

MEDICAL FACILITY SITE

BUILD TO SUIT



1.18 ACRES BUILD TO SUIT

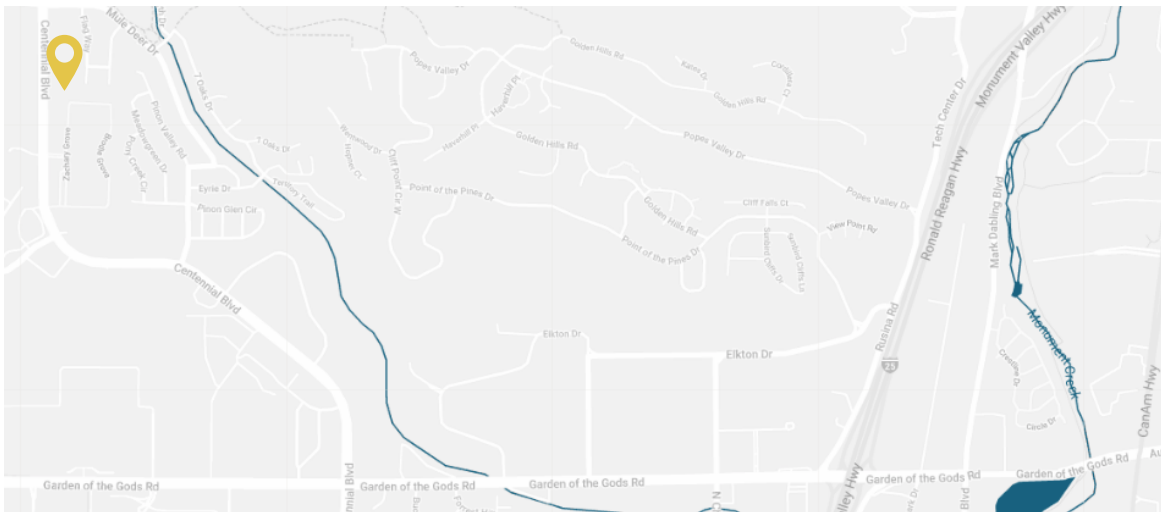
5315 CENTENNIAL BOULEVARD

- Adjacent to MorningStar Assisted Living and Memory Care facility
- Well-suited as medical office, rehabilitation center, recreation center or general office

AREA OVERVIEW

STRATEGIC + SCENIC LOCATION

- Nestled at the foothills of Mountain Shadows in Colorado Springs
- Located conveniently west of Interstate 25 on Centennial Boulevard
- 1.5 miles north of Garden of the Gods Road, a major arterial thoroughfare
- Adjacent to MorningStar Assisted Living and Memory Care facility
- Easily accessible from all directions
- Walking distance to Piñon Valley Park, Ute Valley Park + Mountain Shadows Open Space
- Close to shopping, restaurants, attractions, outdoor escapes, and other amenities

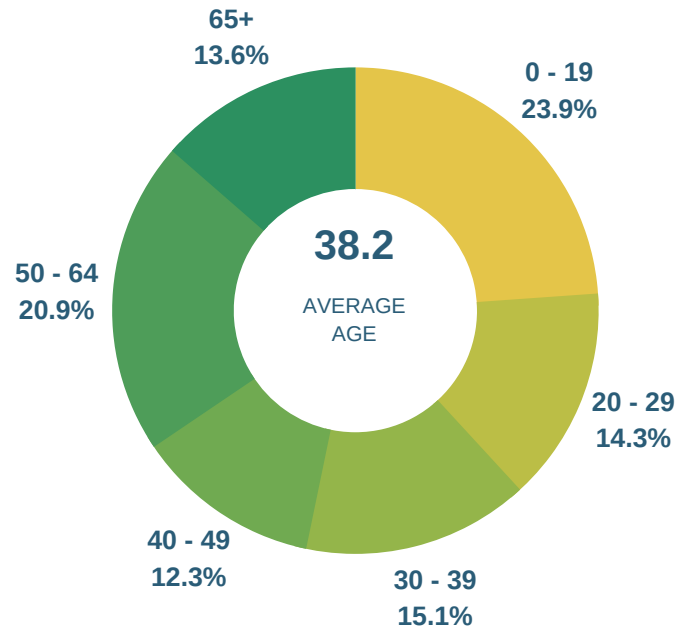
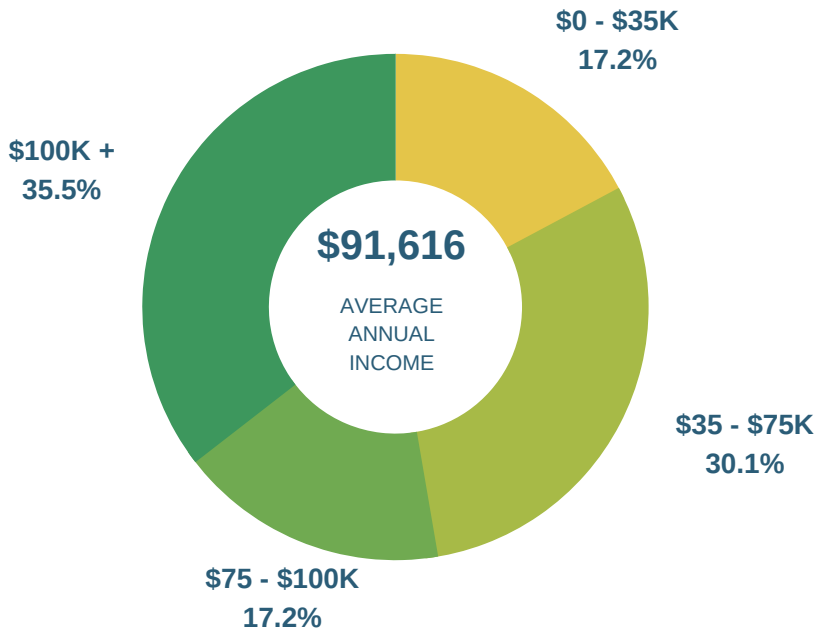


IDEAL USES

Due to its prime location, along with its proximity to the MorningStar Assisted Living and Memory Care facility, this site is well-positioned for a specialty medical facility and provides a unique opportunity to reach the west and southwest populations of Colorado Springs in any of the following specialties:

- Dialysis Center
- Geriatric Care
- Urgent Care
- Dental Care
- Physical Therapy
- Medical Office

POPULATION



	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,005	41,904	119,420

	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	3,989	17,928	51,955
EMPLOYEES	9,537	44,645	127,860
TOTAL BUSINESSES	468	2,741	8,241
AVERAGE HOME COST	\$328,047	\$370,419	\$331,613

SITE PHOTOS

