

NAI Highland

Commercial Real Estate Services, Worldwide.

PBC Zoned Pad Site for Sale
Hospitality | Retail | Office | Medical

Prime Commercial Pad Site

5410 & 5440 Rio Vista Dr
Colorado Springs, CO 80922

Property Features

- Pad Site: 2.34 Acres Total
 - ❖ Lot 1 1.03 Acres
 - ❖ Lot 3 1.31 Acres
- Located along Colorado Springs' primary retail corridor with high traffic counts & great visibility
- PBC zoning: ideal uses include hotel, apartments, general & medical/dental office, retail, & assisted living/senior housing
- In close proximity to new & established housing developments, retail & employers

Asking Price
\$17.00 PSF
(\$1,732,816.80)

NAI Highland, LLC
Commercial Real Estate Services, Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

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Jim Spittler

+1 719 577 0044

spittler@highlandcommercial.com

Darek Bartol

+1 727 631 2554

bartol@highlandcommercial.com



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.

Available Sites / Market Area Overview



Permitted Uses:

- Car Wash
- Hotel
- Apartments
- Storage
- Food Sales
- Fast Food Restaurant
- Offices / Labs / Clinic
- Small Animal Clinic

Market Profile / Demographics

	1 mile	3 miles	5 miles
Total Population	18,822	135,453	265,627
Total Households	7,033	50,904	100,078
Avg Household Income	\$108,997	\$108,617	\$109,753
Total Businesses	306	3,035	7,493
Total Employees	2,367	28,163	77,153

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