



## University Village Colorado

4880 - 5342 North Nevada Avenue  
Colorado Springs, CO 80918

**COSTCO**  
WHOLESALE

**LOWE'S**  
Home Improvement Warehouse

**KOHL'S**  
expect great things

**Famous**  
Footwear

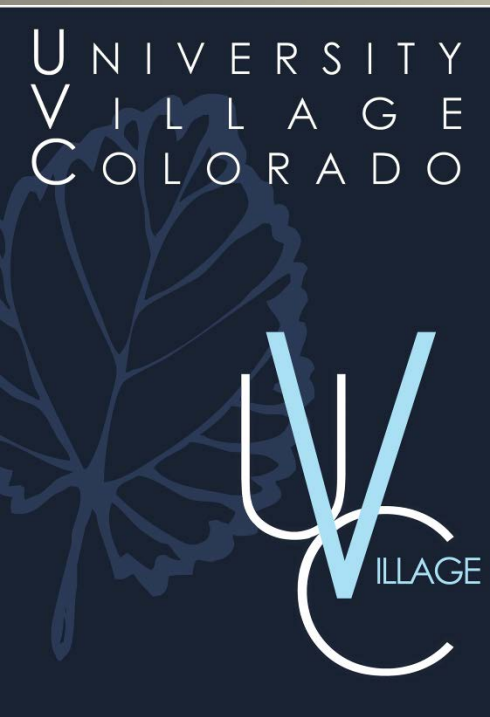
**Panera**  
BREAD

**TRADER**  
**JOE'S**

**smashburger**

**noodles**  
& company





## University Village Colorado

continues to grow! Recently AT&T, The Eye Institute, Navy Federal Credit Union, fabrik' a Women's Boutique and 5 Star Nutrition joined UVC. The center has proven to be the preferred retail, restaurant and community events center in Colorado Springs. Trader Joe's, Costco, Kohl's, Lowes, Starbucks, Petco, Steinmart, City-Mac, Bonefish Grille, Xfinity, Il Vicino Wood Oven Pizza, Hacienda Colorado, Chipotle, Famous Footwear, Panera Bread, BJ'S Restaurant and Brewhouse, Veda Salon and Spa, Smashburger, Cowboy Star, Colorado Rockies Dugout, Over Easy, Colorado Running Company and Massage Green, Verizon, Interstate Batteries, Tan Your Hide, Noodles, Pacific Dental, Keva Juice, Blue Mountain Creamery, Aspen Kitchen and Bath, TruHealthDr., The Mutual

Fund Store and T-mobile continue to experience great success.

The success of the University Village Colorado is due to four main factors: i) its central interstate location, makes it accessible within a 20 minute drive to all the middle and upper income levels in the market; ii) all three major employment areas in El Paso County are on this west side of town; one of them, Garden of the Gods and Rockrimmon office park, is just across the interstate and adds over 34,000 in daytime population; iii) Solid regional anchors in the shopping center expected to bring over \$200 million in annual sales to the center and; iv) the University of Colorado, Colorado Springs, across Nevada Avenue, increases its student base annually and is now at approximately 11,700 students and is expected to double and triple in size in the near future.

The shopping center is highly visible to Interstate 25's daily traffic of well over 100,000 cars per day, with the interstate's recent expansion that number can grow to 170,000 cars per day. Patrons have an easy interstate drive and then easily access the center from the north or south interchanges.

North Nevada Avenue's complete re-design, includes three lanes in each direction, raised medians, new street lighting and landscaping, three signalized entrances, a

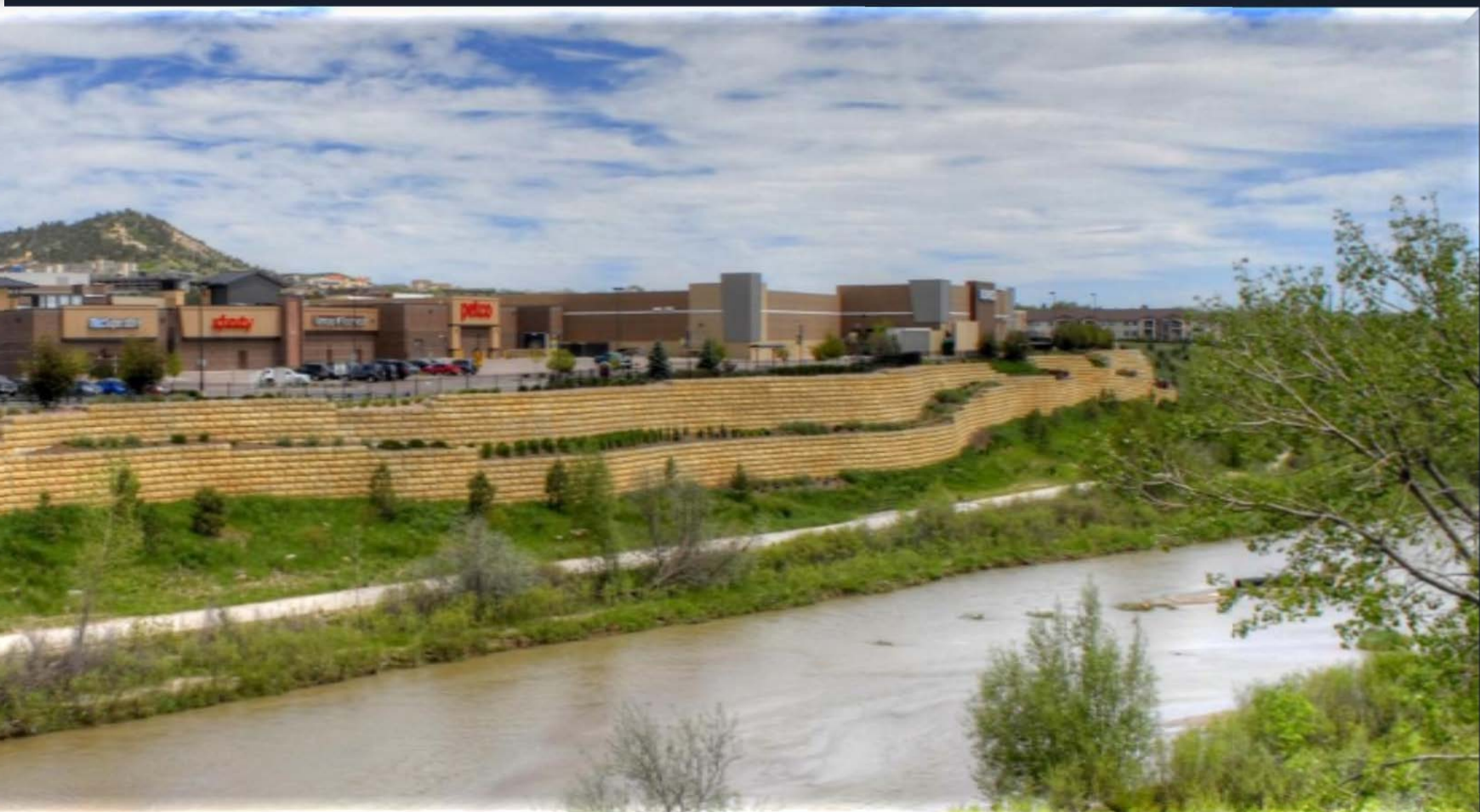
right in/right out into the shopping center and a pedestrian underpass for UCCS students and other event patrons.

The high-end design of the center, combining a village aspect with the anchor draws, makes it more of an event than just shopping. Common courtyards, picnic areas, concert stage, picnic tables, outdoor music, a newly designated trailhead for the Monument Creek and Pulpit Rock trail systems, plentiful landscaping and the spectacular panoramic views of Pikes Peak and Front Range, create a truly unique experience for southern Colorado.

The University Village Colorado running club has over 1,500 members. The UVC website keeps a calendar of events and tenant announcements. Regularly scheduled summer mini-concerts, holiday celebrations and community events utilize the common courtyards and stage area and are coordinated by the UVC marketing team to promote tenants and the center.







# Demographics

2016 CLARITAS

	MILE 3	MILE 5	MILE 10
Population	77,433	220,865	505,987
Avg. Family Household Income	\$75,190	\$74,360	\$75,660
Number of Households	34,697	96,734	203,238

	25 MIN DRIVE ON MAJOR ROADS
Population	617,038
Avg. Family Household Income	\$77,459
Number of Households	238,888

# Traffic Counts

CITY OF COLO SPRGS TRAFFIC ENGINEERING

	TOTAL		
Austin Bluffs Pkwy at UCCS 2014	35,542 MPSI		
Austin Bluffs Pkwy at Nevada Ave 2014	EAST/WEST 38,424 MPSI	NORTH/SOUTH 18,455 MPSI	TOTAL 56,879 MPSI

# 25 Minute Drive Demographic Summary

## 25 MIN DRIVE - MAJOR ROADS SUMMARY



The population in this area is estimated to change from 568,065 to 617,038, resulting in a growth of 8.6% between 2010 and the current year.

Over the next five years, the population is projected to grow by 6.6%. The population in the base area is estimated to change from 308,745,538 to 322,431,073, resulting in a growth of 4.4% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.7%. The current year median age for this area is 34.3, while the average age is 36.5. Five years from now, the median age is projected to be 35.7. The current year median age for the base area is 38.0, while the average age is 38.9. Five years from now, the median age is projected to be 39.0.



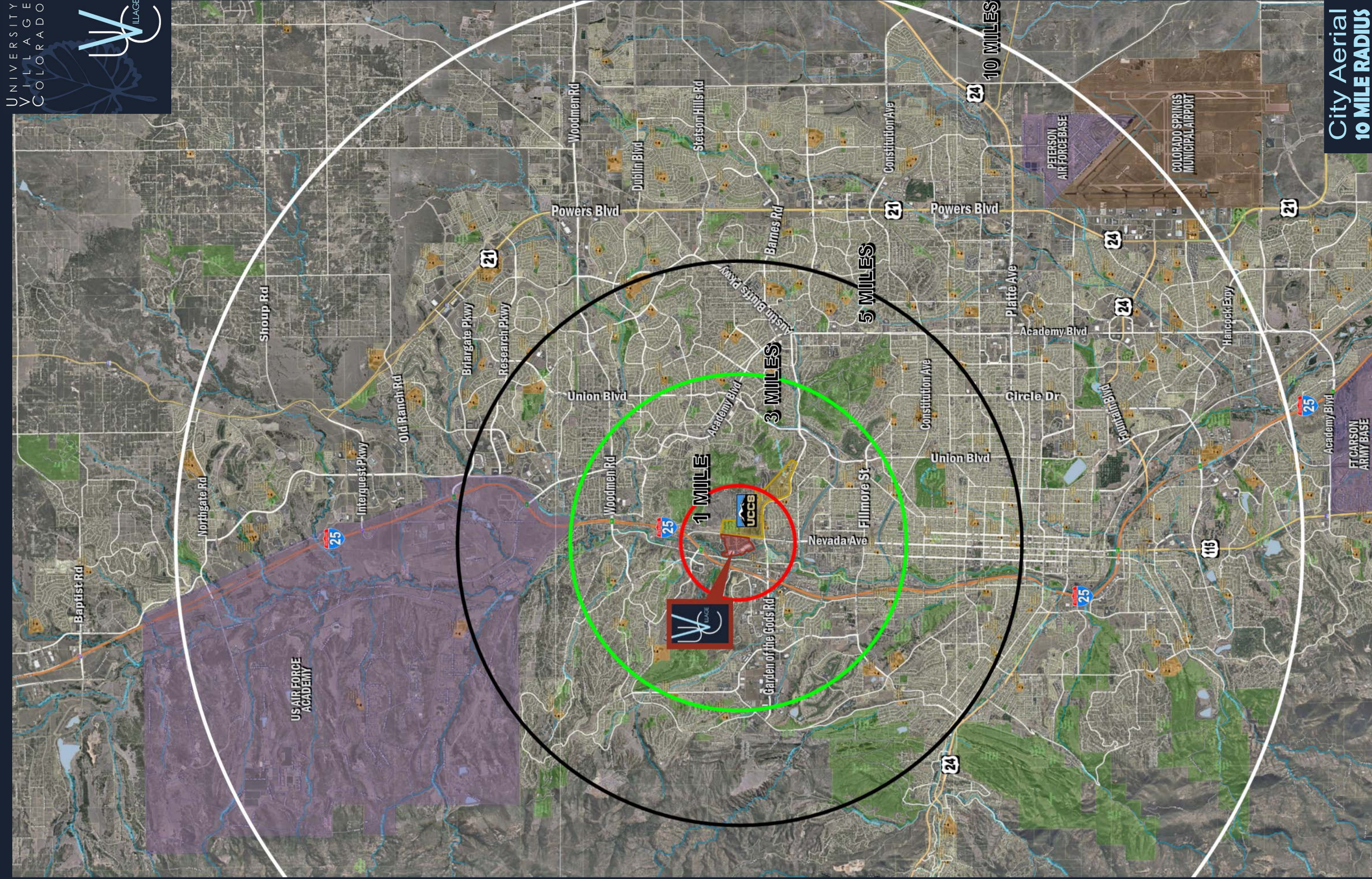
The number of households in this area is estimated to change from 217,165 to 238,888, resulting in an

increase of 10.0% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 7.4%. The number of households in the base area is estimated to change from 116,716,292 to 122,265,437, resulting in an increase of 4.8% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.9%.



The average household income is estimated to be \$77,459 for the current year, while the average household income for the base area is estimated to be \$77,135 for the same time frame. The average household income in this area is projected to change over the next five years, from \$77,459 to \$83,746. The average household income in the base area is projected to change over the next five years, from \$77,135 to \$83,619.









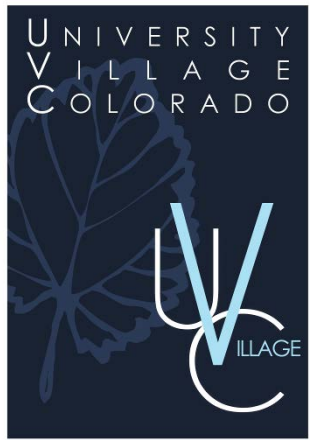
Daytime Population  
Approx 34,000 Employees

UCCS  
11,700 STUDENTS

Site Aerial  
WEST ACCESS

AERIAL PHOTOS





CENTRAL  
BUSINESS  
DISTRICT



AUSTIN BLUFFS PKWY

UCCS  
EXPANSION

NEVADA AVE



GARDEN OF THE GODS RD



WOODMEN RD

O B L I Q U E   S O U T H V I E W





Mark Dabbling Blvd

**COSTCO**  
WHOLESALE

Stein Mart

N Nevada Ave

**KOHL'S**  
expect great things

**LOWE'S**

TRADER JOE'S

UCCS  
PROPERTY

FUTURE  
PERFORMING  
ARTS CAMPUS

URBAN RENEWAL AREA

UCCS  
PROPERTY

AERIAL VIEW

AERIAL PHOTOS



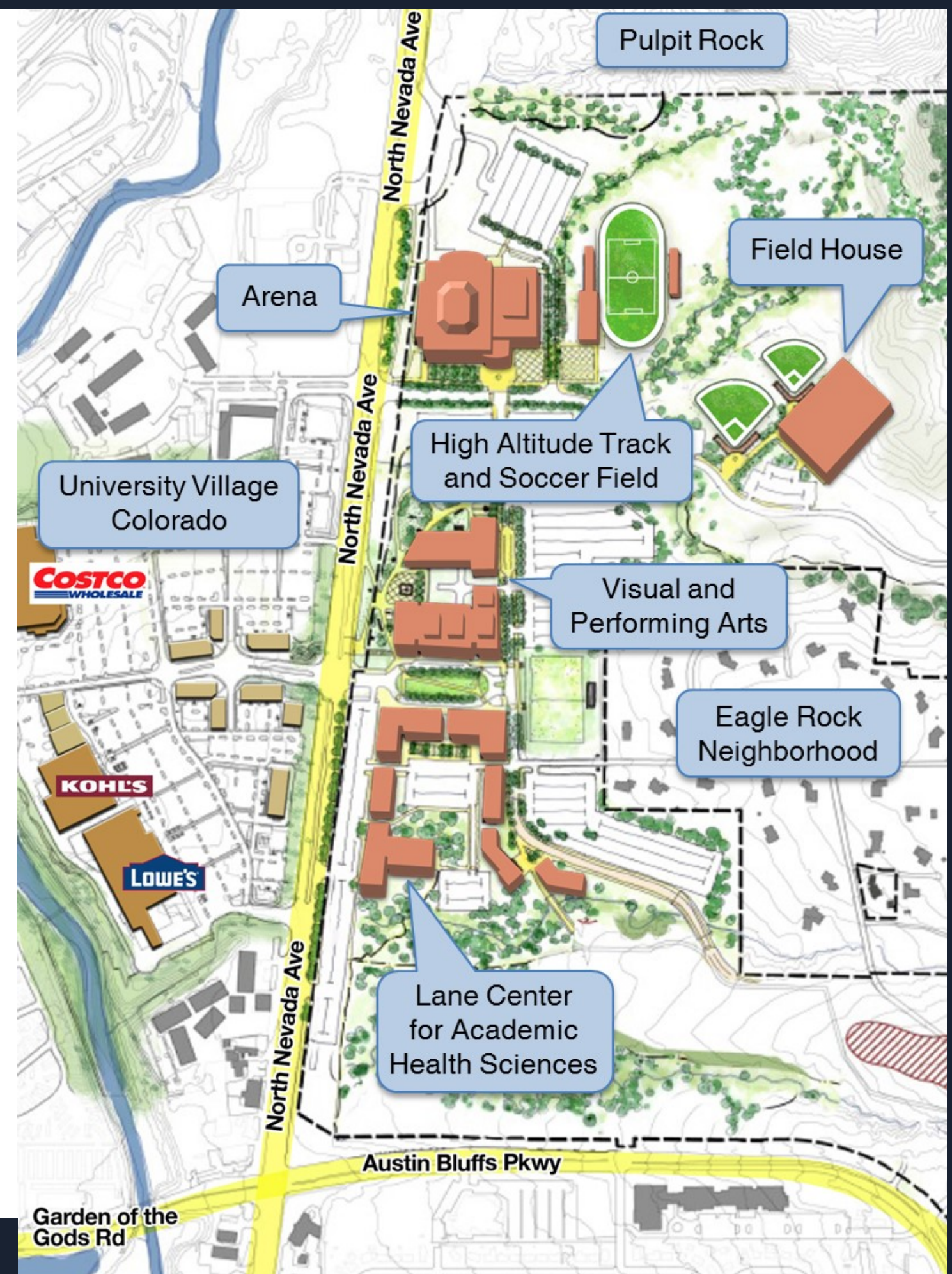
## The National Sport, Arts and Wellness Village

This concept focuses on three primary areas:

- Sports
- Health and Wellness
- The Arts

Within these three areas of focus are potential multiple community, regional and national partners that will join in collaboration to maximize success.

The National Sports and Wellness Village is transformational for the University and region. The regional economic development potential is substantial and creates limitless opportunities for research, education, program development, innovation and tech transfer.







ANCHOR BUILDINGS

Lowe's (4880 N Nevada)	169,112
Kohls (4910 N Nevada)	90,032
Costco (5050 N Nevada)	157,148

PAD BUILDINGS

A - Starbucks (5070-A N Nevada)	2,437
A - Sawara Sushi (5070-B N Nevada)	1,170
B - Tokyo Joes (5086-A N Nevada)	2,400
B - Pita Pit (5086-B N Nevada)	1,103
B - Nothing Bundt Cakes (5086-C N Nevada)	1,802
C - BJ's Restaurant (5150 N Nevada)	7,700
D - Hacienda Colorado (5246 Nevada)	8,109
E - Jeanne B's Boutique	2,410

BUILDING A (5102 N NEVADA)

A - Chipotle	2,584
B - XS Threadz	1,955
C - MyWireless	1,919
D - TRU Health Dr	1,921
E - Which Wich	1,724
F - 5 Star Nutrition	1,437
G - Bonefish Grill	4,500

BUILDING C (5230 N NEVADA)

A - Smashburger	1,800
B - Locals Barber Shop	1,381
C - Interstate Battery	1,618
D - Colorado Rockies	1,532
F - Panera Bread	5,582

BUILDING E (5214 N NEVADA)

A - Il Vicino Restaurant	2,702
B - Venice Oil	1,104
C - America's Retirement Store	4,065

BUILDING G (5182 N NEVADA)

A - Veda Salon	5,167
C - Kineo Fitness	2,783
D - Johannes Hunter Jewelers	2,758

BUILDING I (5278 N NEVADA)

A - AT&T	2,994
B - Navy Federal Credit Union	3,464
C - Available	3,463
D - Available	1,600
E - Fab'rik	1,769
F - Vision Institute	2,500
G - Mortgage Central	2,449

BUILDING K (5020 N NEVADA)

A - Petco	12,500
B - Wild Birds Unlimited	1,506
C - Famous Footwear	6,028
D - Xfinity	4,862
E - MacSuperstore	4,886

Duluth Trading Co.	12,500
Christy Sports (5294 N Nevada)	8,400
Steinmart (5326 N Nevada)	32,000
Trader Joe's (5342 N Nevada)	12,420

BUILDING B (5166 N NEVADA)

A - Noodles	2,535
B - T-Mobile	1,534
C - Modern Acupuncture	1,460
D - Rocket Fizz	1,881
E - Keva Juice	1,320
F - Glacier Ice Cream	2,167

BUILDING D (5262 N NEVADA)

A - Colorado Running Co	2,867
B - Available	1,274
C - Pure Barre	1,531
D - Massage Green	1,930
E - Over Easy	3,167

BUILDING F (5198 N NEVADA)

AB - Springs Modern Dentistry	4,500
C - Cowboy Star	6,100

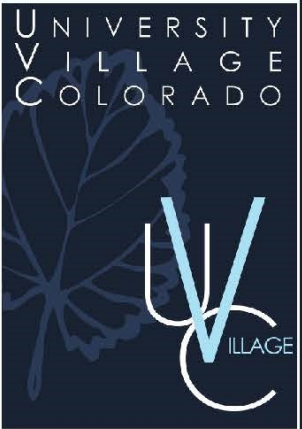
BUILDING H (5134 N NEVADA)

A - Tan Your Hide	2,611
B - The Mutual Fund Store	909
C - Aspen Kitchen & Bath	2,117
E - Low T Center	2,208

BUILDING J (5310 N NEVADA)

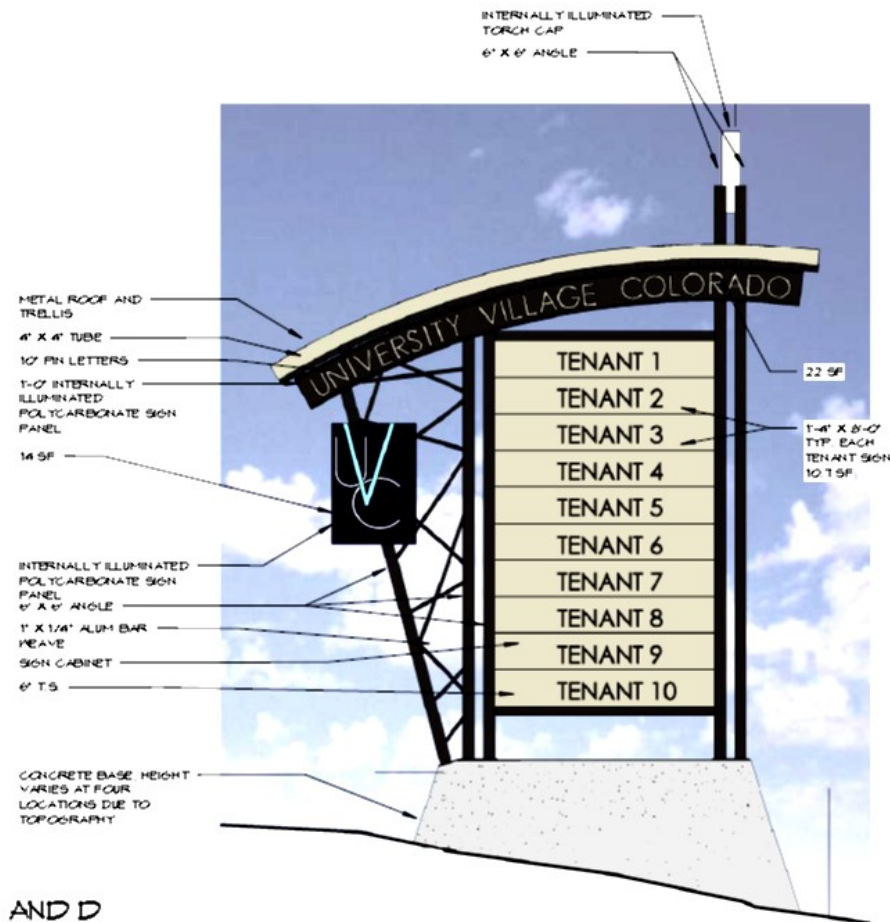
Available	10,100
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- TO BE CONSTRUCTED
- LEASED
- AVAILABLE

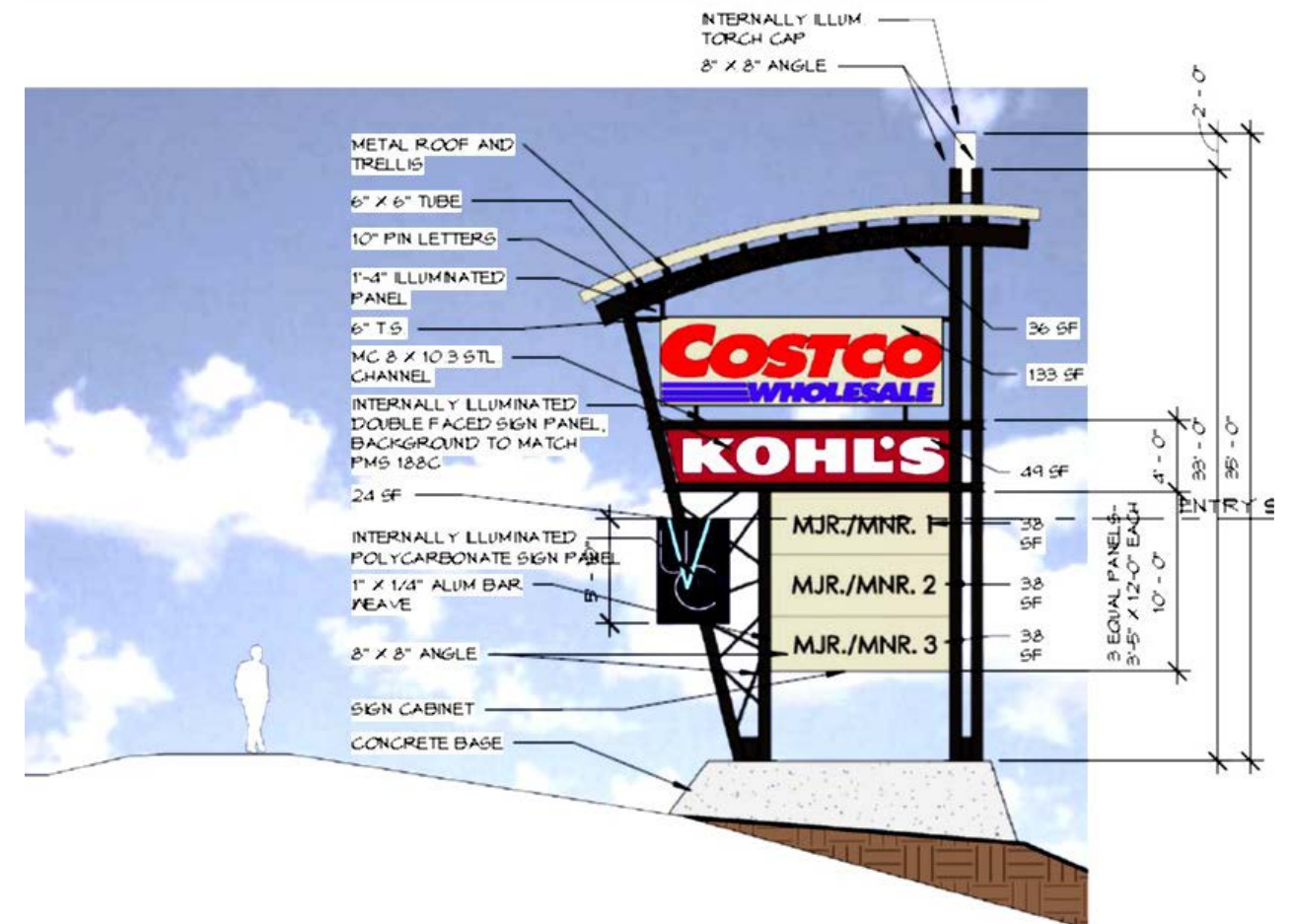


SITE PLAN





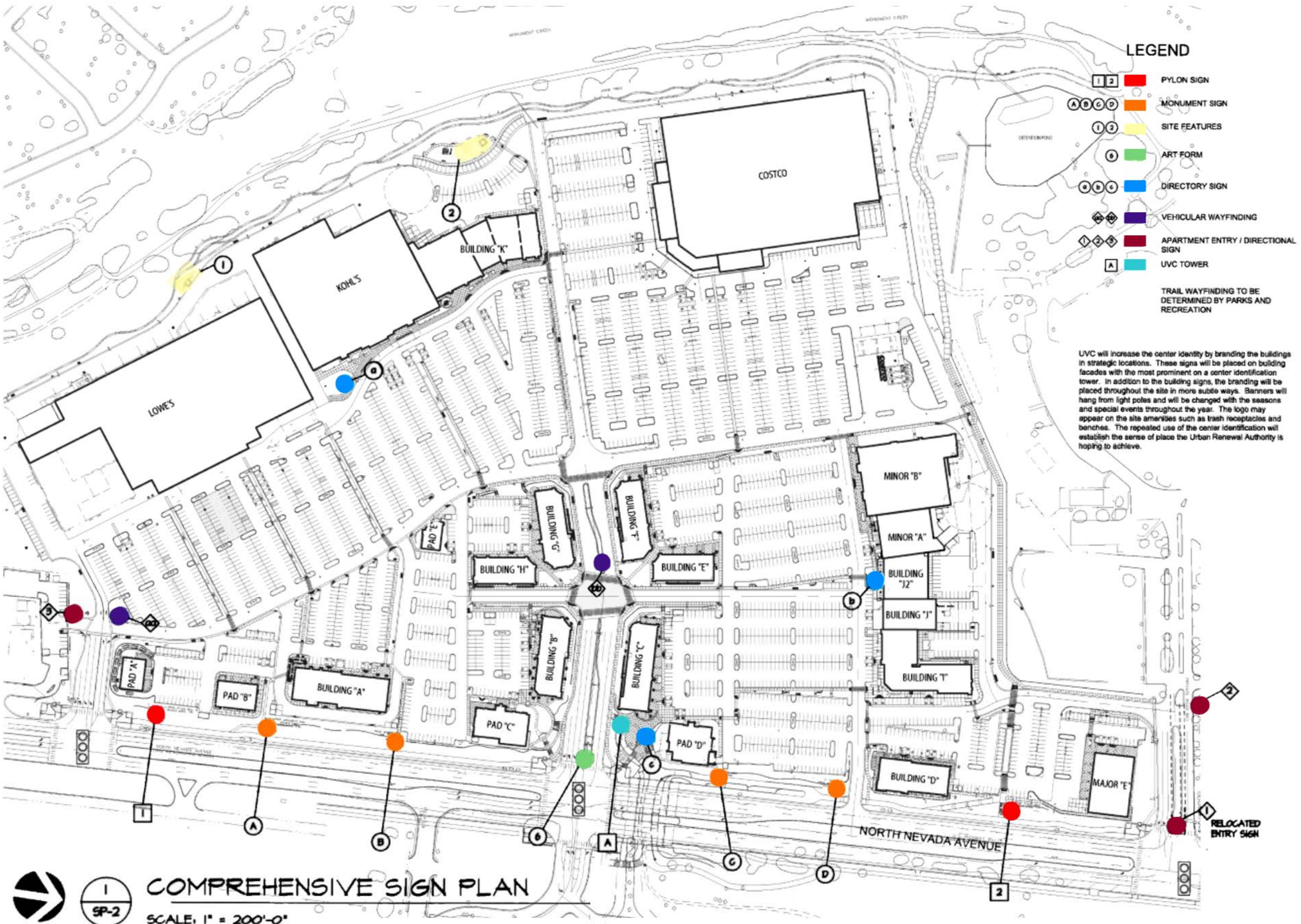
MONUMENT SIGN - A, B, C, AND D  
1/4" = 1'-0"



PYLON SIGN 1 - COLOR  
1/8" = 1'-0"

# MONUMENT / PYLON SIGNS

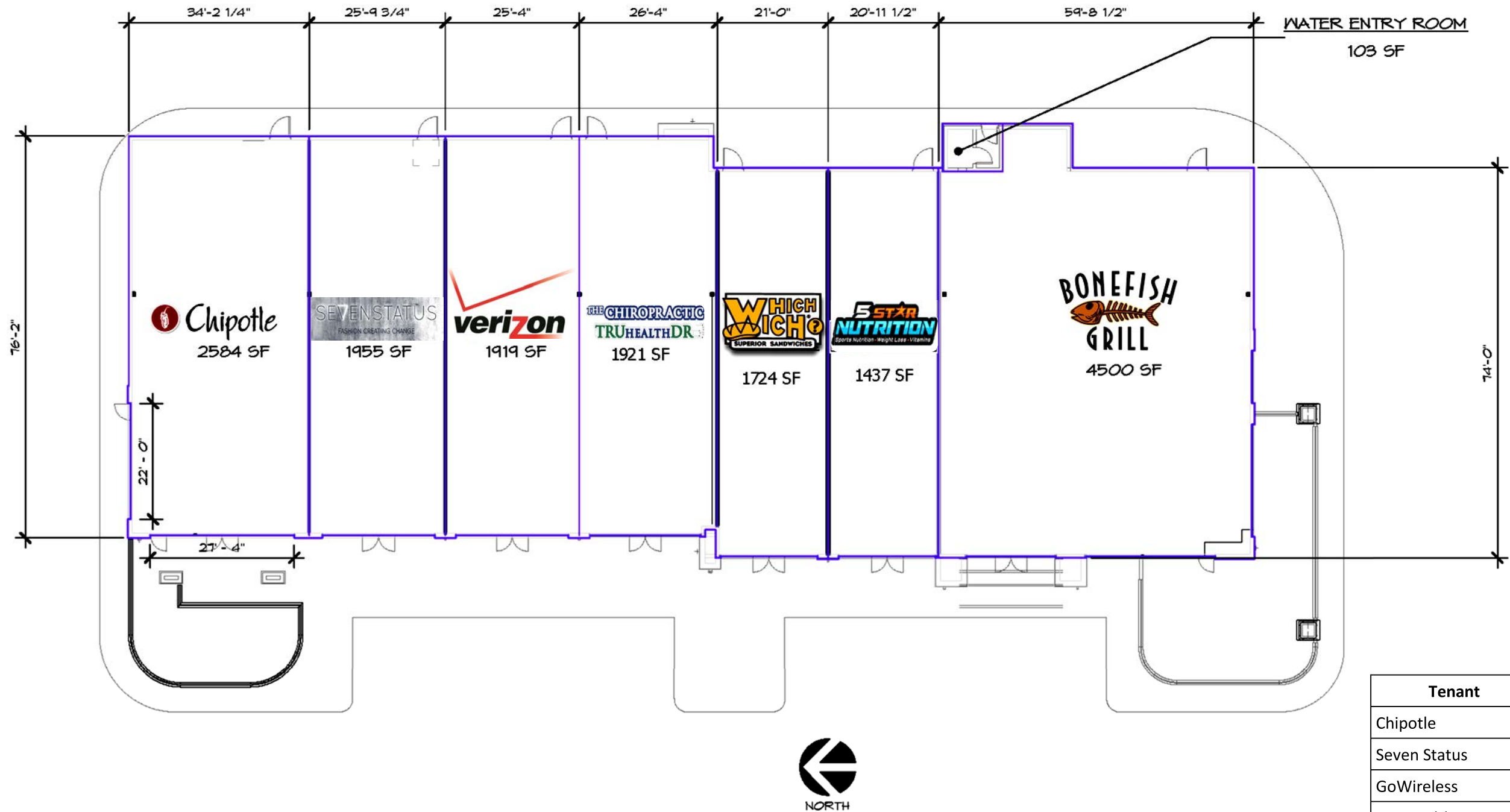
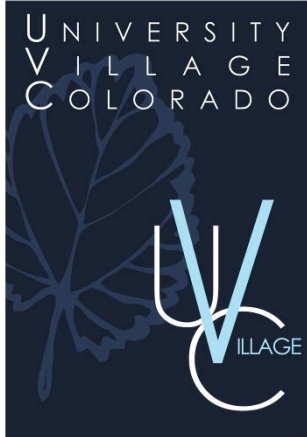




# SIGNAGE

## SIGN LOCATIONS





Tenant	SqFt
Chipotle	2,584
Seven Status	1,955
GoWireless	1,919
TRUHealth Dr	1,921
Whichwich	1,724
5 Star Nutrition	1,437
Bonefish Grill	4,500
Building Total	16,040

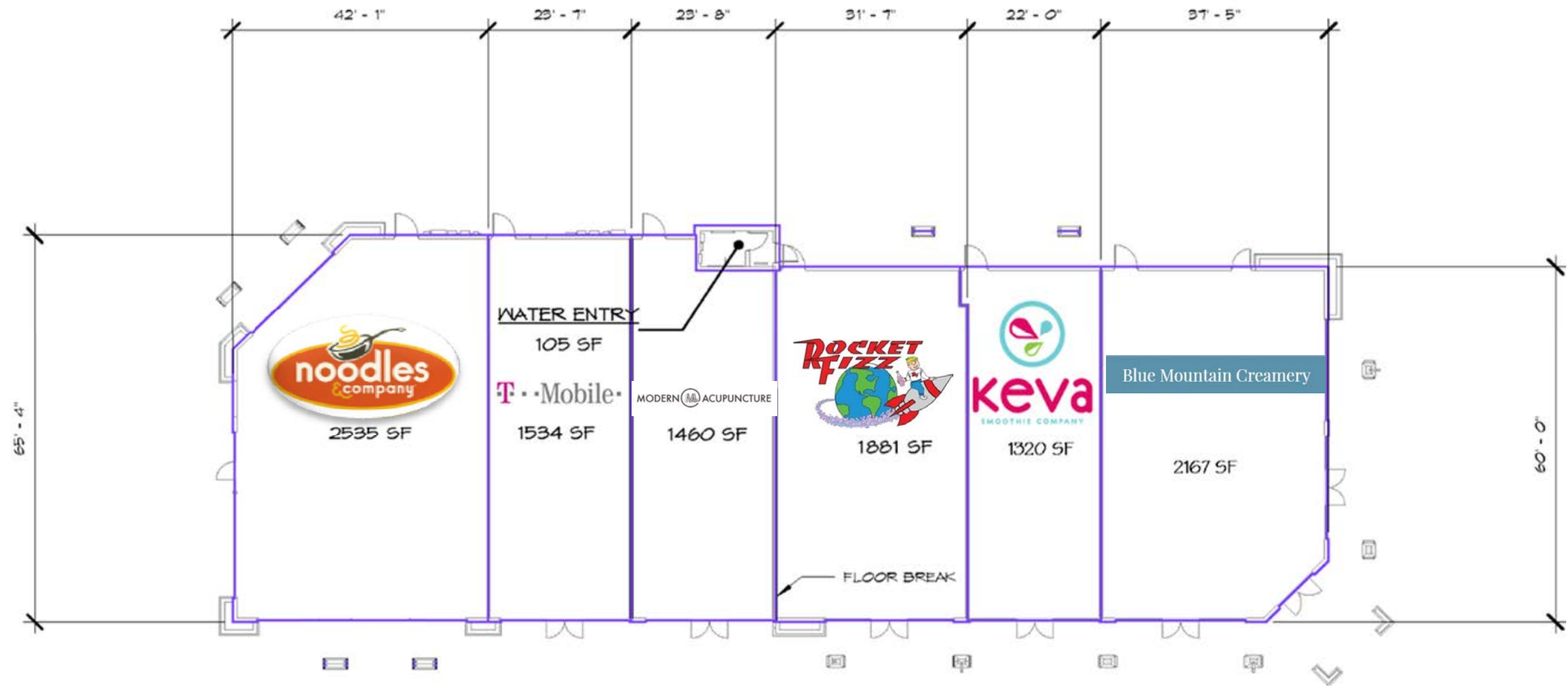
AREA PLAN





BUILDING A

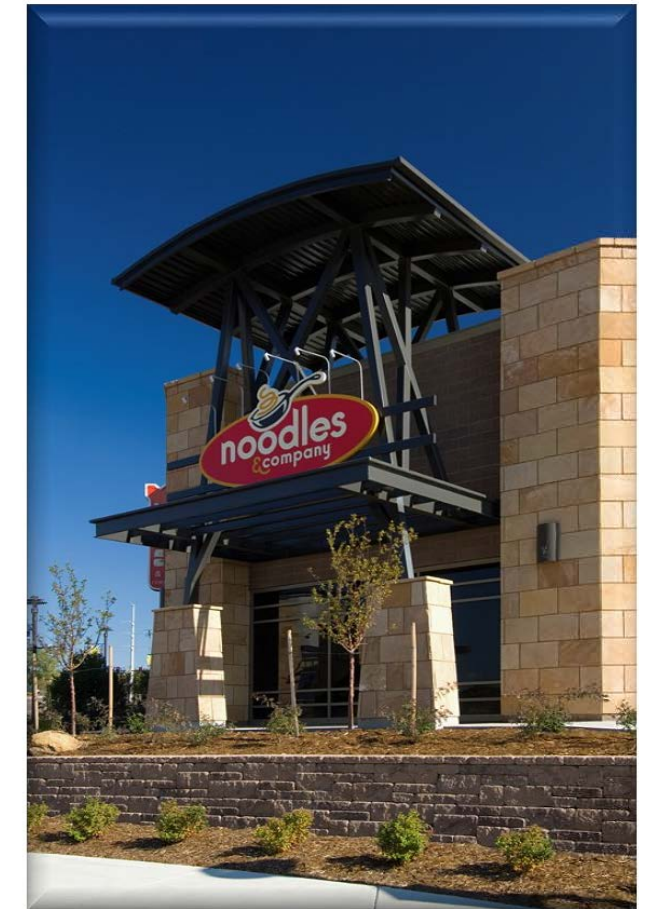




AREA PLAN

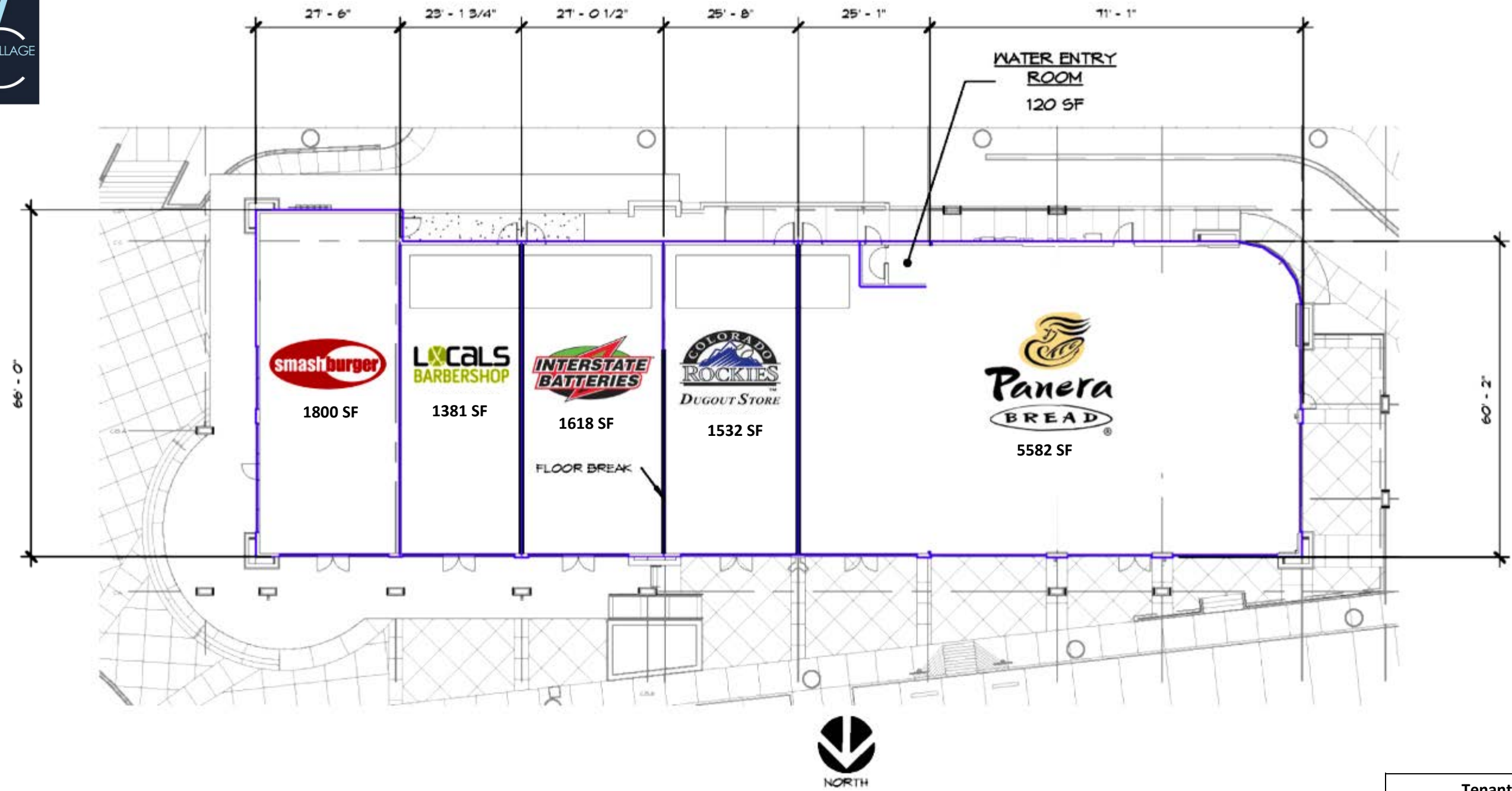
Tenant	SqFt
Noodles	2,535
T-Mobile	1,534
Supercuts	1,460
Rocket Fizz	1,881
Keva Juice	1,320
Glacier Ice Cream	2,167
Building Total	10,897





BUILDING B





AREA PLAN

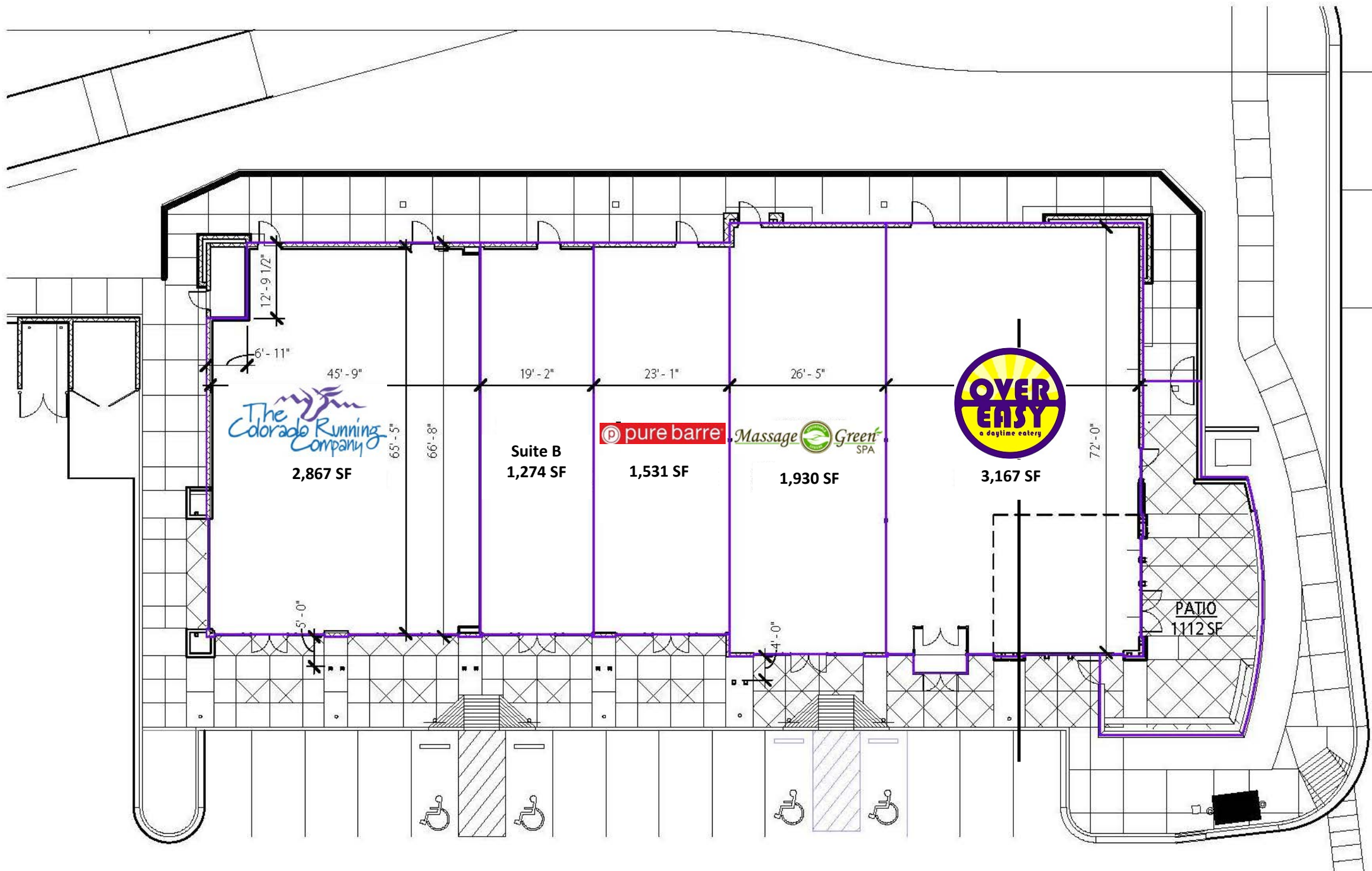
Tenant	SqFt
Smashburger	1,800
Locals Barbershop	1,381
Interstate Batteries	1,618
Colorado Rockies	1,532
Panera Bread	5,582
Building Total	11,913





BUILDING C





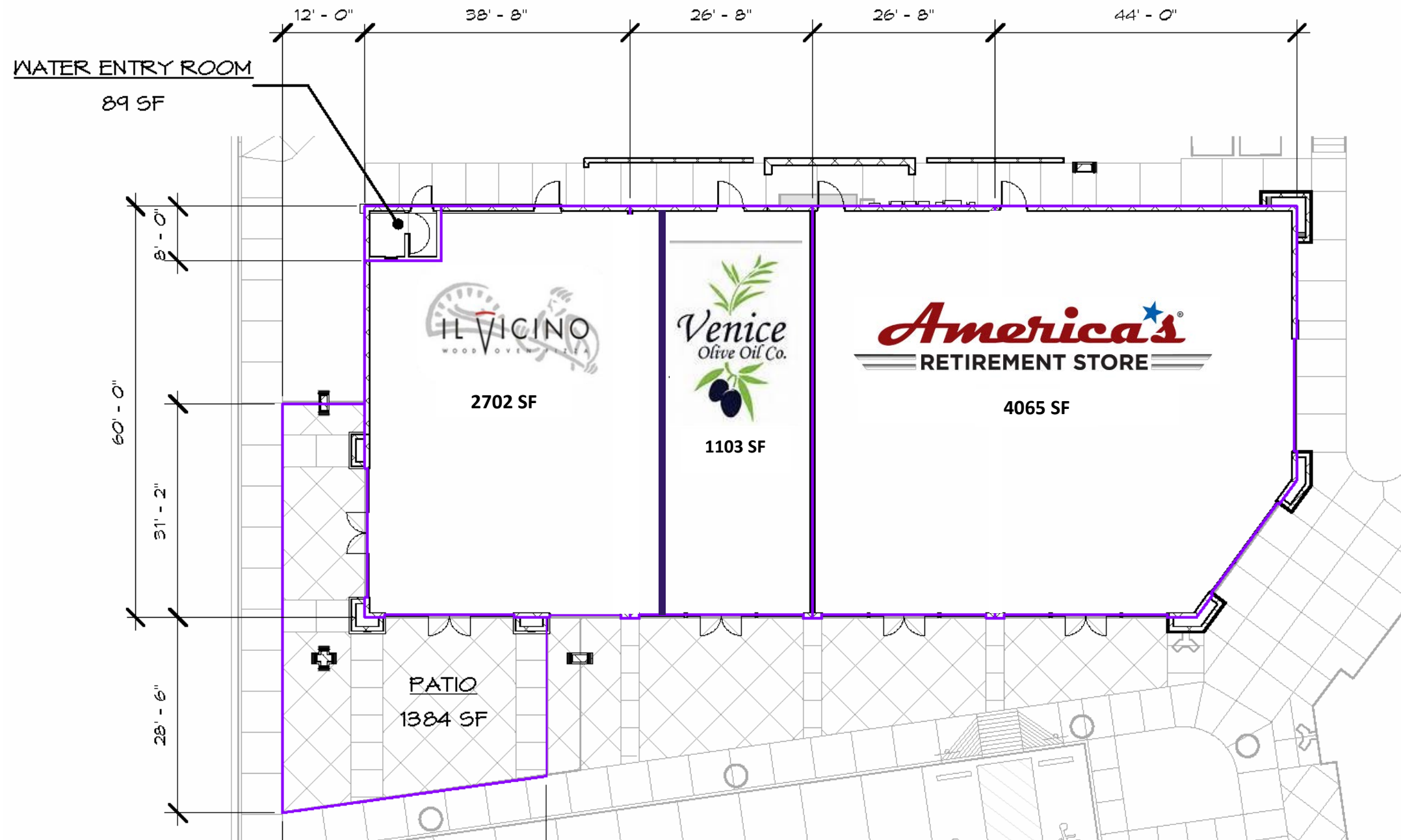
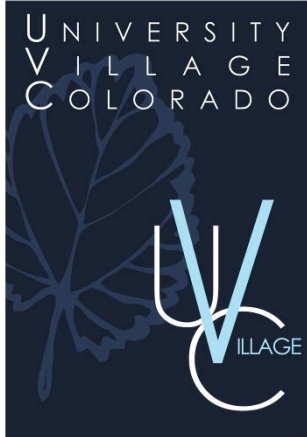
Tenant	SqFt
Colorado Running Co	2,867
Suite B	1,274
Pure Barre	1,531
Massage Green	1,930
Over Easy a Daytime Eatery	3,167
Building Total	10,999





BUILDING D





# AREA PLAN

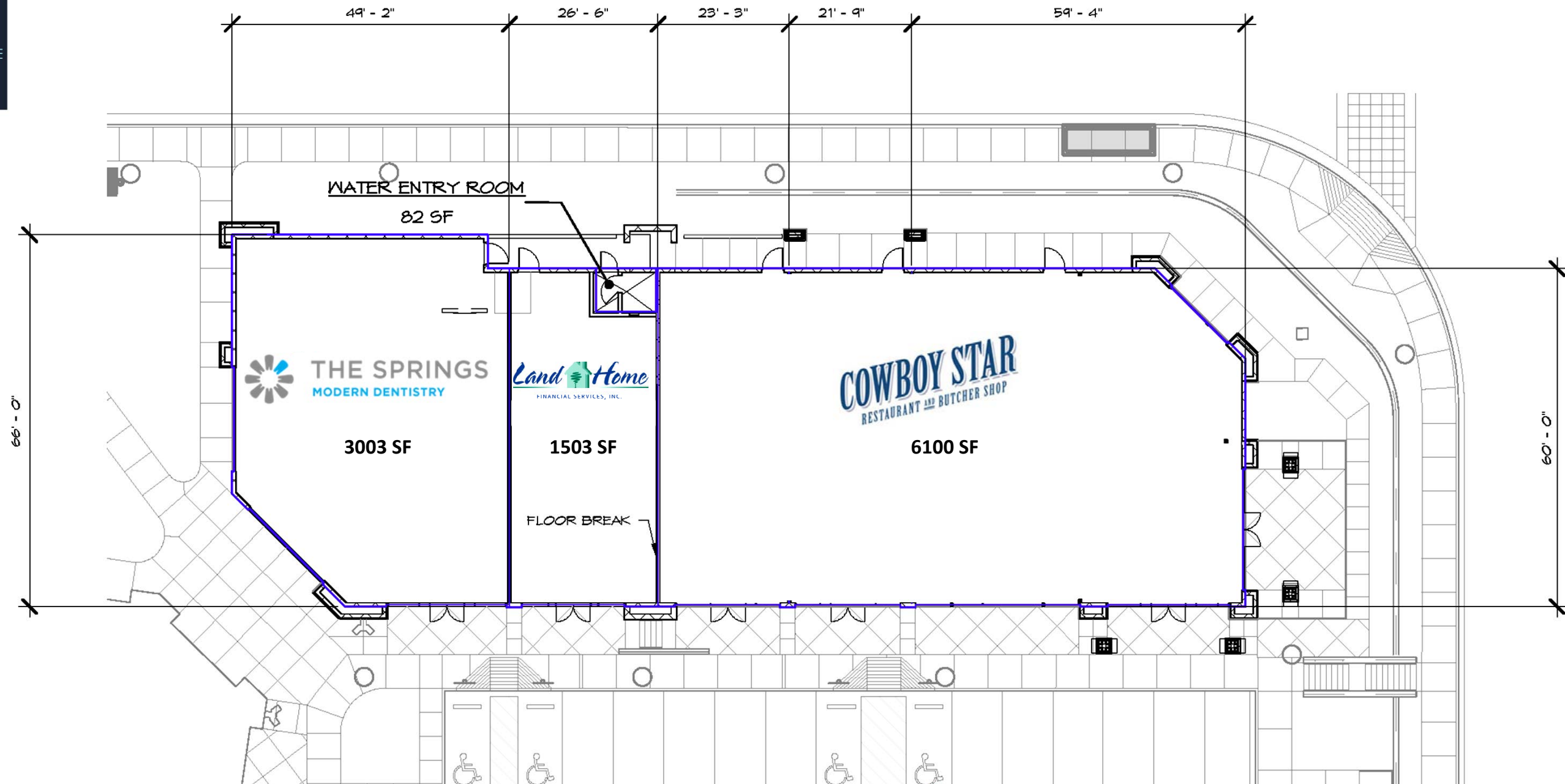
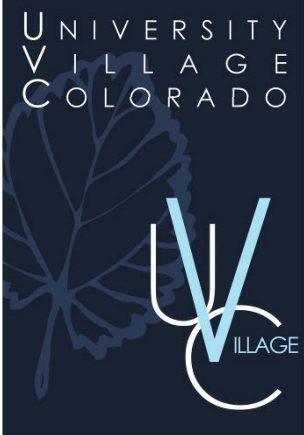
Tenant	SqFt
Il Vicino	2,702
Venice Oil	1,103
America's Retirement Store	4,065
Building Total	7,870





BUILDING E





Tenant	SqFt
Springs Modern Dentistry	3,003
Tenant B	1,503
Cowboy Star	6,100
Building Total	10,606

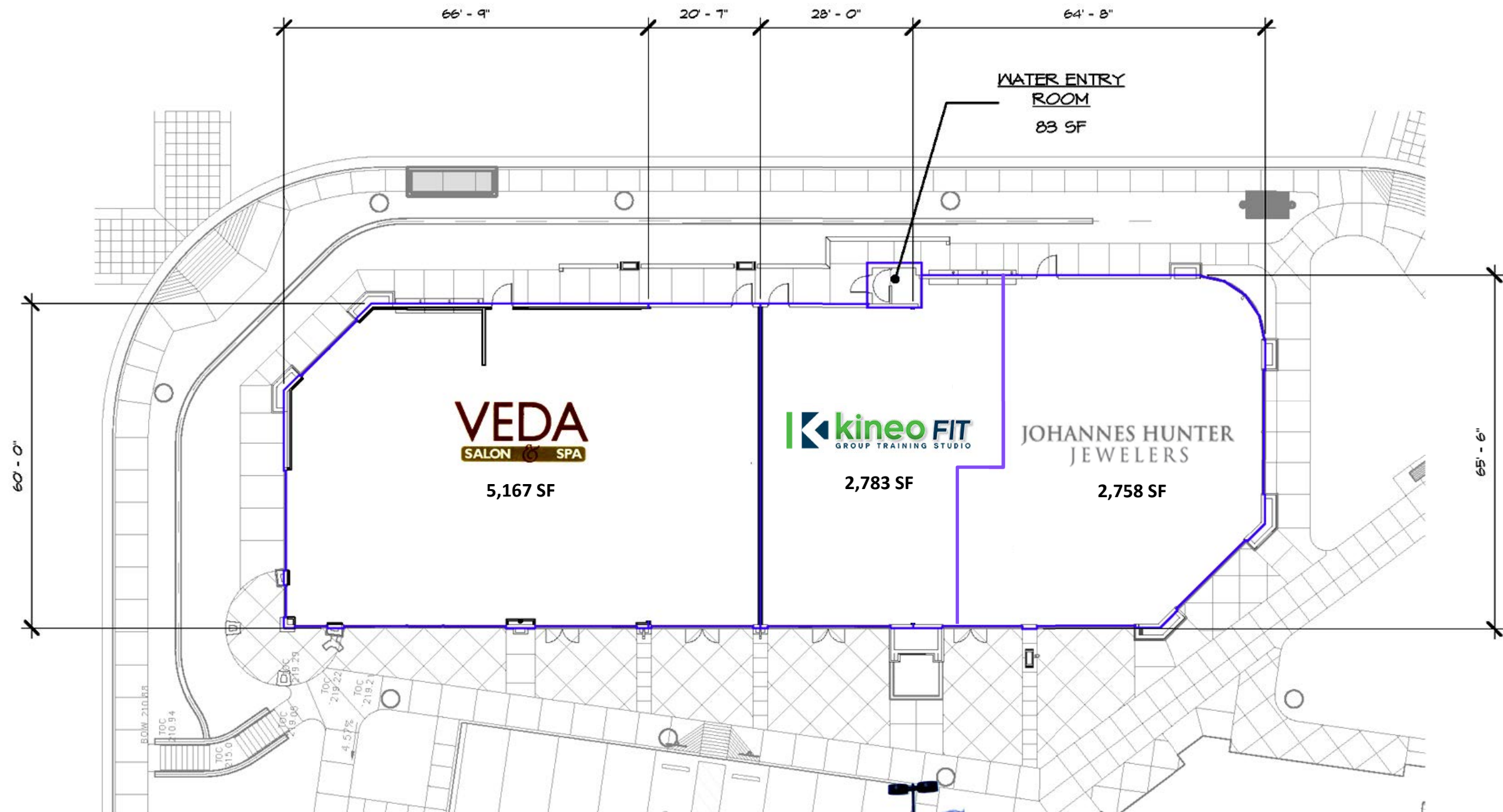
AREA PLAN





BUILDING F





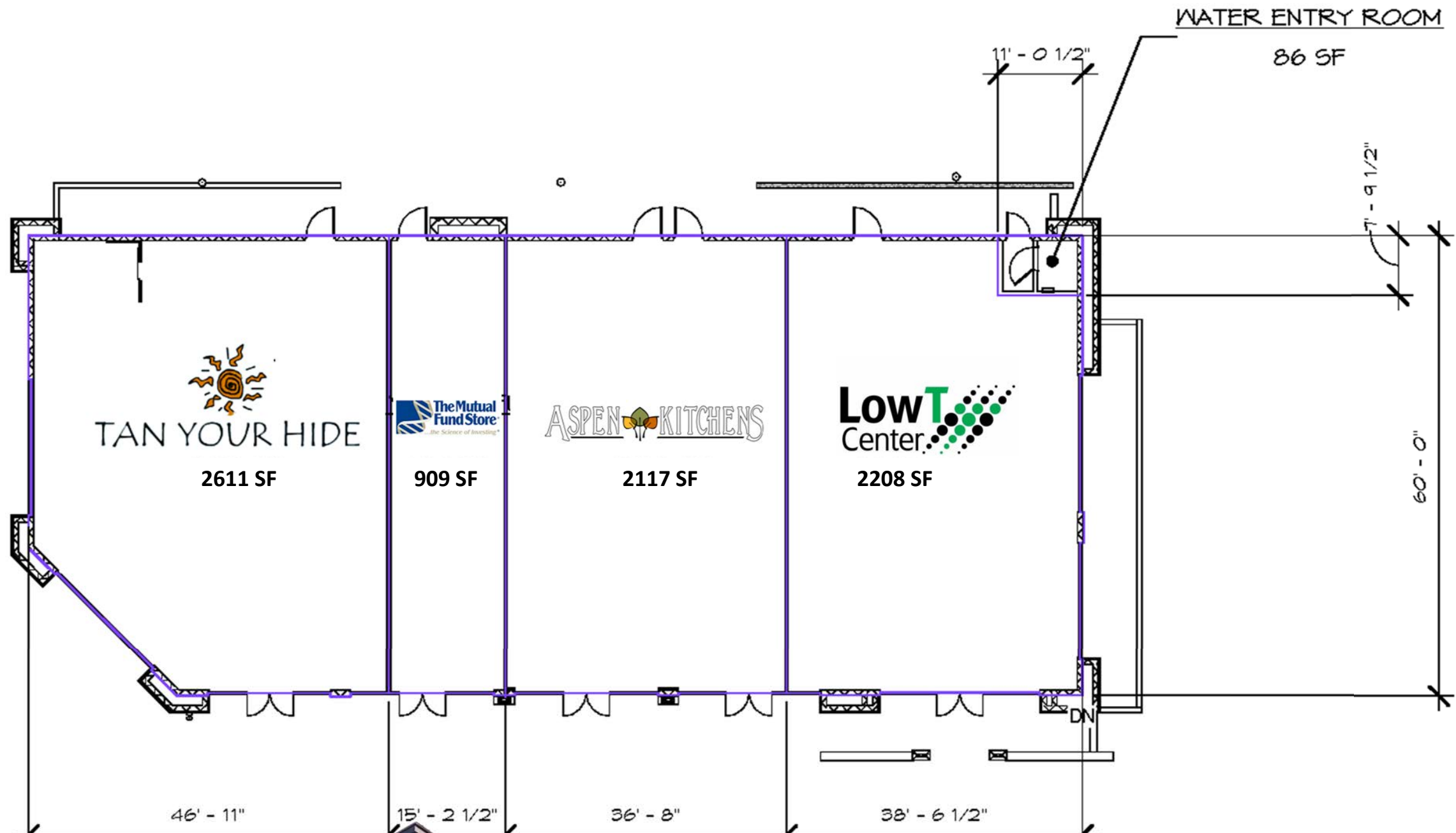
Tenant	SqFt
Veda Salon	5,167
Kineo Fit	2,783
Johannes Hunter Jewelers	2,758
Building Total	10,708





BUILDING G





# AREA PLAN

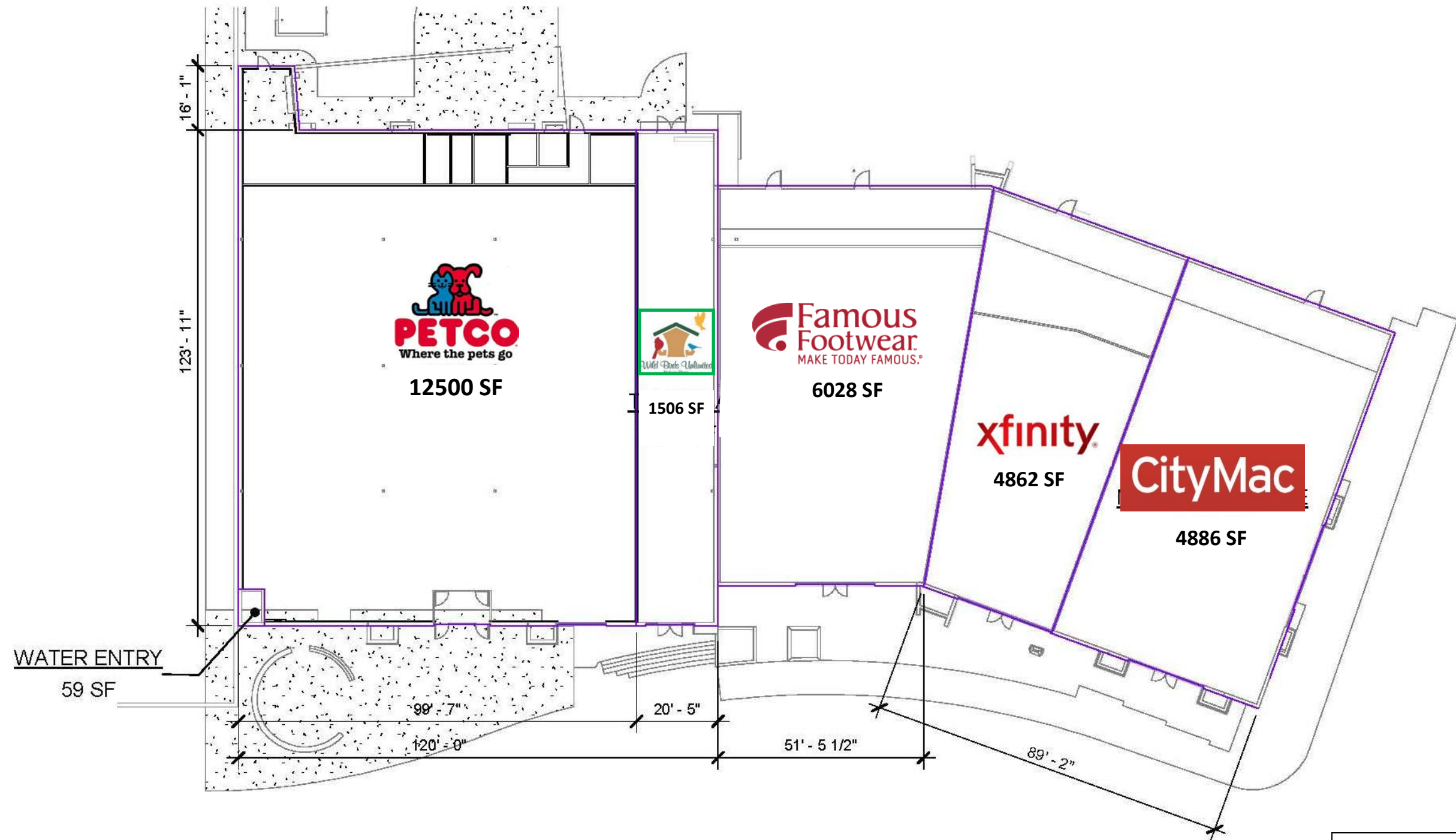
Tenant	SqFt
Tan Your Hide	2,611
The Mutual Fund Store	909
Aspen Kitchens	2,117
Low T Wellness Center	2,208
Building Total	7,845





BUILDING H





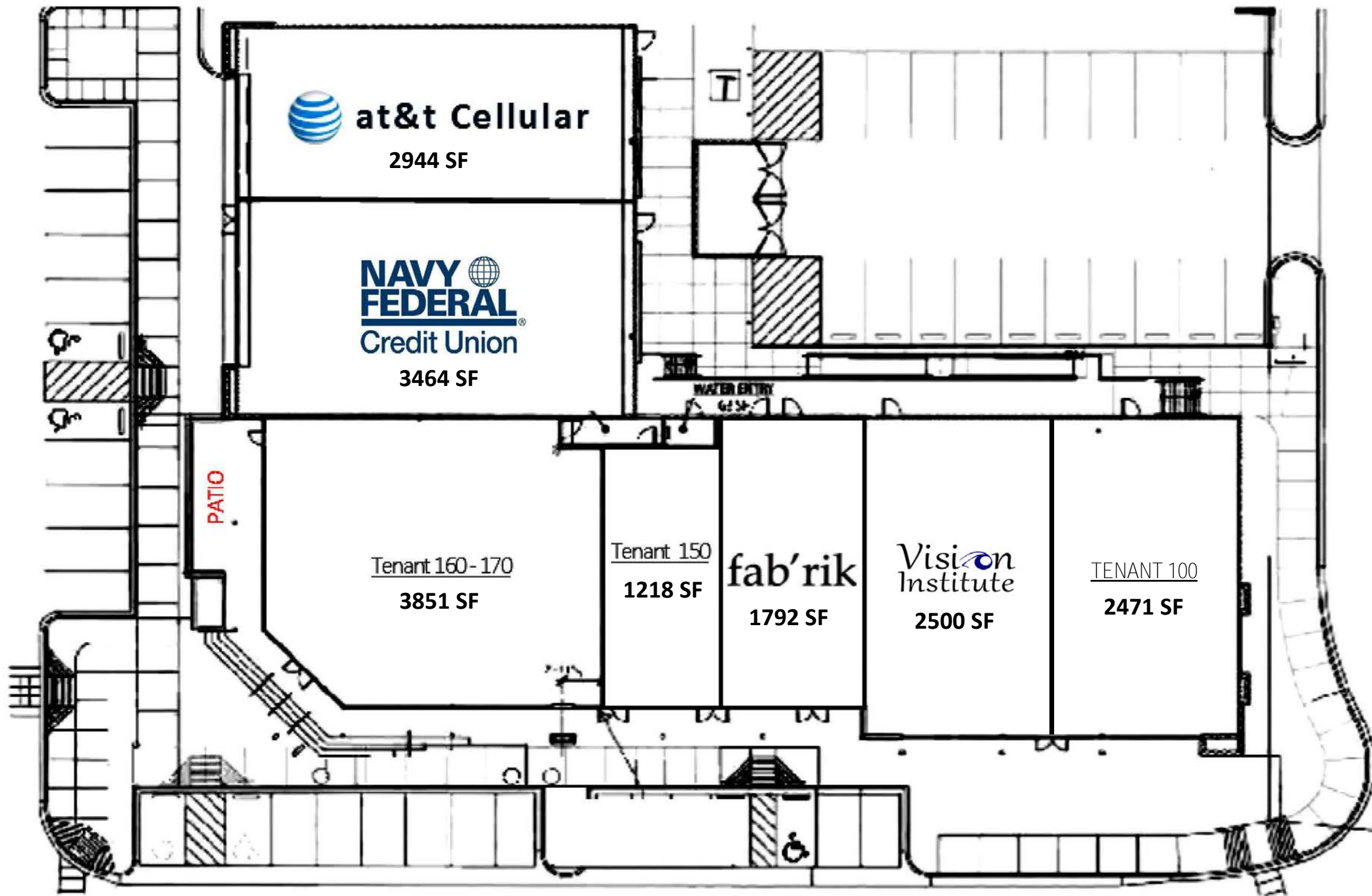
Tenant	SqFt
Petco	12,500
Wild Birds Unlimited	1,506
Famous Footwear	6,028
Xfinity	4,862
CityMac	4,886
Building Total	29,762





BUILDING K





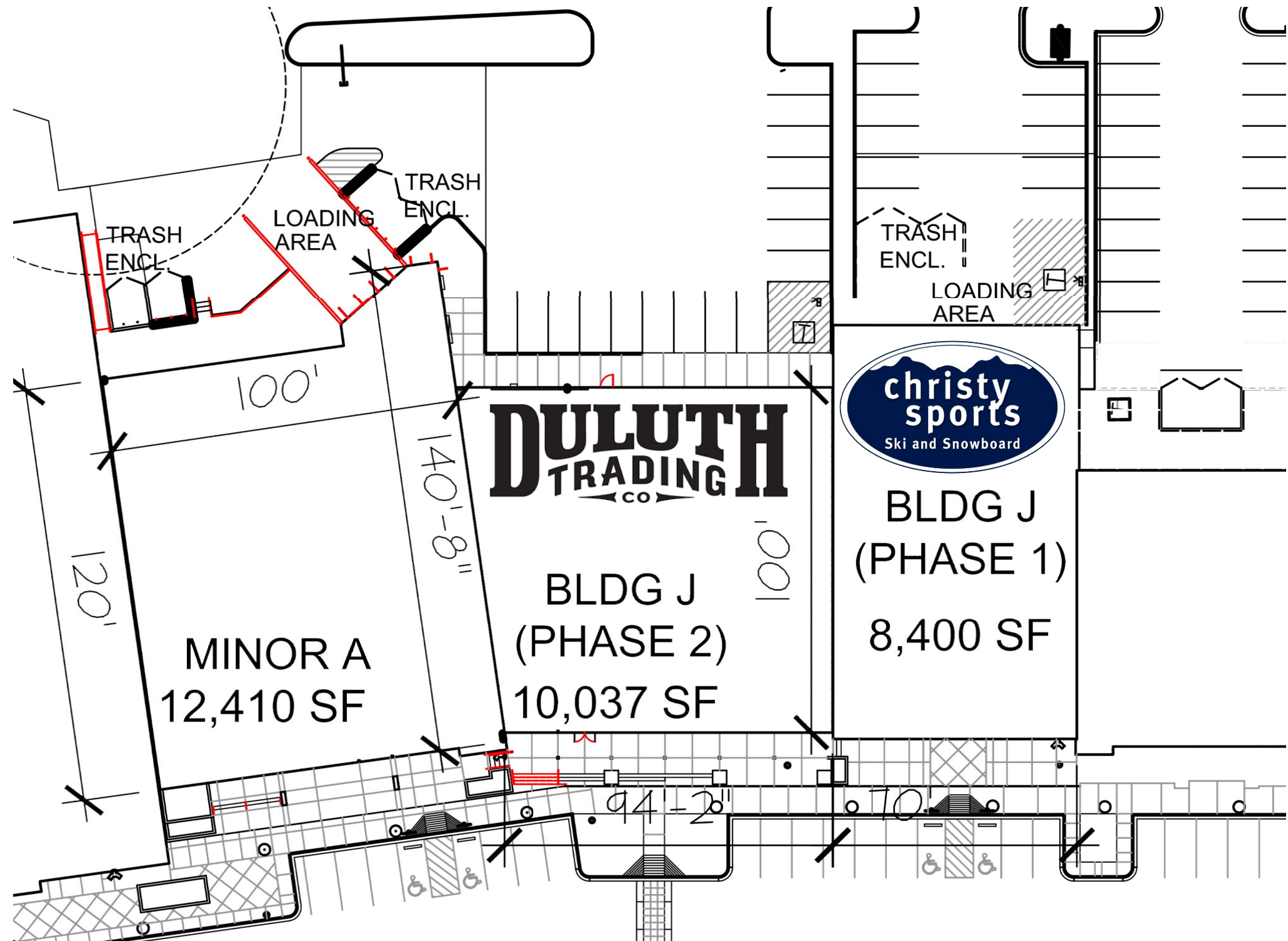
Tenant	SqFt	Tenant	SqFt
Tenant 100 - 110	2,471	Navy Federal Credit Union	3,464
Vision Institute	2,500	AT&T Cellular	2,944
fab'rik	1,792		
Tenant 150	1,218		
Tenant 160 - 170	3,851	Building Total	18,240





BUILDING I





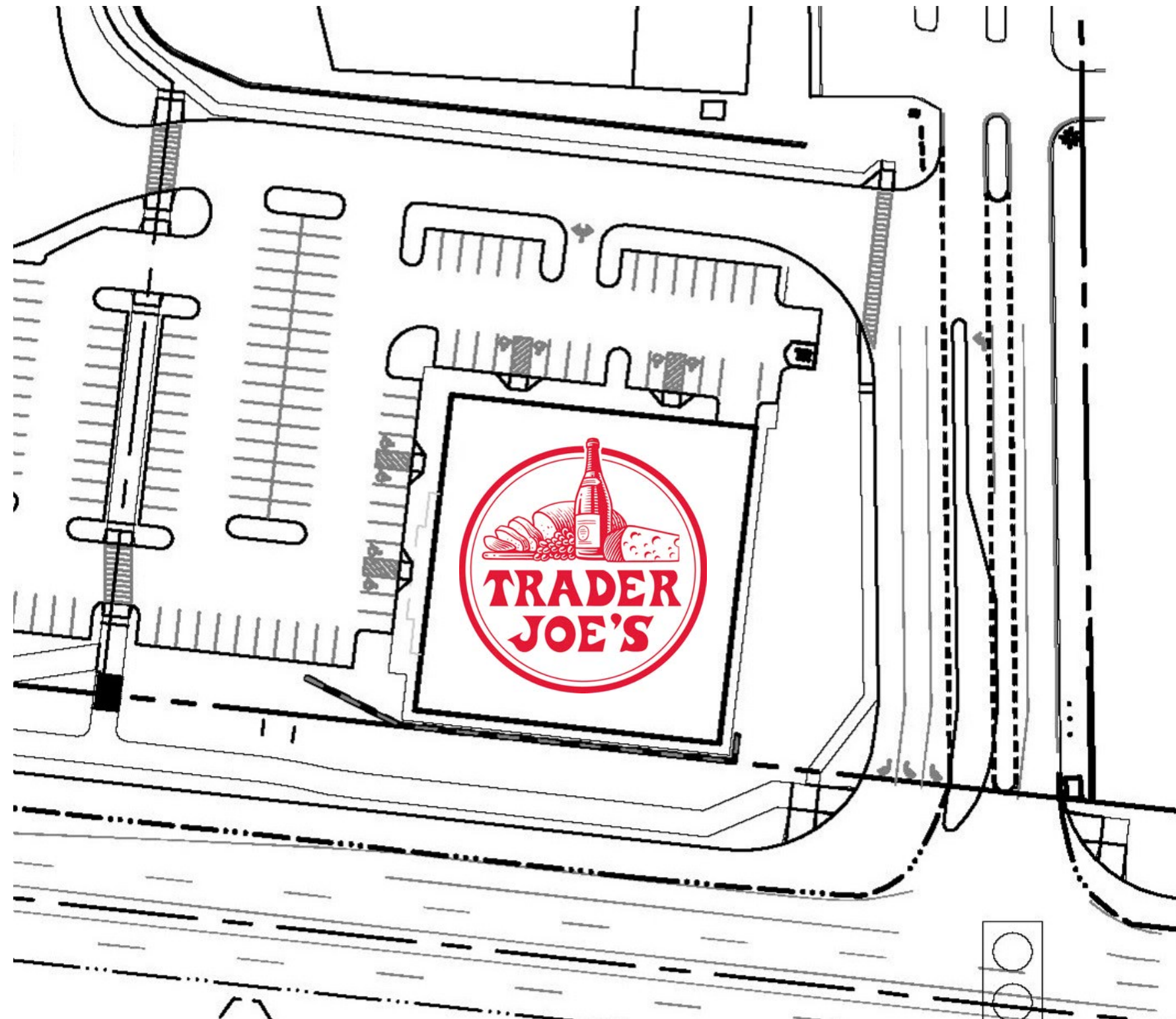
Tenant	SqFt
Minor A	12,410
Christy's Sports	8,400
Duluth Trading Co.	10,037
Building Total	30,847





BUILDING J





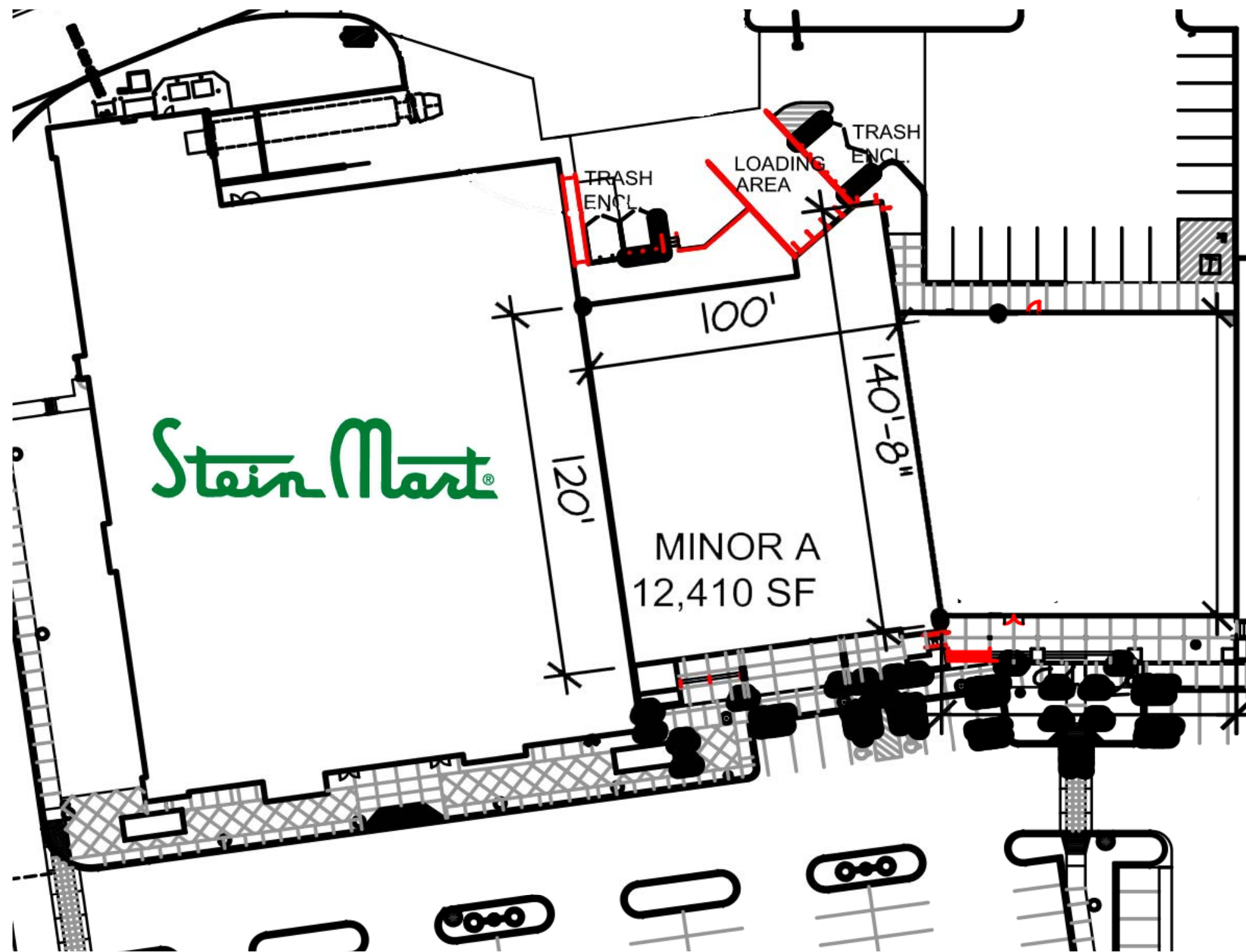
Tenant	SqFt
Trader Joe's	12,420
Building Total	12,420





TRADER JOE'S





AREA PLAN

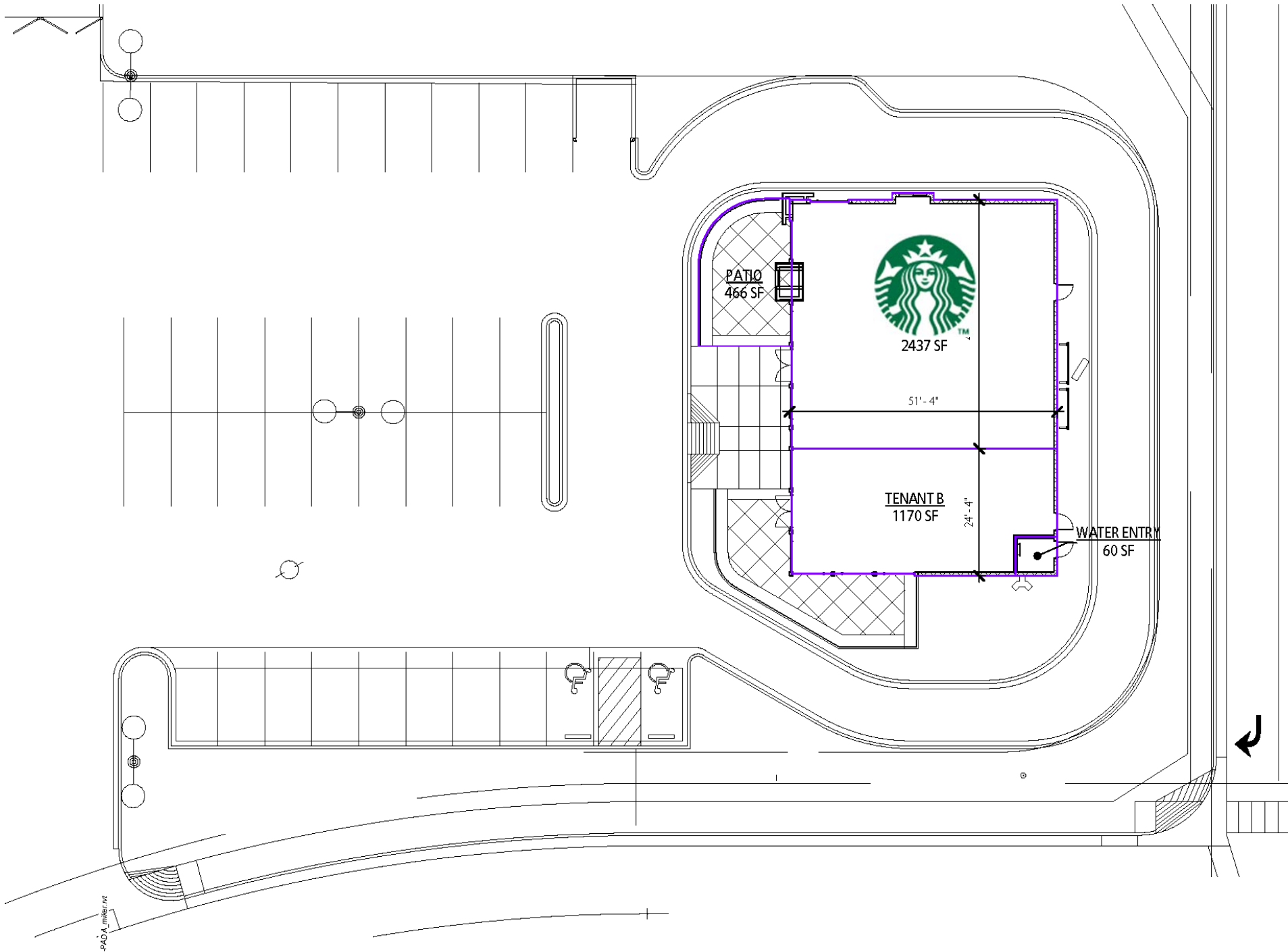
Tenant	SqFt
Stein Mart	31,773
Building Total	31,773





STEIN MART





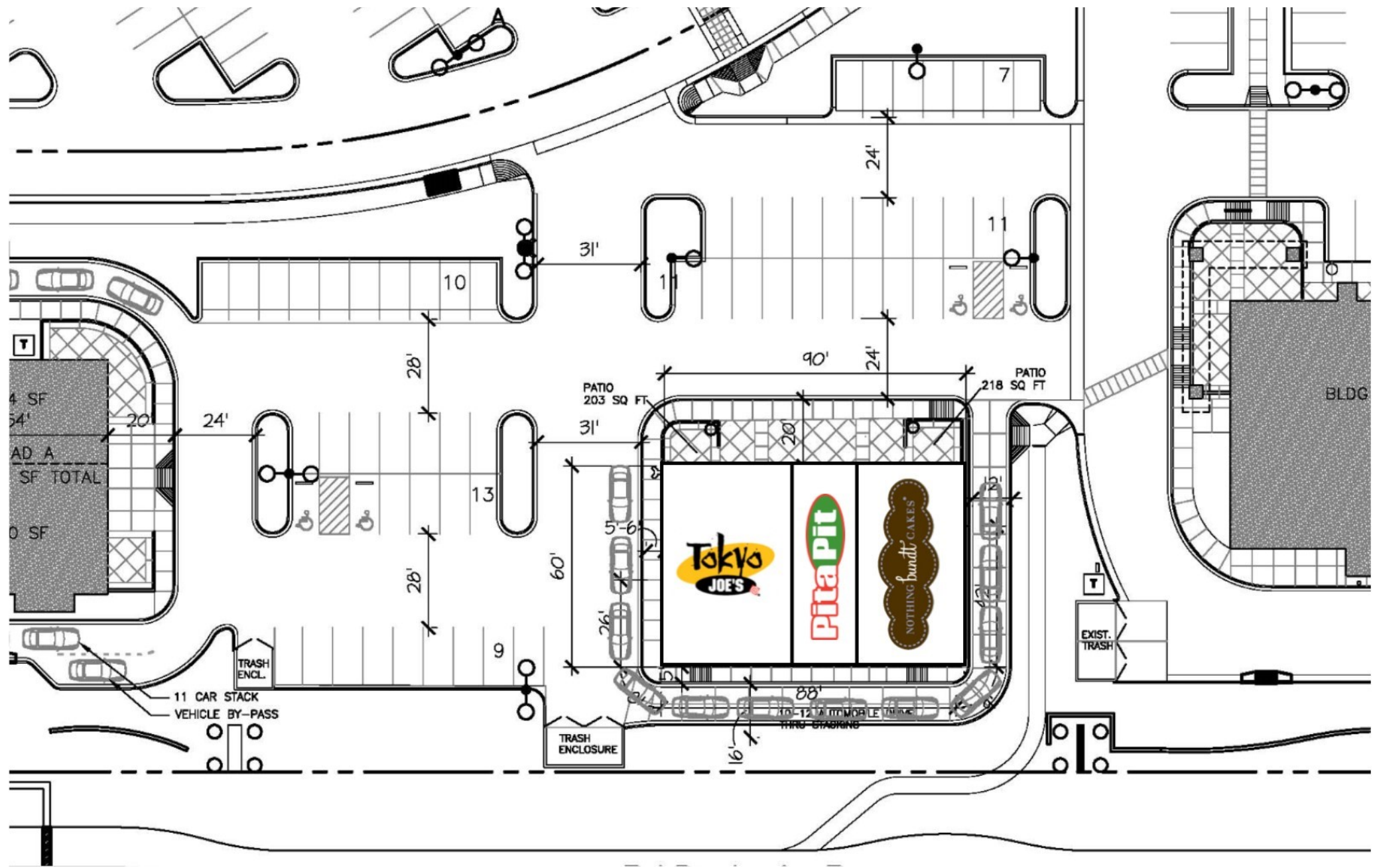
Tenant	SqFt
Available	1,170
Starbucks	2,437
Building Total	3,367





PAD A

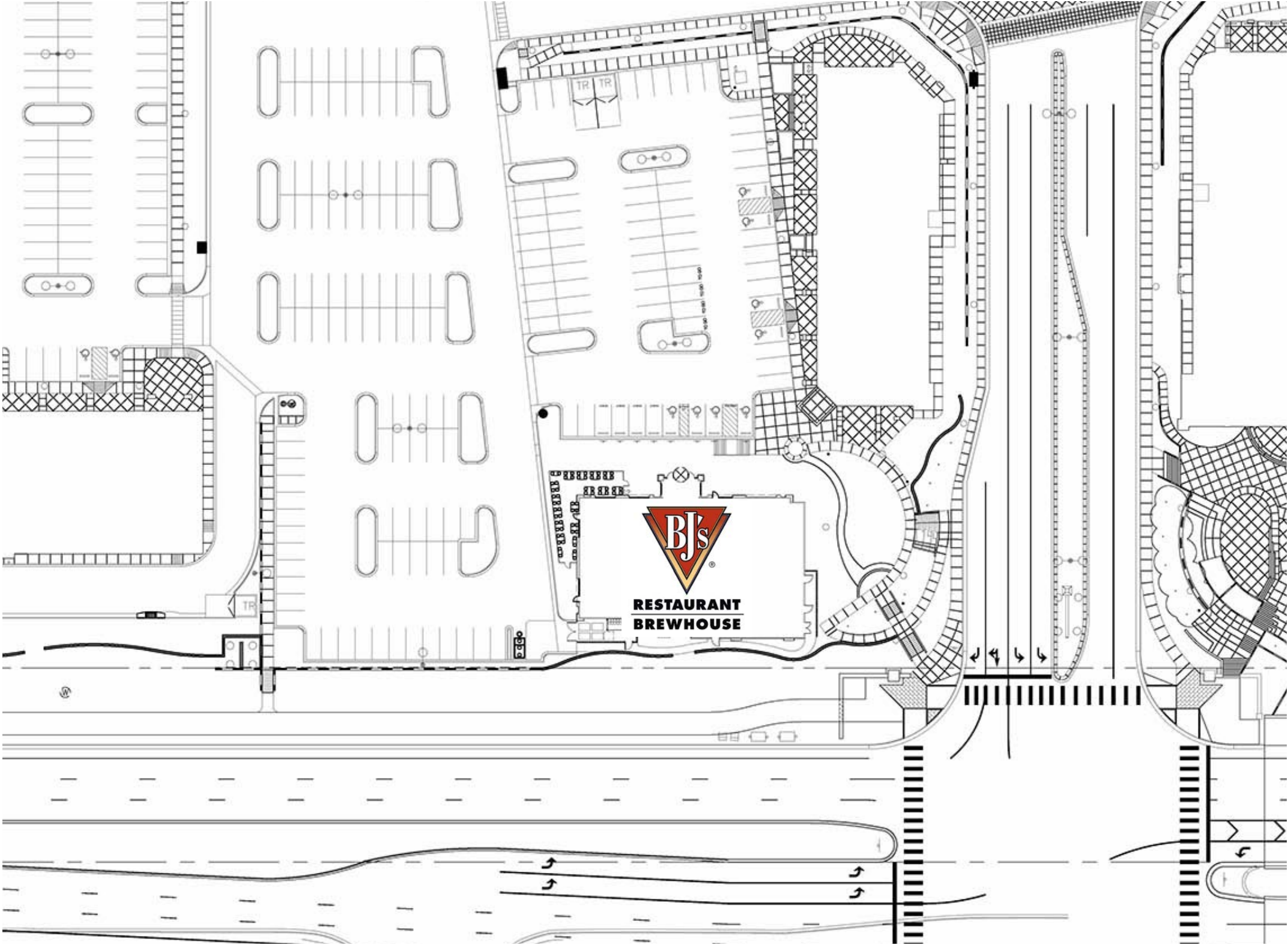












AREA PLAN

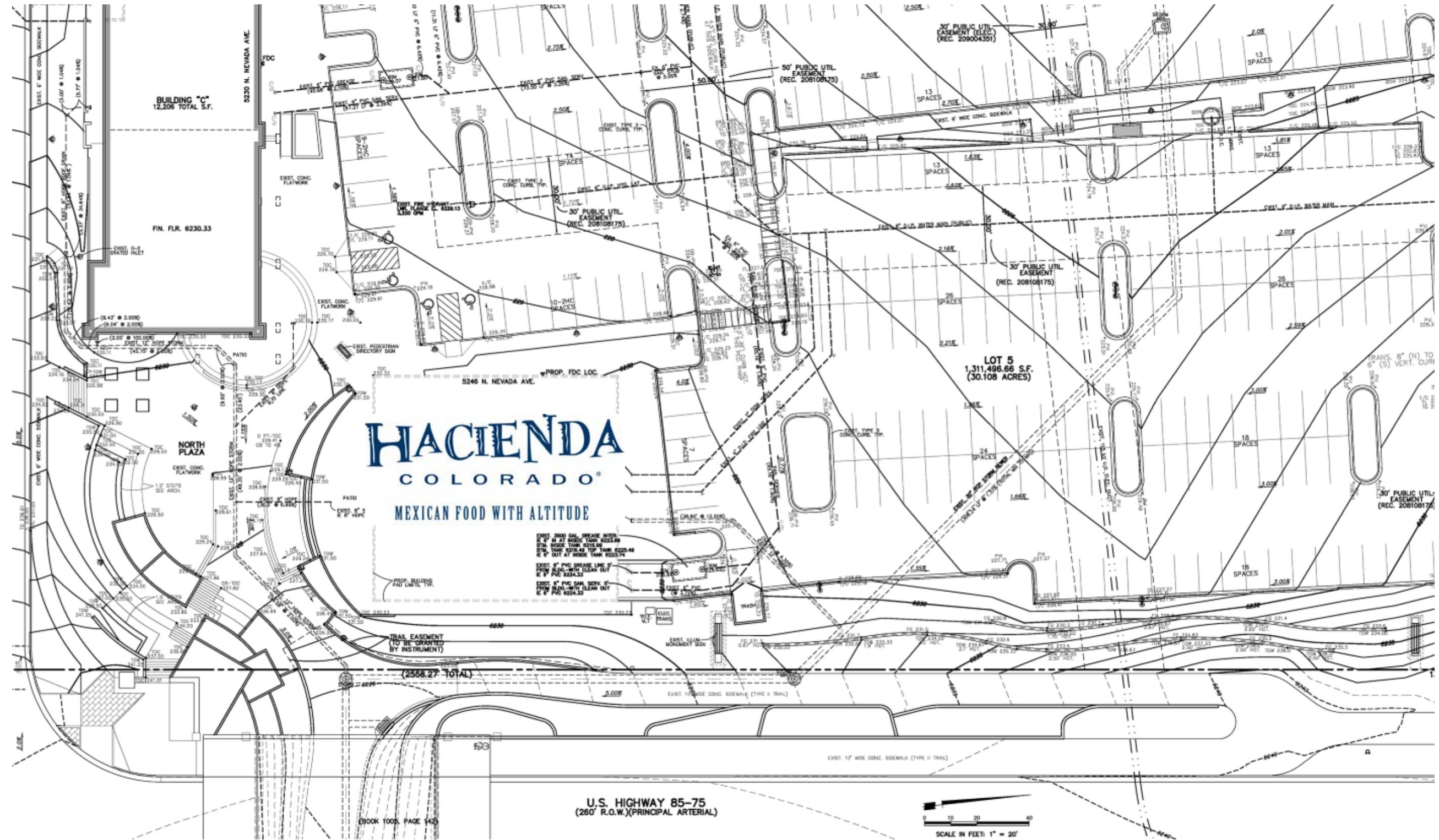
Tenant	SqFt
BJ's Brewhouse	7,700
Building Total	7,700





BJ's BREWHOUSE





# AREA PLAN

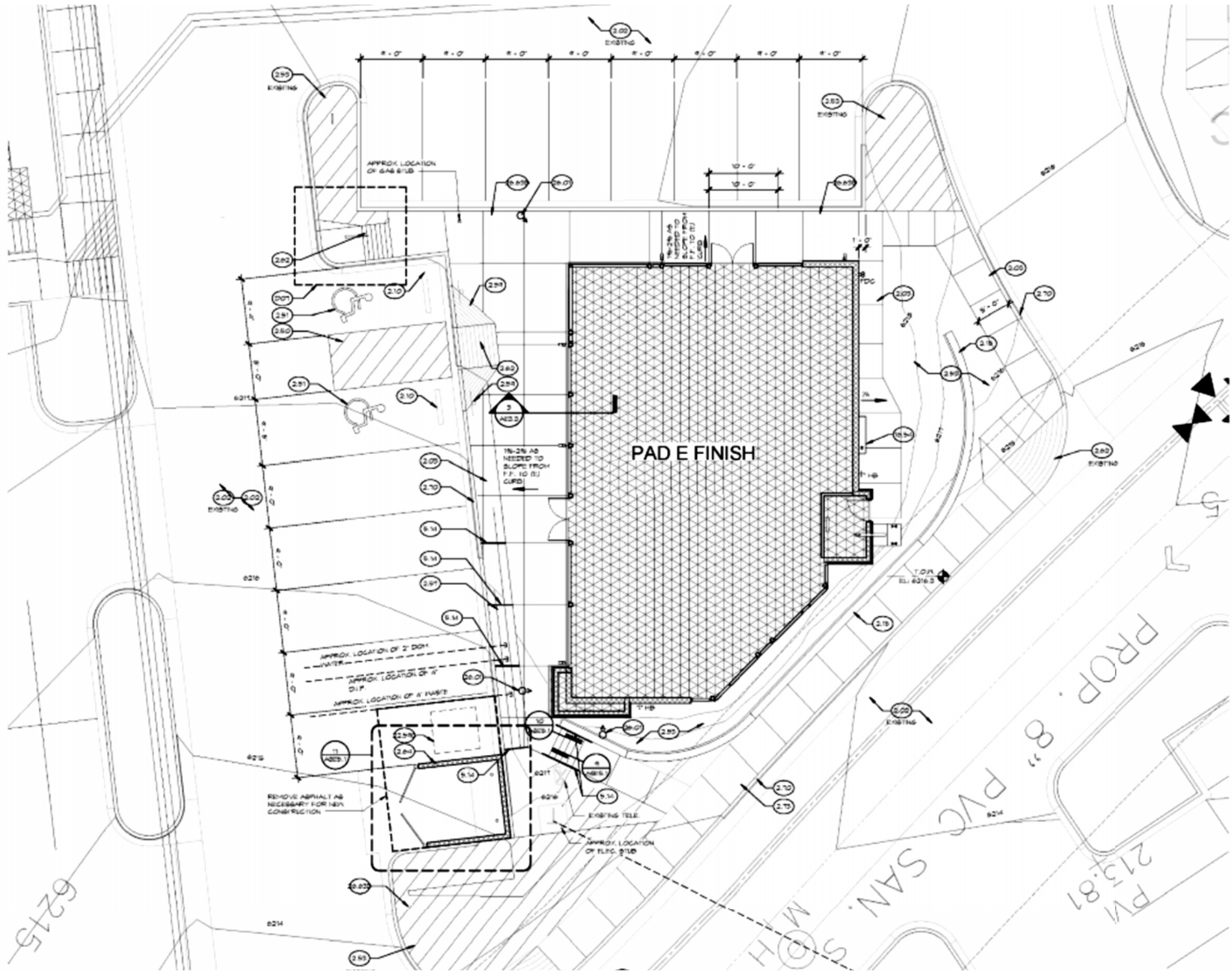
Tenant	SqFt
Hacienda	8,109
Building Total	8,109





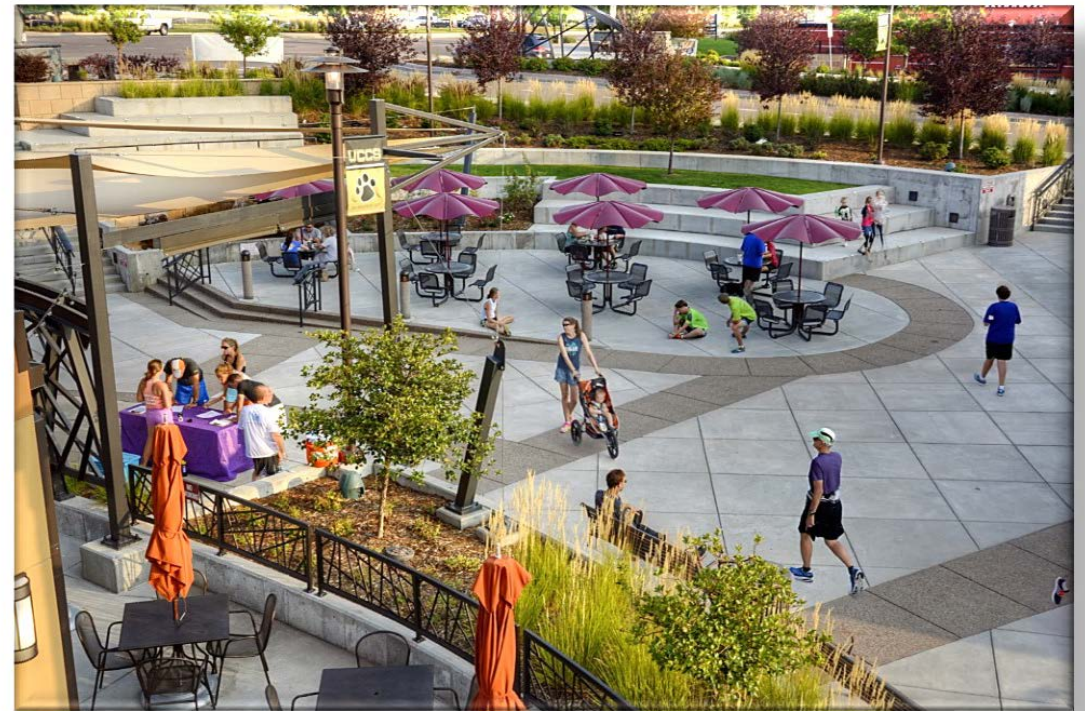
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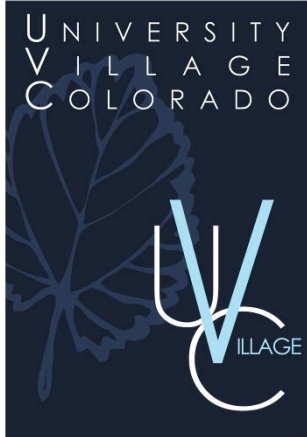
Tenant	SqFt
Pad E	2,410
Building Total	2,410





PAD E





UCCS WALKWAY

UVC TRAIL / UCCS WALKWAY



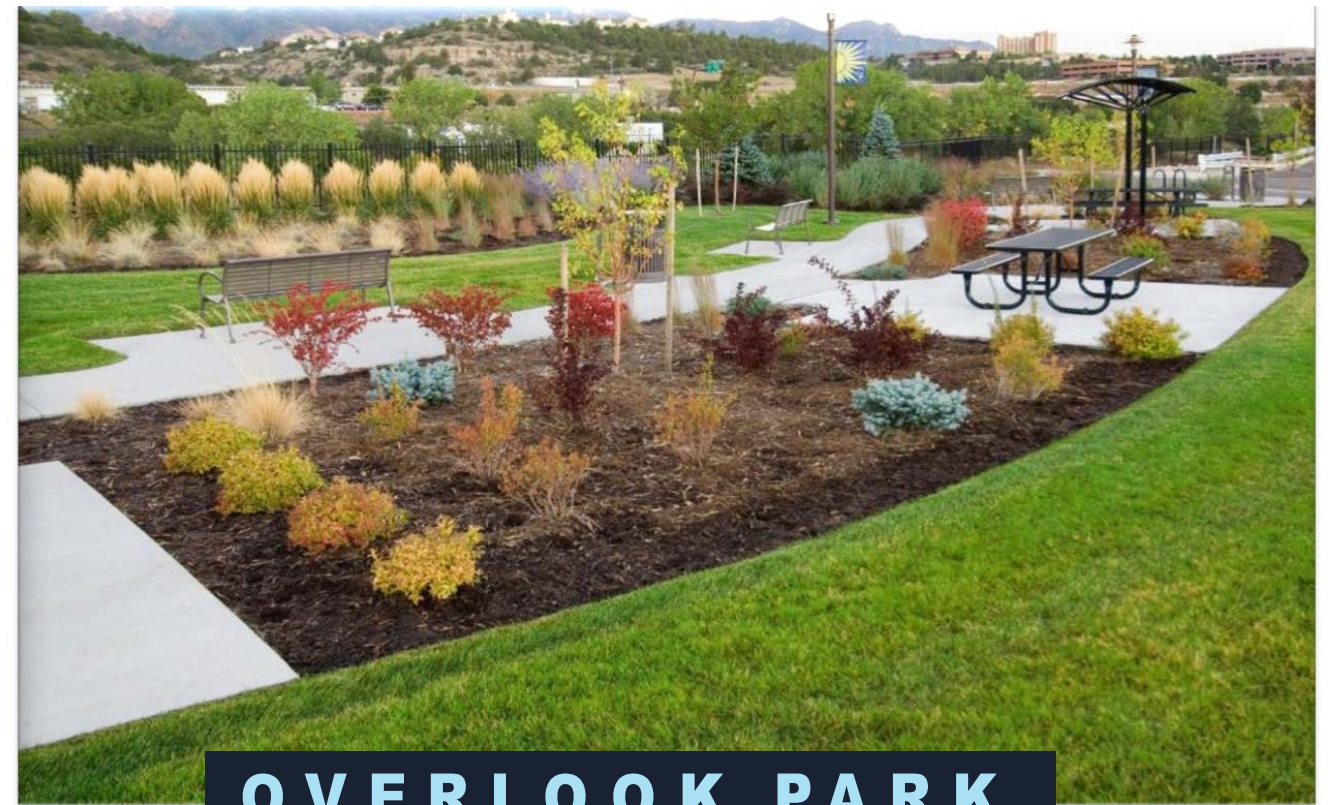


ART DECO

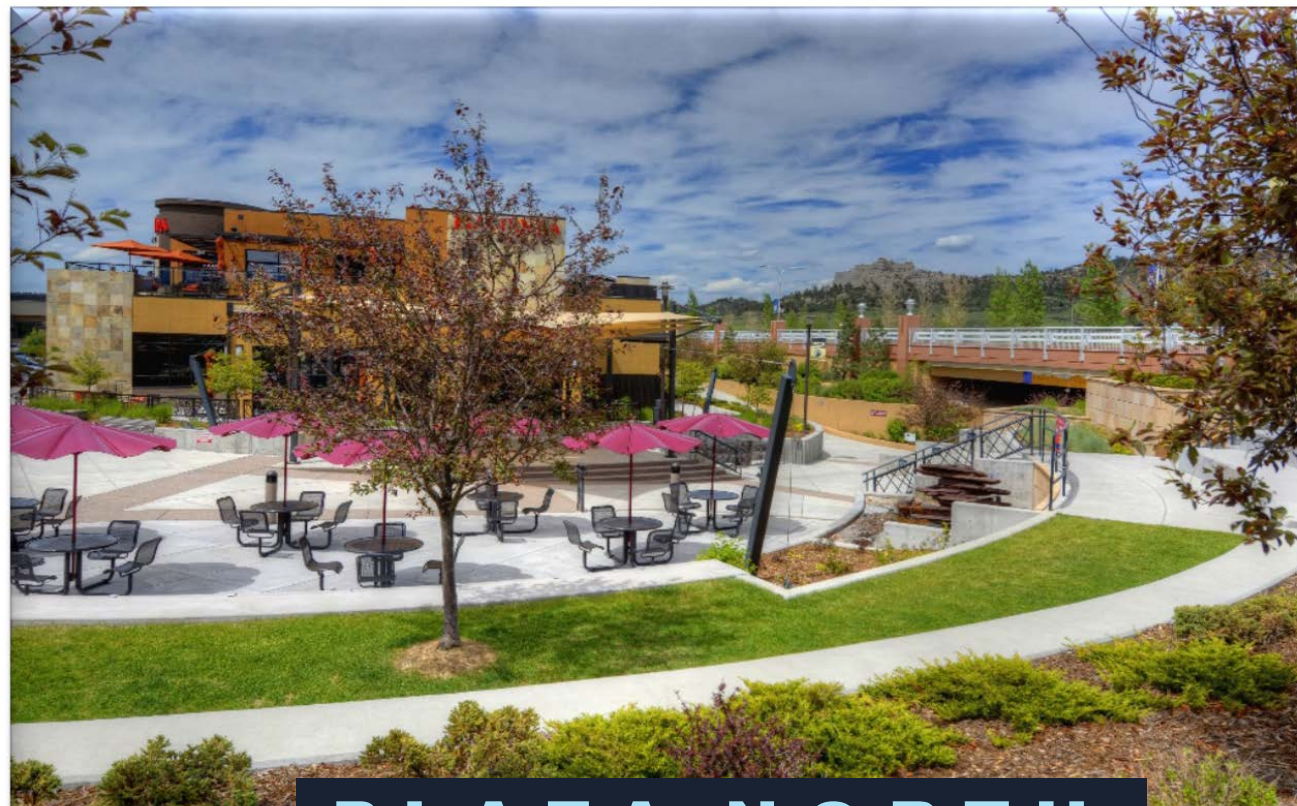




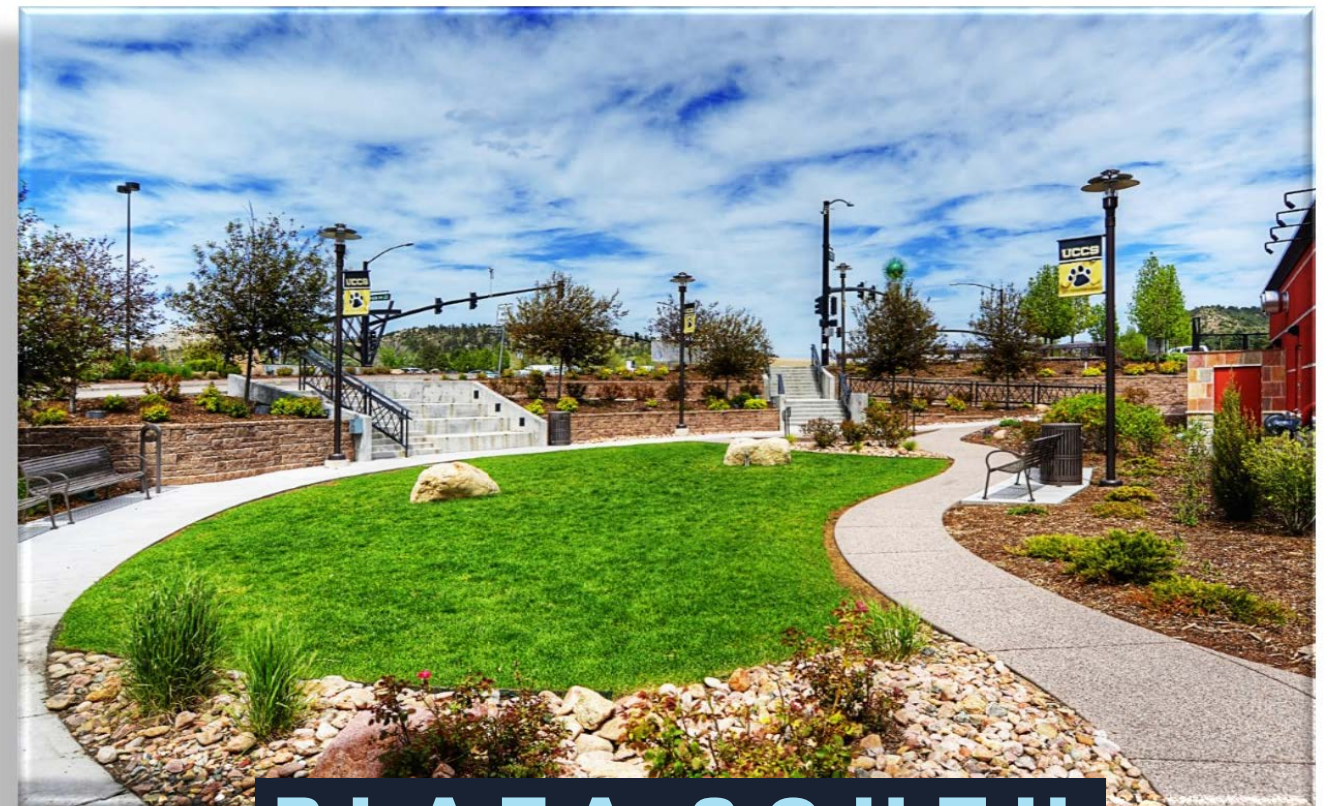
**PLAZA NORTH**



**OVERLOOK PARK**



**PLAZA NORTH**



**PLAZA SOUTH**





ANCHORS





Developed by

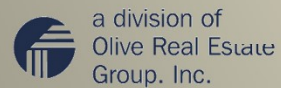
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