

THE CREST AT WOODMEN

INTERSTATE 25 & WOODMEN ROAD
COLORADO SPRINGS, COLORADO



PROJECT SUMMARY

- ★ 77 acre major mixed-use development.
- ★ This project serves the Northern Colorado Springs market, with dense population and strong incomes.
- ★ The property offers access and visibility off Interstate 25, and is conveniently located on the “going home” side of Woodmen Road, the primary continuous East/West arterial thoroughfare in the market.
- ★ Interstate 25 and Woodmen Road provide traffic counts of over 194,000 vehicles-per-day.
- ★ **Now Pre-Leasing Woodmen Retail Pads!**

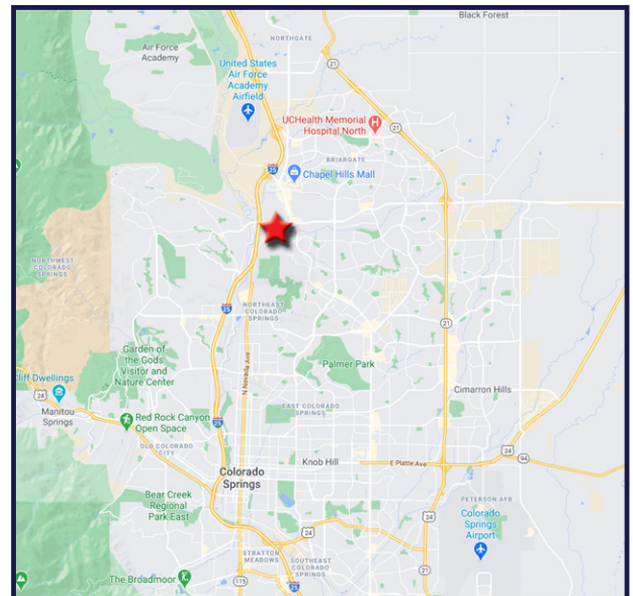
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	74,592	211,389	369,528
Households	30,598	84,188	146,706
2023 Median HH Income	\$88,555	\$93,738	\$90,473
2023 Average HH Income	\$114,615	\$121,065	\$116,825
Median Age	37.8	37.1	36.7

TRAFFIC COUNTS

I-25 (South of Woodmen)	136,000 vpd
Woodmen Road	58,570 vpd

Source: 2021 SitesUSA | CDOT



FOR LEASING INFORMATION CONTACT

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REALM REALTY

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136,000 VPD

58,570 VPD

E Woodmen Rd

Campus Dr

N Academy Blvd

Cottonwood Creek

Vincent Dr

Cottonwood Creek

Dublin Blvd

Cottonwood Creek

FLOOR DECOR &
Opened
March 2023

THE GARRETT COMPANIES
**296 Class - A
Apartments
UNDER
CONSTRUCTION**

Pads Available

Pad

41,333 SF

Site Aerial

SEC I-25 & E. WOODMEN ROAD
COLORADO SPRINGS, CO

A PROJECT BY REALM REALTY



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 38.9311/-104.806



Crest at Woodmen			
Colorado Springs, CO 80920			
	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	74,592	211,389	369,528
2028 Projected Population	77,975	220,710	387,893
2020 Census Population	72,817	206,453	360,833
2010 Census Population	67,435	182,147	311,658
Projected Annual Growth 2023 to 2028	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.8%	1.2%	1.4%
Households			
2023 Estimated Households	30,598	84,188	146,706
2028 Projected Households	33,632	92,376	161,687
2020 Census Households	29,491	81,140	141,472
2010 Census Households	27,155	72,222	123,852
Projected Annual Growth 2023 to 2028	2.0%	1.9%	2.0%
Historical Annual Growth 2010 to 2023	1.0%	1.3%	1.4%
Age			
2023 Est. Population Under 10 Years	10.5%	11.5%	11.8%
2023 Est. Population 10 to 19 Years	13.0%	13.6%	13.2%
2023 Est. Population 20 to 29 Years	15.7%	15.1%	15.4%
2023 Est. Population 30 to 44 Years	19.0%	20.7%	21.6%
2023 Est. Population 45 to 59 Years	19.0%	18.4%	17.5%
2023 Est. Population 60 to 74 Years	17.4%	15.4%	14.9%
2023 Est. Population 75 Years or Over	5.5%	5.3%	5.5%
2023 Est. Median Age	37.8	37.1	36.7
Marital Status & Gender			
2023 Est. Male Population	50.3%	50.4%	50.3%
2023 Est. Female Population	49.7%	49.6%	49.7%
2023 Est. Never Married	31.6%	31.1%	31.0%
2023 Est. Now Married	50.2%	50.4%	49.0%
2023 Est. Separated or Divorced	14.0%	14.5%	15.7%
2023 Est. Widowed	4.2%	4.0%	4.3%
Income			
2023 Est. HH Income \$200,000 or More	10.8%	13.1%	12.4%
2023 Est. HH Income \$150,000 to \$199,999	12.4%	11.9%	11.2%
2023 Est. HH Income \$100,000 to \$149,999	18.7%	19.1%	18.7%
2023 Est. HH Income \$75,000 to \$99,999	14.3%	13.5%	13.6%
2023 Est. HH Income \$50,000 to \$74,999	16.8%	16.1%	16.1%
2023 Est. HH Income \$35,000 to \$49,999	10.1%	9.6%	10.0%
2023 Est. HH Income \$25,000 to \$34,999	6.3%	6.3%	6.3%
2023 Est. HH Income \$15,000 to \$24,999	4.5%	4.7%	5.1%
2023 Est. HH Income Under \$15,000	6.0%	5.6%	6.6%
2023 Est. Average Household Income	\$114,615	\$121,065	\$116,825
2023 Est. Median Household Income	\$88,555	\$93,738	\$90,473
2023 Est. Per Capita Income	\$47,080	\$48,565	\$46,794
2023 Est. Total Businesses	5,467	11,614	19,639
2023 Est. Total Employees	46,729	92,991	151,347

Full Profile

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Crest at Woodmen Colorado Springs, CO 80920		3 mi radius	5 mi radius	7 mi radius
Race				
2023 Est. White		78.0%	76.7%	74.8%
2023 Est. Black		4.8%	4.9%	5.4%
2023 Est. Asian or Pacific Islander		3.5%	3.7%	4.2%
2023 Est. American Indian or Alaska Native		0.6%	0.7%	0.7%
2023 Est. Other Races		13.1%	14.0%	14.9%
Hispanic				
2023 Est. Hispanic Population		10,910	31,262	58,186
2023 Est. Hispanic Population		14.6%	14.8%	15.7%
2028 Proj. Hispanic Population		14.6%	14.8%	15.8%
2020 Hispanic Population		14.6%	15.7%	17.4%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		51,507	142,951	249,733
2023 Est. Elementary (Grade Level 0 to 8)		1.9%	1.8%	1.9%
2023 Est. Some High School (Grade Level 9 to 11)		3.2%	2.7%	3.0%
2023 Est. High School Graduate		17.2%	16.9%	17.2%
2023 Est. Some College		21.3%	20.9%	22.0%
2023 Est. Associate Degree Only		11.4%	10.5%	10.7%
2023 Est. Bachelor Degree Only		27.0%	27.3%	27.0%
2023 Est. Graduate Degree		18.0%	19.8%	18.2%
Housing				
2023 Est. Total Housing Units		31,827	87,635	153,938
2023 Est. Owner-Occupied		61.5%	62.4%	61.9%
2023 Est. Renter-Occupied		34.6%	33.7%	33.4%
2023 Est. Vacant Housing		3.9%	3.9%	4.7%
Homes Built by Year				
2023 Homes Built 2010 or later		9.6%	12.4%	13.8%
2023 Homes Built 2000 to 2009		8.9%	14.0%	15.8%
2023 Homes Built 1990 to 1999		15.0%	16.7%	13.7%
2023 Homes Built 1980 to 1989		30.1%	20.5%	15.5%
2023 Homes Built 1970 to 1979		23.0%	18.3%	15.9%
2023 Homes Built 1960 to 1969		6.5%	6.9%	8.2%
2023 Homes Built 1950 to 1959		1.5%	4.4%	5.4%
2023 Homes Built Before 1949		1.6%	2.8%	7.0%
Home Values				
2023 Home Value \$1,000,000 or More		1.4%	1.9%	2.1%
2023 Home Value \$500,000 to \$999,999		25.8%	28.1%	27.6%
2023 Home Value \$400,000 to \$499,999		22.9%	22.0%	21.5%
2023 Home Value \$300,000 to \$399,999		29.8%	27.6%	27.8%
2023 Home Value \$200,000 to \$299,999		14.2%	13.4%	14.2%
2023 Home Value \$150,000 to \$199,999		1.4%	1.4%	1.6%
2023 Home Value \$100,000 to \$149,999		1.1%	1.1%	1.2%
2023 Home Value \$50,000 to \$99,999		0.9%	1.2%	1.1%
2023 Home Value \$25,000 to \$49,999		0.8%	0.8%	0.8%
2023 Home Value Under \$25,000		1.7%	2.4%	2.1%
2023 Median Home Value		\$407,980	\$416,694	\$415,371
2023 Median Rent		\$1,364	\$1,351	\$1,313

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Labor Force				
2023 Est. Labor Population Age 16 Years or Over	61,086	170,149	297,015	
2023 Est. Civilian Employed	64.5%	64.7%	64.8%	
2023 Est. Civilian Unemployed	2.1%	1.9%	1.9%	
2023 Est. in Armed Forces	2.4%	3.1%	3.6%	
2023 Est. not in Labor Force	31.0%	30.2%	29.6%	
2023 Labor Force Males	50.1%	50.2%	50.1%	
2023 Labor Force Females	49.9%	49.8%	49.9%	
Occupation				
2023 Occupation: Population Age 16 Years or Over	39,391	110,130	192,579	
2023 Mgmt, Business, & Financial Operations	18.7%	18.7%	18.9%	
2023 Professional, Related	30.7%	31.7%	30.8%	
2023 Service	15.9%	15.3%	15.7%	
2023 Sales, Office	18.8%	19.0%	18.8%	
2023 Farming, Fishing, Forestry	0.2%	0.1%	0.1%	
2023 Construction, Extraction, Maintenance	7.1%	7.1%	7.3%	
2023 Production, Transport, Material Moving	8.6%	8.1%	8.4%	
2023 White Collar Workers	68.2%	69.4%	68.4%	
2023 Blue Collar Workers	31.8%	30.6%	31.6%	
Transportation to Work				
2023 Drive to Work Alone	69.7%	69.7%	68.5%	
2023 Drive to Work in Carpool	6.1%	6.4%	6.8%	
2023 Travel to Work by Public Transportation	0.2%	0.2%	0.3%	
2023 Drive to Work on Motorcycle	0.2%	0.1%	0.1%	
2023 Walk or Bicycle to Work	3.0%	3.1%	3.5%	
2023 Other Means	0.7%	0.7%	0.8%	
2023 Work at Home	20.1%	19.7%	20.2%	
Travel Time				
2023 Travel to Work in 14 Minutes or Less	29.9%	29.4%	29.0%	
2023 Travel to Work in 15 to 29 Minutes	51.3%	50.6%	49.8%	
2023 Travel to Work in 30 to 59 Minutes	14.4%	16.2%	17.4%	
2023 Travel to Work in 60 Minutes or More	4.4%	3.9%	3.7%	
2023 Average Travel Time to Work	18.4	19.0	19.1	
Consumer Expenditure				
2023 Est. Total Household Expenditure	\$2.38 B	\$6.79 B	\$11.51 B	
2023 Est. Apparel	\$84.71 M	\$243.22 M	\$411.75 M	
2023 Est. Contributions, Gifts	\$140.27 M	\$407.6 M	\$687.17 M	
2023 Est. Education, Reading	\$81 M	\$237.33 M	\$399.15 M	
2023 Est. Entertainment	\$136.62 M	\$392.07 M	\$663.01 M	
2023 Est. Food, Beverages, Tobacco	\$360.59 M	\$1.03 B	\$1.74 B	
2023 Est. Furnishings, Equipment	\$84.83 M	\$242.89 M	\$410.78 M	
2023 Est. Health Care, Insurance	\$214.85 M	\$609.08 M	\$1.03 B	
2023 Est. Household Operations, Shelter, Utilities	\$764.66 M	\$2.18 B	\$3.7 B	
2023 Est. Miscellaneous Expenses	\$45.15 M	\$129.07 M	\$218.65 M	
2023 Est. Personal Care	\$31.95 M	\$91.15 M	\$154.5 M	
2023 Est. Transportation	\$432.9 M	\$1.23 B	\$2.09 B	

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