

Now Preleasing!

Old Ranch Station

Old Ranch Rd & N Powers Blvd SEC
Colorado Springs, CO 80920



Close proximity to
Memorial Hospital North &
Lifetime Fitness



Located within the rapidly growing
Powers Corridor. Moments from
the future site of Children's
Hospital Colorado.

- Located on the Powers Corridor in northeast Springs
- High traffic counts on Powers Blvd - 40,000+ VPD
- Excellent visibility & exposure Powers Blvd
- Great opportunity to gain market share in underserved but growing market

- Located south of Pine Creek High School (approximately 1,500 students in attendance, some of whom patronize neighboring restaurants for off-campus lunch)
- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Till, Petco & many other area retailers!

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**Pine Creek
High School**
(130 Staff Members/
1,600 Students)

Old Ranch Rd

Cordera

**Pine
Creek**

Briargate Pkwy



Research Pkwy



Penrose-St. Francis
Health Services
Centum Health

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Driving Distances

To I-25	7 Miles
To Denver	64 Miles
To Downtown Colorado Springs	14 Miles
To Colorado Springs Airport	17 Miles
To Pueblo	58 Miles

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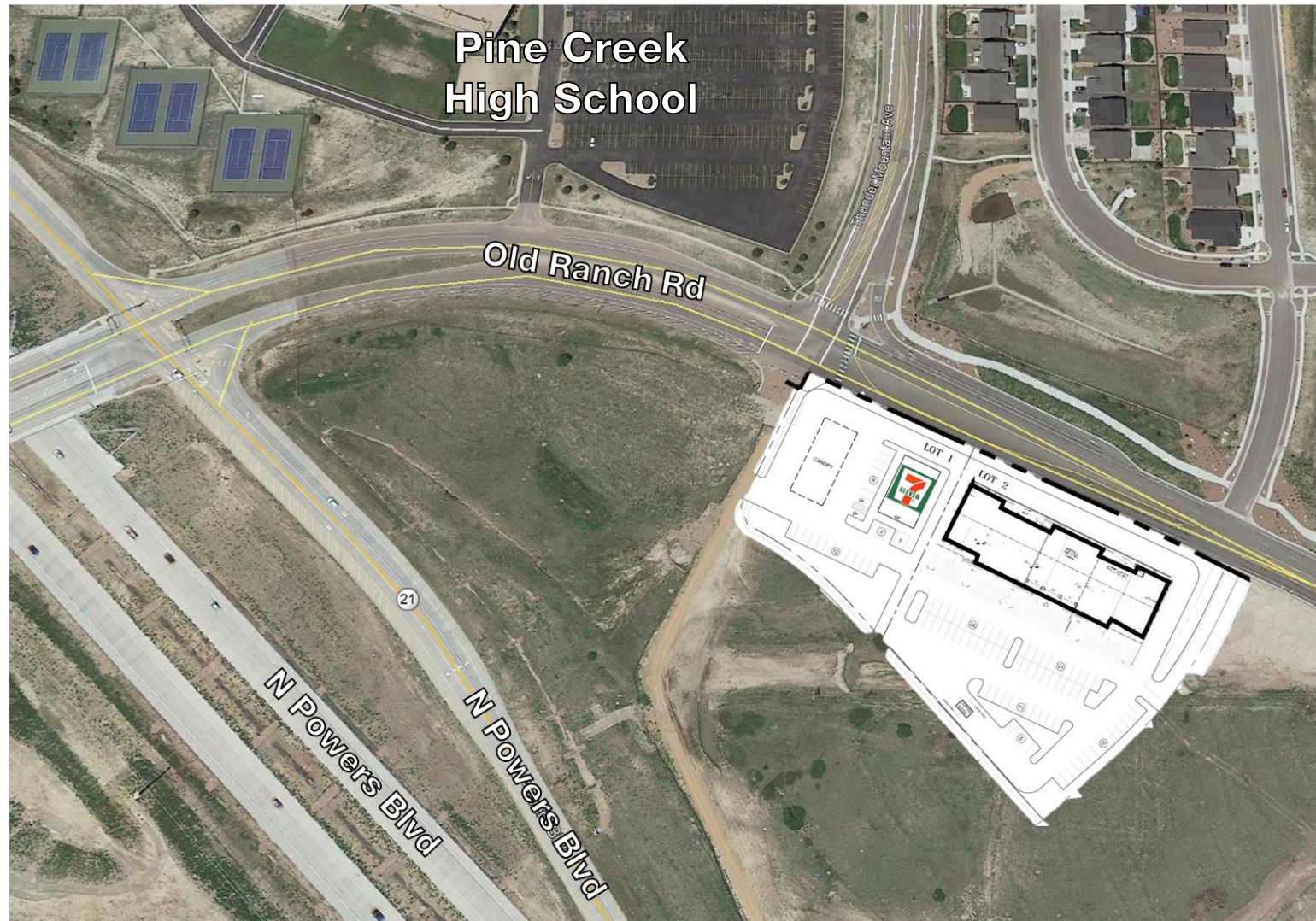
- **UCH Memorial North:** 130,000 SF expansion that will add a new four-story tower to the hospital's campus northeast of Briargate Parkway and Union Boulevard. The \$128 million project, which will open Spring 2019, will add 40 inpatient beds dedicated to women's health services, including labor and delivery, post-partum and cesarean section suites. The expansion also will include eight additional rooms and a CT scanner for the Emergency Department and space for four additional operating rooms.
- **Children's Hospital Colorado:** 294,000 SF hospital is scheduled to open April 2019 with 110 inpatient beds as the first pediatric-only hospital in the Springs. The \$166 million project was recently expanded to build out all 50 patient beds in the neonatal intensive care unit form the 39 originally planned because of the growth in the Colorado Springs area and the increase in admissions to Memorial North's birthing center.
- **St. Francis Medical Center:** 168,000 SF expansion of the existing facility southeast of Powers Boulevard and Woodmen Road. The \$102 million project, scheduled to open in about a year, more than doubles the size of the hospital's Emergency Department, adds 21 beds to its neonatal intensive care unit and adds three operating rooms plus unfinished space for future expansion.

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Site Plan

- Inline shop space with drive-thru & patio potential from $\pm 1,000$ SF+ \$26-\$34 PSF, NNN



Please contact us for
information on pricing
and Tenant
Improvement packages!

Site Plan and Elevations Subject to Change

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- Average home value of \$534,835 (1-Mile Radius)
- Highly educated workforce – more than 30% of the population have earned a Bachelor's, Graduate or Professional degree (1-Mile Radius)
- Stable housing - 88% owner-occupied households (1-Mile Radius)



Briargate has become one of largest and fastest growing areas in Colorado Springs, encompassing more than 9,600 acres and establishing itself as one of the most popular residential areas in our community. Briargate is home to a myriad of activities that promote recreation, shopping, dining and learning. Recreational activities in Briargate include the Briargate Family YMCA, the highly-rated Pine Creek Golf Course, The Promenade Shops at Briargate, as well as many parks and walking trails.

Demographics (2018)	1 - Mile	3 - Mile	5 - Mile
Total Population	5,199	49,924	123,789
Total Households	1,649	17,142	44,473
Average HH Income	\$173,850	\$132,374	\$115,393

Traffic Counts

	Vehicles Per Day
N Powers Blvd & Ranch Rd	23,013
N Powers Blvd & Union Blvd	40,417
Ranch Rd & N Powers Blvd	6,586

Employees

	1 - Mile	3 - Mile	5 - Mile
Businesses	50	1,225	3,723
Employees	1,871	26,211	55,814

Source: ESRI BAO

Cordera truly epitomizes the Colorado Springs lifestyle with spectacular views of the Black Forest and Pikes Peak and equally spectacular homes from Colorado's finest homebuilders. There is also an extensive 4.5 mile inter-linking trail system, three wonderfully-themed neighborhood parks, and an amenity-packed Community Center that features a pool and splash area. Plus, Cordera is near The Promenade Shops at Briargate and within the highly-acclaimed Academy School District 20.

In addition to Cordera, the newest community in Briargate is North Fork at Briargate, which offers beautiful homes in School District 20 with starting prices in the upper \$400s.

Cordera and North Fork will be built out in 2021 with a total of 2,413 residential units in place.

Source: www.Briargate.com