



- ✓ PAD SITES / END-CAPS W/PATIOS / IN-LINE SPACES
- ✓ 479,064 PEOPLE WITHIN A 25 MINUTE DRIVE
- ✓ 190,000 DAYTIME POPULATION IN A 10 MINUTE DRIVE
- ✓ 9,100 STUDENTS AT UNIVERSITY OF COLORADO, COLORADO SPRINGS, DIRECTLY ACROSS NEVADA AVE

Join Costco, Lowe's, Kohl's, Petco, Chipotle, Famous Footwear, T-Mobile, Panera Bread, Noodles, Tan Your Hide, My Wireless, Keva Juice, Smashburger, Veda Salon & Spa, Modern Dentistry, Locals Barbershop, The Mutual Fund Store, XS Threadz, Comcast, Johannes Hunter Jeweler, Whichwich, Supercuts, Bonefish Grill, Il Vicino Wood Oven Pizza, Max Muscle, MacSuperstore & more!



4880 - 5342 North Nevada Avenue

COLORADO SPRINGS, CO 80918

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE. PRICES, TERMS AND INFORMATION SUBJECT TO CHANGE

PROPERTY PRESENTED BY

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www.oliverreg.com/University_Village_Colorado.html



University Village Colorado



ANCHOR BUILDINGS

Lowe's (4880 N Nevada)	169,112	Minor A (5294 N Nevada)	15,000
Kohl's (4910 N Nevada)	90,032	Minor B (5326 N Nevada)	20,271
Costco (5050 N Nevada)	157,148	Major E (5342 N Nevada)	21,000

PAD BUILDINGS

A - Available (5070 N Nevada)	2,824
B - Available (5086 N Nevada)	5,111
C - BJ's Restaurant (5150 N Nevada)	7,700
D - Hacienda Colorado (5246 Nevada)	8,109
E - Available	2,163

BUILDING A (\$102 N NEVADA)

A - Chipotle	2,584
B - XS Threadz	1,955
C - MyWireless	1,919
D - Available	1,921
E - Whichwich	1,724
F - Max Muscle	1,437
G - Bonefish Grill	4,500

BUILDING B (\$166 N NEVADA)

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

BUILDING C (\$230 N NEVADA)

A - Smashburger	1,800
B - Local's Barber Shop	1,381
C - Available	1,618
D - Available	1,532
F - Panera Bread	5,582

BUILDING D (\$262 N NEVADA)

A - Available	1,968
B - Available	1,226
C - Available	1,226
D - Available	1,227
E - Available	2,303
F - Available	2,530

BUILDING E (\$214 N NEVADA)

A - Il Vicino Restaurant	2,702
B - Available	1,103
C - Available	1,591
D - Available	2,474

BUILDING F (\$198 N NEVADA)

A - Pacific Dental	3,003
B - Available	1,503
C - Available	1,390
D - Available	4,700

BUILDING G (\$182 N NEVADA)

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

BUILDING H (\$134 N NEVADA)

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

BUILDING I (\$278 N NEVADA)

Available	17,866
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BUILDING J (\$310 N NEVADA)

Available	22,814
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BUILDING K (\$020 N NEVADA)

A - Petco	12,500
B - Available	2,000
C - Famous Footwear	6,028
D - Xfinity	4,862
E - MacSuperstore	4,886

TO BE CONSTRUCTED

LEASED

AVAILABLE



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