



NEW LEASE OPPORTUNITIES!

CREEKWALK

NWC South Nevada Street & Cheyenne Road

COLORADO SPRINGS, CO | 80906

Join Sprouts Farmers Market, MOD Pizza, Veda Salon, Crumbl Cookies, Orange Theory, Rush Bowls and other restaurants and retailers in this dynamic mixed use project in Colorado Springs along S Nevada Ave.

- **Restaurant End-Cap Spaces** with patio available facing Cheyenne Mountain and Cheyenne Creek // Rooftop sportsbar also available
- Restaurant infrastructure, aggressive Tenant Improvement allowance, and creative deal terms
- 302 Luxury Apartments planned

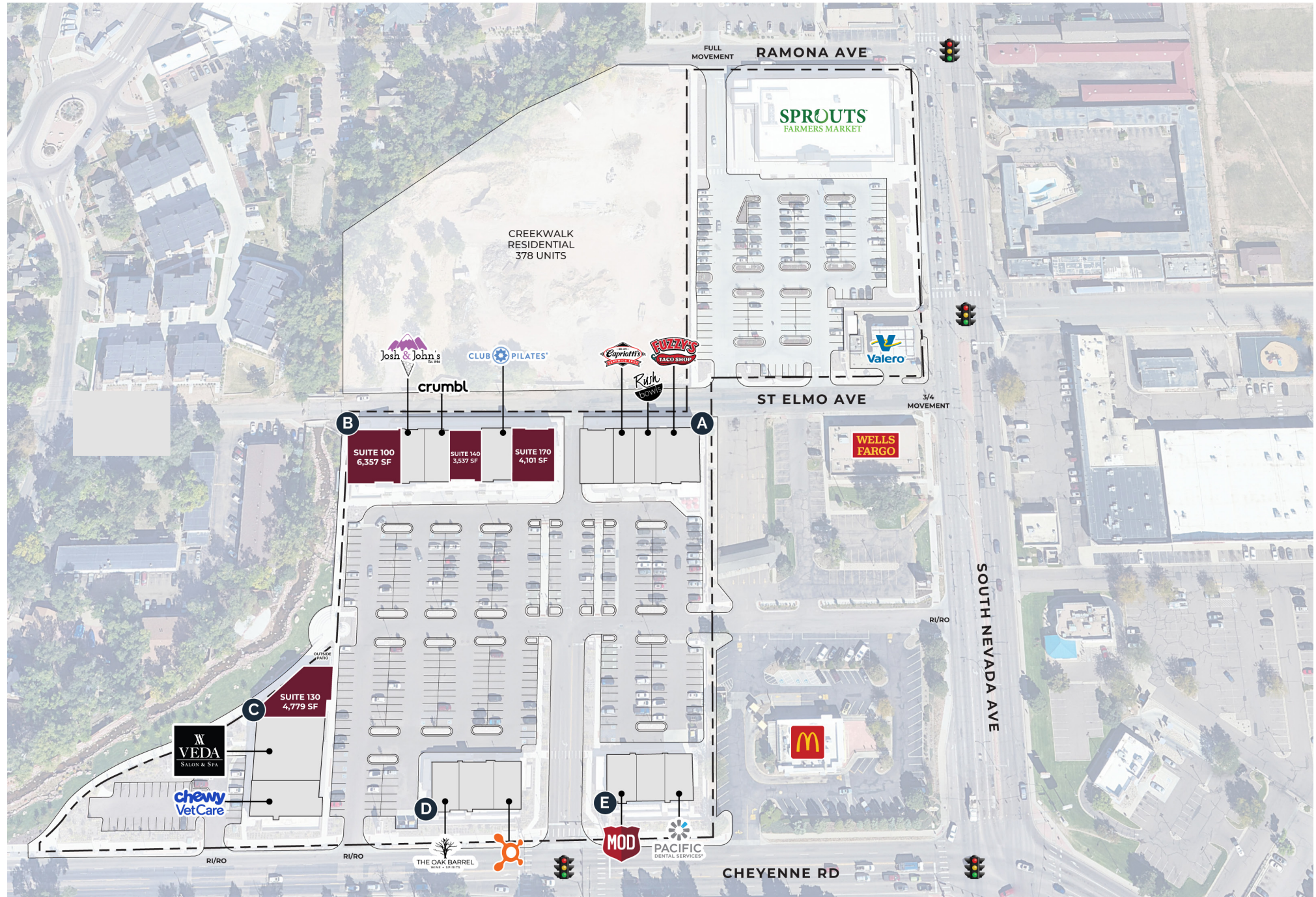


ABOUT CREEKWALK

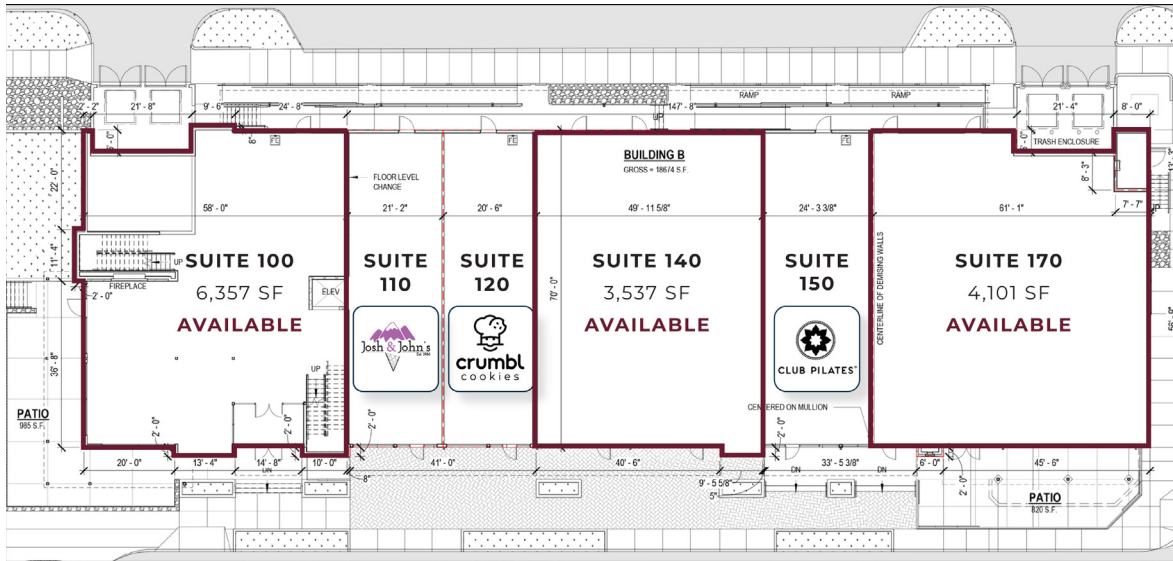
Creekwalk Colorado Springs is an exciting new development project in Southern Colorado Springs that will provide the area with a rejuvenated sense of place with an experiential Cheyenne Creek centerpiece. As part of the South Nevada Avenue Urban Renewal Plan, Creekwalk Colorado Springs sets out to transform the area; beautifying the function and appearance of Colorado Springs' gateway from the south.



SITE PLAN **OVERALL CENTER**



SITE PLAN **BUILDING B**



AVAILABLE SPACES

Suite 100: West End Cap Rooftop Restaurant // 6,357 SF

- 4,027 SF main floor with 985 SF main floor patio overlooking Cheyenne Creek
- 2,330 SF second floor with 707 SF rooftop patio with mountain Views

Suite 140: 3,537 SF

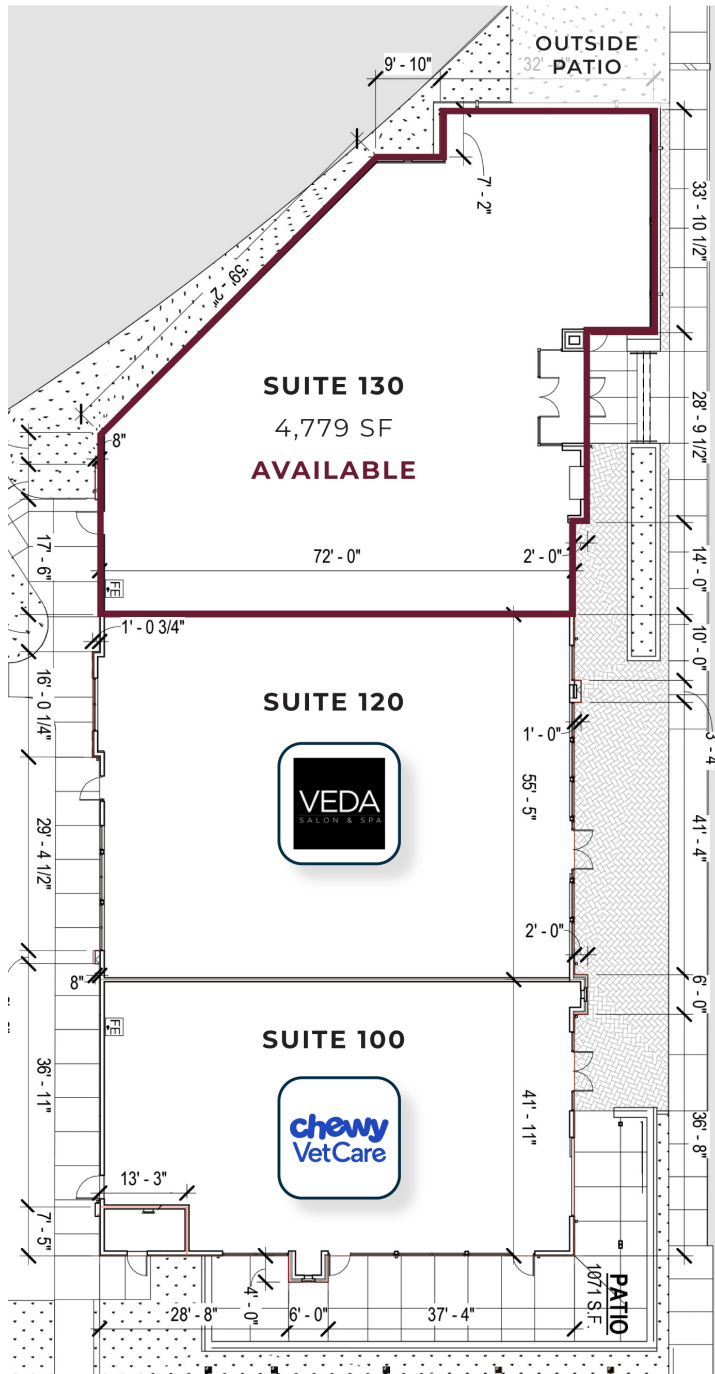
- Space is divisible

Suite 170: East End Cap Restaurant Space // 4,101 SF

- 920 SF north facing patio
- Great for breakfast restaurants



SITE PLAN BUILDING C



AVAILABLE SPACES

Suite 130: North Facing End Cap Bistro Restaurant Space: 4,779 SF

- Features unique porch style seating
- 547 SF outdoor Patio situated along Cheyenne Creek and Main Plaza



DEMOGRAPHICS

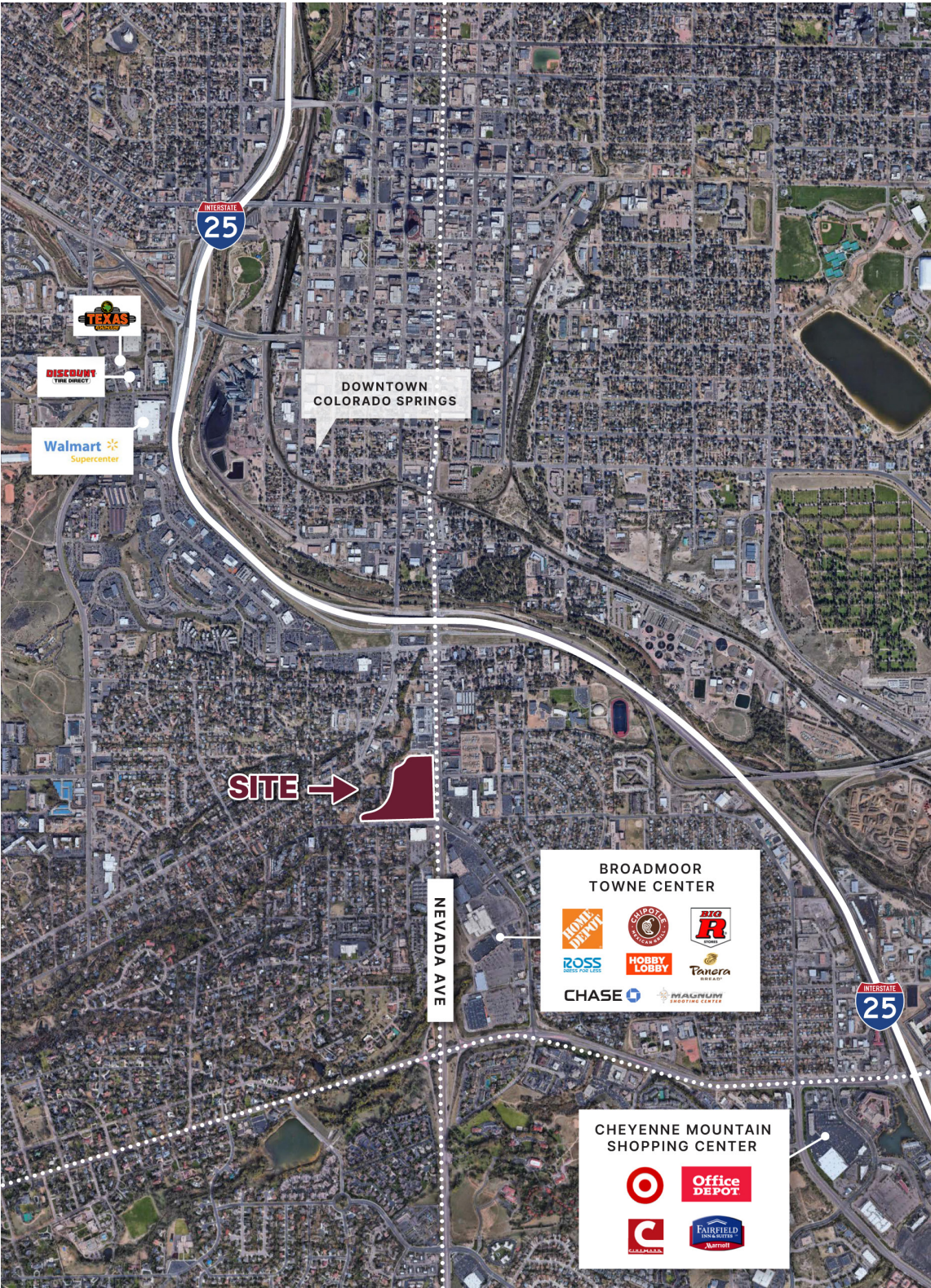
CATEGORIES	1 MILE	3 MILE	5 MILES
Estimated Population	10,494	83,450	215,789
Average Household Income	\$84,155	\$99,190	\$92,460
Daytime Population (Employees)	11,973	61,305	107,546
Number of Businesses	760	4,634	9,055

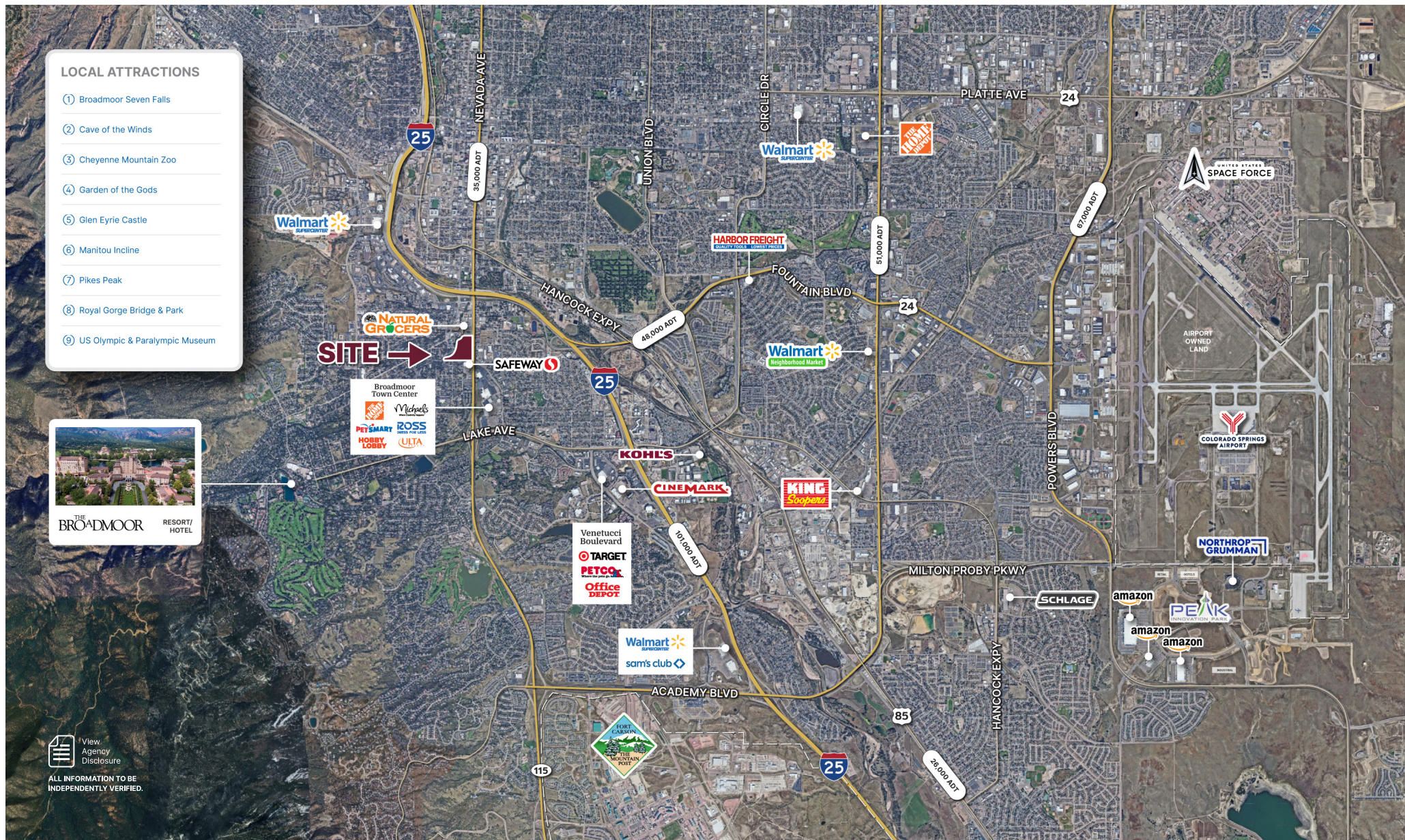
Source: Esri 2024

TRAFFIC COUNTS

LOCATION	CARS/DAY
I-25 east of Nevada Ave	128,000 ¹
I-25 west of Nevada Ave	101,000 ¹
Nevada Ave north of I-25	35,000
Nevada Ave south of I-25	36,664 ¹

Source: Esri 2019, '2022





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