

LOCATION: 4880 - 5342 North Nevada Avenue, Colorado Springs, CO 80918

LAND SIZE: +/- 80 Acres

THEME: Regional Center

SQUARE FOOTAGE: Approximately 675,000 sq. ft.

ANCHORS: Costco, Kohl's and Lowes

ACCESS: Interstate 25 access from the North Nevada Ave interchange or the Garden of the Gods Interchange. Three full movement interchanges into the site off of Nevada Ave and one right in right out.

TRAFFIC COUNTS: CDOT 2009 Annual Average Daily Traffic Volumes on I-25

North Nevada Avenue Interchange:	96,700
Garden of the Gods Road Interchange:	95,600

City of Colorado Springs Traffic Engineering July 2008 / Cars per Day

On North Nevada Avenue at Austin Bluffs Pkwy

North of the Intersection Southbound:	9,402
North of the Intersection Northbound:	18,395
South of the Intersection Northbound:	13,234
South of the Intersection Southbound:	10,708

On Austin Bluffs Pkwy at North Nevada Avenue

East of the Intersection Westbound:	17,144
East of the Intersection Eastbound:	13,759

UVC Traffic Study / Matrix Design Group

"The average daily traffic in the year 2010 is expected to be approximately 45,000"

SIGNAGE: University Village Colorado provides 30% more storefront and monument signage than any other shopping center in Colorado Springs

AMENITIES:

- ◆ Student/Faculty Nevada Avenue Underpass
- ◆ Large Common Courtyards with Performance Stage
- ◆ Events Coordinator for Mini Concerts and Events
- ◆ Trailhead Connections to Monument Creek and Pulpit Rock Trail Systems
- ◆ Central Music System throughout

