Hangar | 24 MITRE | 29 US AutoForce a division of U.S. Venture, Inc. |
| 5 serco | 10 UTC Aerospace Systems | 15 Radisson | 20 Coca-Cola SWIRE COCA-COLA, USA | 25 Hampton Inn | 30 Sky View Sports Complex |