

welcome to

COLORADO SPRINGS



WHAT TO DO | WHERE TO EAT | PLACES TO SHOP | WHERE TO LIVE

WE LOVE OUR LOCAL COMMUNITY AND WE KNOW YOU WILL TOO!



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WELCOME

Welcome to Colorado Springs, the place I am proud to call home and where I am thrilled to welcome you!

As a seasoned real estate agent specializing in relocation services, I understand the excitement and challenges that come with moving to a new area. With over five years of experience in this field, I've had the privilege of helping countless individuals and families find their perfect home in our vibrant community.

This Relocation Guide is designed with you in mind, providing valuable insights and resources to ensure a smooth transition to Colorado Springs. Whether you're relocating for work, family, or simply seeking a change of scenery, I am here to guide you every step of the way.

As a native and long time resident of Colorado Springs, my passion for this city runs deep. From its stunning natural beauty to its diverse neighborhoods and rich cultural offerings, there's something here for everyone to love. And through my YouTube channel, I've had the pleasure of showcasing the unique charm and character of each neighborhood, helping you envision yourself living and thriving in this wonderful place.



So, once again, welcome to Colorado Springs! I can't wait to help you discover all that this incredible city has to offer and assist you in finding the perfect place to call home. Let's embark on this exciting journey together!

Alicia Armendariz

LOCAL LIVING

COST OF LIVING 2024

Colorado Springs has seen a rise in its overall cost of living during the past few years along with the rest of the country. Experts attribute much of Colorado's increased cost of living to tight supplies and high demand in the housing market. The good news is that the cost of living in the Springs is still lower than most Colorado cities, including Denver and others along the popular Front Range. In the data below, you'll find an overview of average costs and various necessary and extraneous expenses in Colorado Springs

Average Miscellaneous Costs

Dozen Eggs.....	\$5.05
Ground Beef.....	\$5.52
Coffee.....	\$6.45
Pizza.....	\$12.36
Movie.....	\$11.74
Yoga Class.....	\$18.60
Beauty Salon.....	\$47.14

Average Health Care Costs

Doctor Visit.....	\$148.28
Optometrist Visit.....	\$115.89
Dentist Visit.....	\$118.46
Veterinary Service.....	\$67.76
Prescription Drug.....	\$514.89

Average Monthly Spending for Households

Homeowner.....	\$7,457
Renter.....	\$4,756
Married Couple w/kids under 6.....	\$6,961
Married Couple w/kids 6-17 yo.....	\$7,964

Average Necessary Cost

Apartment Rent.....	\$1,758 per month
House Purchase.....	\$528,019
Phone.....	\$189.9 per month
Gas.....	\$3.64 per gallon
Total Energy.....	\$191.51 per month

LOCAL LIVING

CLIMATE

It's so Sunny!

The sun shines through about 300 days a year, making the sun our most consistent weather feature. It's amazing how warm you can feel on a bright winter day.

You might get all four seasons in a day.

Our weather can be fickle, sometimes bringing sun, wind, rain, hail and snow all within 24 hours. It never hurts to keep a warm layer handy.

Location Matters.

The foothills and north side might get buried in snow while downtown sees a flurry. The eastern plains may have hail and tornado warnings while the central city stays dry. The mountains and local elevation play big roles in weather outcomes.

Expect April Showers- Snow Shower.

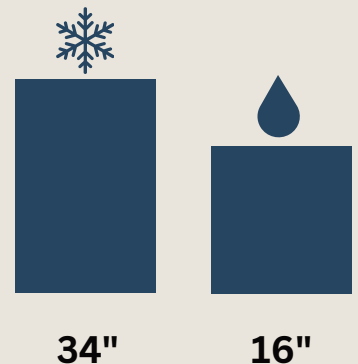
March is our snowiest month of the year but April is also one of our snowiest months. Spring temperatures do get warmer but some moments feel like we're skipping straight from winter to summer.

Snow doesn't stick around long.

Don't worry- the snow usually melts in a day or two.

January	April	July	October
45°	61°	87°	65°
19°	34°	58°	37°

30-Year Average
Annual Precipitation



DEMOGRAPHICS

POPULATION

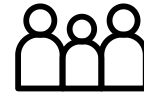


765,424

61%

POPULATION
19-64

MEDIAN AGE



34

95%

HIGH SCHOOL/GED
GRADUATE

40%

GRADUATE
DEGREE

15.5%

PROFESSIONAL
DEGREE

Average Annual Wage



\$62,674

3.9%

UNEMPLOYMENT
RATE

Median Household Income



\$82,748



Local EMPLOYMENT



Colorado Springs is experiencing remarkable job growth and economic development, setting new records in 2022 with over 2,000 new jobs added.

Major players like Microchip Technology and Delta Solutions & Strategies have chosen to expand their operations in Colorado Springs, contributing to an estimated 2,500 new job openings combined.

Beyond aerospace and cybersecurity, the Springs offers a diverse array of job opportunities across various industries.

Whether you're interested in healthcare, technology, tourism, education, manufacturing, finance, outdoor recreation, or nonprofit work, there's something for everyone here.

TOP 10 JOB OPENINGS 2024

- REGISTERED NURSE
- RETAIL SALESPERSON
- COMPUTER OCCUPATION
- SOFTWARE DEVELOPERS
- SALES REP, WHOLESALE & MANUFACTURING
- FAST FOOD & COUNTER WORKERS
- MANAGERS
- FIRST LINE SUPERVISORS
- CUSTOMER SERVICE REP
- MAINTENANCE & REPAIR WORKERS



OUR ANNUAL
LABOR DAY LIFT OFF
HOT AIR BALLOON FESTIVAL

ANNUAL *events*

Territory Days

Memorial Day Weekend

Since 1975, Territory Days has taken over Old Colorado City on Memorial Day weekend with live music, craft vendors and Old West traditions, such as gold-panning and Native American dancing.



Pikes Peak International Hill Climb

4th Sunday in June

For more than 100 years, high-speed competitors have raced up the Peak, around 156 turns to the finish line at 14,115 feet in the 'Race to the Clouds.' Race Week festivities include opportunities to meet driver and watch motorcycle.

Pikes Peak or Bust Rodeo

Every second week in July

For over 80 years, the Pikes Peak or Bust Rodeo has been a top stop on the competitive rodeo cycle. Now it holds a \$1 Million purse. Cheer on the bull riders, steer wrestlers, barrel racers and cute mutton busters.



ANNUAL *events*

Labor Day Lift-Off

Labor Day Weekend

Rise early during Labor Day weekend and enjoy the scenery of 80 hot air balloons launching overhead. Head back in the evening for concerts and balloon glow.



Emma Crawford Coffin Races

Saturday before Halloween

Manitou resident Emma Crawford was buried on top of Red Mountain in 1891. In 1929, her coffin came sliding down the mountainside. Since 1995, Manitou Springs has honored her memory by donning the macabre costumes and racing coffins through town.

Holiday Parades

Christmas, St. Patrick's, Olympic kick off

Cheer on brightly lit floats, bands, costumed characters as they march down Tejon Street in the downtown area.



ANNUAL *events*

Humane Society's Pawtoberfest

Second Saturday in September

Pawtoberfest is the annual fundraiser for the local humane society. It is also one of Colorado's ONLY dog-friendly festivals, featuring craft brew and spirit tastings with over 20+ beverage partners, pet-friendly vendors, music, pet contests, and activities for the whole family.



Fallen Fire Fighter Memorial

Third Saturday in September

The IAFF Fallen Fire Fighter Memorial honors the sacrifice made by IAFF members who have given their lives in the line of duty. The annual ceremony remains an uplifting service for the families, friends and loved ones, celebrating the lives, heroism and accomplishments of our union's bravest of the brave.



4th of July Fireworks & Star-Spangled Symphony

July 4th

Join the free patriotic Philharmonic concert outside the Pikes Peak Center or listen on the radio and watch at one of the 10 coordinated firework displays all over the city.





HOSPITALS

Not only are we close to your new address, we offer top-quality care to keep you healthier throughout your lifetime. From regular screening to planned visits and more urgent needs, you can count on Colorado Springs for wellness in every stage of life.

UC Health Memorial- Central	(719) 365-5000
Centura St. Francis	(719) 757-7000
Penrose Hospital	(719) 776-5000
Children's Colorado Hospital	(719) 305-1234
Cedar Springs Mental Hospital	(719) 633-4114

LOCAL HEALTH CLINICS

Quality healthcare has been a community priority since the earliest days of the city. Founded as a 19th century resort-style community, Colorado Springs drew residents and visitors to its fresh air, sunshine and nearby mineral springs. With tuberculosis as a leading killer in the 1800s, the Springs became a refuge, a research center and a home to many patients and physicians seeking healing in the higher altitude and climate. Today Colorado legislates its own Health Care Exchange for individual and private healthcare insurance coverage.

01

IF YOU'RE BATTLEING CANCER

Penrose and St. Francis.

Penrose Hospital has the only NAPRC- accredited rectal cancer program in Colorado.

02

IF YOU HAVE A STROKE

Memorial- Central and Penrose.

Memorial- Central is the only certified Comprehensive Stroke Center in southern Colorado, with multiple teams to treat the most complex stroke cases.

03

IF YOU NEED CARDIAC CARE

Memorial- Central and Penrose.

For six years in a row, UCHealth Memorial has received the HeartCARE Center National Distinction of Excellence designation from the American College of Cardiology.

04

IF YOU NEED JOINT REPLACEMENT

St. Francis Hospital and Grandview Hospital.

St. Francis is home to the Total Joint & Spine Center, a state-of-the-art unit that caters to patients who have undergone joint or spine surgery.

05

FOR MENTAL HEALTH SUPPORT & SERVICES

UCCS HealthCircle and Cedar Springs Hospital.

The HealthCircle Aging Center provides comprehensive psychological and neuropsychological assessment and treatment to individuals 55+ and their families.



THE FAMOUS WALK
ACROSS CAMPUS

LOCAL SCHOOL DISTRICTS

01 **Academy District 20**

02 **Cheyenne Mountain District 12**

03 **Colorado Springs Districts 11**

04 **Falcon District 49**

05 **Fountain-Fort Carson District 8**

06 **Harrison District 2**

07 **Lewis-Palmer District 38**

08 **Manitou Springs District 14**

09 **Widefield District 3**

The greater Colorado Springs area is home to 17 public school districts and 36 private school. Many consistently rank highly on state performance and accountability measures. Colorado's open enrollment allows students to register outside their immediate district, space permitting, so Coloradoans can find the school that best fits their child's needs.



CONTINUING EDUCATION

- 01 **Colorado College (CC)**
- 02 **University of Colorado @ Colorado Springs (UCCS)**
- 03 **U.S. Air Force Academy**
- 04 **Pikes Peak Community College**
- 05 **Colorado Technical University**

Colorado Spring has a wide variety when it comes to higher education. It's four largest colleges and universities include liberal arts, state schools and a national service academy. Additional organizations offering local extension campuses include Webster University, Regis University, Embry-Riddle Aeronautical University, University of Northern Colorado, Colorado Christian University, and Colorado State University- Pueblo.



THINGS TO DO IN *Colorado Springs*



THE OUTDOORS

Go solo or join a Meet-Up! The city offers hiking, biking, camping, climbing, paddleboarding, fishing, golfing and more!



THE MUSEUMS

Get to know Colorado Springs through **16** unique, interactive and fascinating museums!



THE ARTS

You'll be happy to learn Colorado Springs has **9** different venues for those looking to enjoy art, entertainment and culture.



THE COMMERCIAL RECREATIONALIST

For anyone wanting to enjoy the top rated Cheyenne Mnt Zoo, Overdrive Raceway, TopGolf, iFly Skydiving or The Great Wolf Lodge, we have it here!

LOCAL *Sports* TEAMS



**Colorado Springs is home to
4 of the Hottest Tickets around!**

Switchbacks FC

(semi-pro soccer)

Rocky Mountain Vibes

(minor league team)

Colorado College Hockey

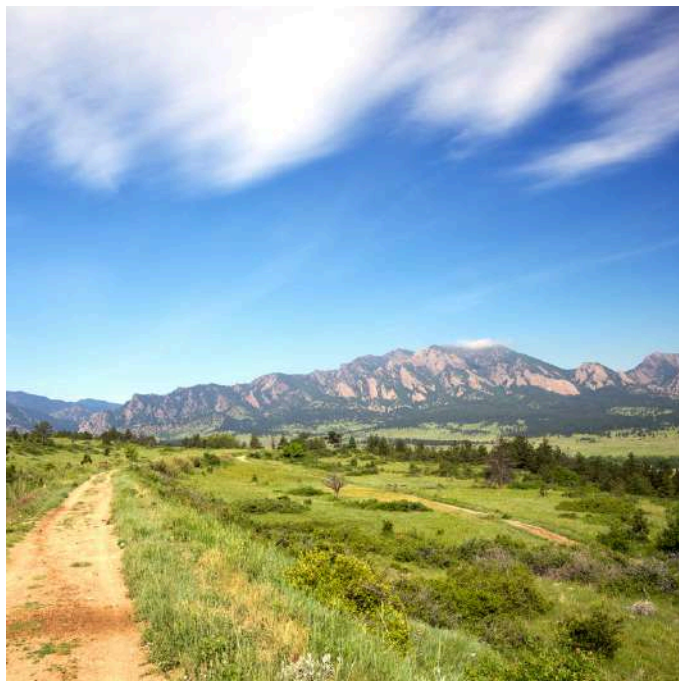
(NCAA Division 1)

Air Force Academy Football

(NCAA Division 1)



TRAILS



Perkins Central Garden Trail



Bear Creek Regional Park



Fountain Creek Trail



Contemplative Trail



**New Santa Fe- Greenway-
Fountain Creek**



Pineries Open Space



Pulpit Rock



Falcon Trail



Spruce Mountain Trail



Palmer Park Loop



Captain Jacks



The Incline



Barr Trail



Dixon Trail



SHOPPING



University Village Colorado

A popular, urban strip mall with a variety of retailers, bars, and restaurants.

From basic goods to retail therapy, here are the major hubs for shopping, dining and entertainment.

Downtown

Old Colorado City

Ivywild

University Villages

Manitou Springs

Briargate

Northgate

Powers Corridor

Interquest

Monument, Palmer Lake, Woodmoor (Tri-Lakes)



SHOPPING

DOWNTOWN

Downtown is the heart of the city and the epicenter of its booming local dining scene. Tejon Street is the main artery for shopping, dining, and nightlife, but the scene spreads in every direction. You'll also find favorite boutiques, specialty shops, galleries, holiday pop-up shops, events and more!



OLD COLORADO CITY

The original capital of the Colorado Territory is now a local-biz hub that thrives on an eclectic mix of Wild West ethos, stylish boutiques, fine to funky galleries, souvenirs and chef-driven dining hot spots. Events like Art Walk, Boutique Week and the Christmas Stroll keep things festive.



IVYWILD

Ivywild school is the heartbeat of this neighborhood, with Bristol Brewing Company anchoring community events and gatherings. Development in Creekwalk along Cheyenne Creek and South Nevada Ave is transforming the area with fast-casual dining and retail chains.



SHOPPING

UNIVERSITY VILLAGE

Near the fast-growing University of Colorado-Colorado Springs (UCCS), University Village is a retail hub! The mix includes Costco, Lowe's, Kohl's, Starbucks plus specialty shops like the popular Trader Joe's and a collection of local and chain restaurants.



MANITOU SPRINGS

Historic, quirky, funky, weird- the lovable little enclave at the base of Pikes Peak offers a unique collection of small businesses, restaurants, galleries and the region's only recreational marijuana dispensaries.



BRIARGATE

The northeastern 'burbs are filled with retail services, especially Chapel Hills Mall and surrounding stores on N. Academy Blvd. Promenade Shop at Briargate is the hub of upscale chain retail and restaurants.



SHOPPING

NORTHGATE

You'll find big home improvement warehouses and groceries, but there's a dining and entertainment boom happening here also! Venues like TopGolf, Overdrive Raceway go-carts, iFly Indoor Skydiving, and a massive Bass Pro Shops Outdoor World! The Boot Barn Hall has concerts, and the new Sunset Amphitheater will bring big name musical acts beginning the summer of 2024!

POWERS CORRIDOR

Looking for a big box retailer on the east side? You're sure to find it along Powers Blvd/Hwy 21 at shopping centers like First & Main Town Center. With residential neighborhoods booming to the east, the centers of good and services have kept pace.



INTERQUEST

Interquest is scorching hot with more than \$1 billion of private investment fueling a north-side commercial boom around Interquest and Voyager Parkways. You can find movie and entertainment multicomplexes, an ever-growing collection of restaurants, both chain and local, and a gaint Scheels sporting goods filled with any type of gear you need. The store includes a 65-foot Ferris wheel and cafe inside.



PLACES TO EAT

Although the Spring's dining scene has been experiencing a renaissance over the last few years, this native still wouldn't call this a "foodie town." With that being said, new restaurants, along with craft breweries and distilleries are opening all the time. Downtown and the Westside are the traditional epicenters, but the east and north sides are gaining ground, especially around the booming Northgate area. Here are a sample of some of the best restaurants in Colorado Springs and surrounding areas.

01

503 W

Find unique Asian fusion gastropub fare and an upscale craft cocktail program. The contemporary menu features sharable apps, Korean inspired street food and more.

02

COWBOY STAR

This is Rocky Mountain-esque dining at its best, featuring great cuts of meat and wild game, plus elevated craft cocktails and one of the best happy hours in town.

03

SHUGA'S

A cute, artsy spot located downtown with eclectic globally inspired eats plus creative cocktails and coffee served in a slick, retro-feel room.

04

RISTORANTE DEL LAGO

There is no disputing the sophistication, ambiance and delicious cuisine that Ristorante Del Lago delivers for those seeking a romantic, Italian meal. The view of the lake and The Broadmoor is a big reason why.

05

TILL

Till morphs from the excellent breakfast and lunch spot Garden of Gods Market & Cafe into a vibrant neighborhood bistro by night.

PLACES TO EAT...

If you want more of an in-depth dive into what food and drink options

Colorado Springs has to offer, then check out my video **Best food in Colorado Springs | Recommended local restaurants from a LOCAL!**

on my YouTube channel at **LivingInColoradoSprings.TV**





PARKS

We are lucky in Colorado Springs to have so many great playgrounds, public parks and dog parks to explore. From swings to slides, to climbing walls and water features, Colorado Springs' parks and playgrounds keep kids and dogs active, and are a great places to meet new friends.

- 01 **Rampart Park**

- 02 **John Venezia Park**

- 03 **Bear Creek Regional Park**

- 04 **Monument Valley Park**

- 05 **Palmer Park**

- 06 **Memorial Park**

- 07 **Acadia Park**

- 08 **Fox Run Regional Park**

LOCAL HOUSING OPTIONS

Finding Your Neighborhood

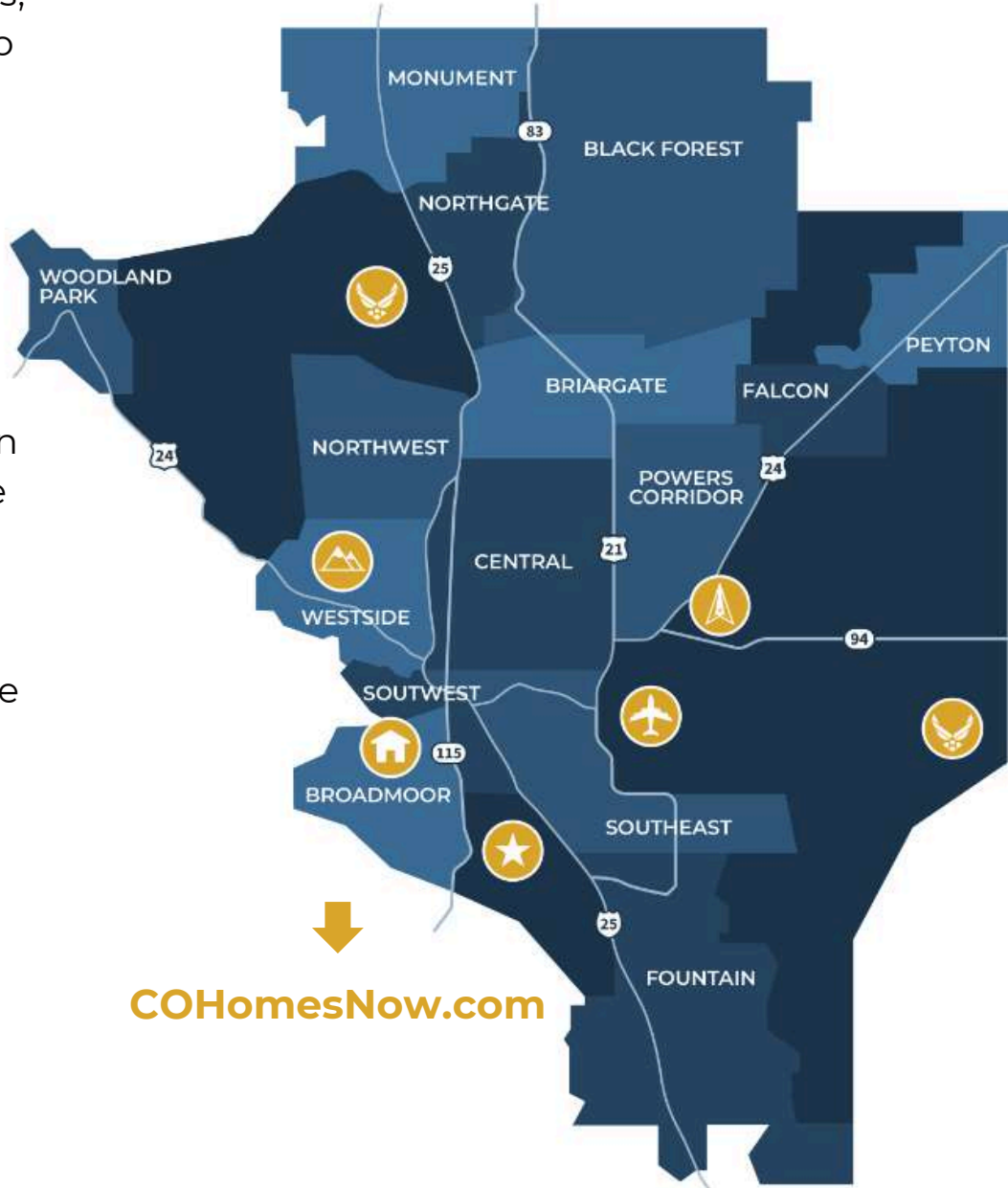
So you've been thinking about relocating to Colorado Springs or surrounding areas, but you don't know where to start your search. Let me help you with that!

As a Colorado native and long time realtor who specializes in Relocation, I have learned what people really want to know about an area before picking up their lives and moving.

My interactive website map ties directly into my YouTube channel "Living in Colorado Springs" to help people just like you understand:

- the pros and cons of different neighborhoods
- the cost of living
- city & community tours
- info on new home construction
- and overall things to do here in town!

Hopefully through my videos you can get a complete understanding of the best areas to live in that fit your needs and lifestyle!



COHomesNow.com

LivingInColoradoSprings.TV



LOCAL HOUSING OPTIONS... *Rentals*

More and More New Apartments

Options for renters are on the increase—especially downtown, the north end and eastside.

In 2024 there are 9,000 units already in progress and another 11,000 are proposed according to the director of the Apartment Association of Southern Colorado.

If you're looking for an apartment, your chances are strong in the north markets that include the area of Briargate, Northgate, and Monument. That area includes 18,706 rental units and is growing constantly due to all the commercial development that is now present in the area.

The next area booming with rental options is in the southeast area near the airport; with 8,389 units. The recent confirmation of Space Force staying in town is a contributing factor.

With the coming of Weidner Field and the Olympic Museum, the downtown apartment opportunity has grown to include three high-rise multifamily projects and the new luxury Weidner Field Epicenter apartments.

APARTMENT AVERAGE RENTS

Central Area

Studio:	\$1,029
1 Bedroom:	\$1,301
2 bed, 1 bath:	\$1,332
2 bed, 2 bath:	\$1,708
3 bed, 2 bath:	\$2,045

Southeast

Studio:	\$924
1 Bedroom:.....	\$1,069
2 bed, 1 bath:	\$1,264
2 bed, 2 bath:	\$1,427
3 bed, 2 bath:	\$1,735

Briargate/Northgate/Monument

Studio:	\$1,372
1 Bedroom:	\$1,480
2 bed, 1 bath:	\$1,678
2 bed, 2 bath:	\$1,793
3 bed, 2 bath:	\$2,159

Southwest

Studio:	\$1,018
1 Bedroom:	\$1,373
2 bed, 1 bath:	\$1,496
2 bed, 2 bath:	\$1,739
3 bed, 2 bath:	\$1,991

Westside/Northwest

Studio:	\$955
1 Bedroom:	\$1,240
2 bed, 1 bath:	\$1,413
2 bed, 2 bath:	\$1,647
3 bed, 2 bath:	\$1,996

WHO WE ARE

01

NEIGHBORLY

Because we support each other within our firm, we're better able to support our clients: with compassion, mindfulness, and collective motivation to reach our common goals. In all things, we strive to be kind, welcoming, and open-minded, especially when facing challenges.

02

PASSIONATE

Simply put, we love what we do, and it makes all the difference between providing a service and delivering an experience. We fully commit to every task, providing well-rounded solutions that don't shy away from the details. We go above expectation, not just because it's the right thing to do, but because we care about our clients, and genuinely enjoy building on our relationships.

03

PROFESSIONAL

We pride ourselves on being a team of knowledgeable specialists embodying an exceptional level of professionalism, both with our clients and among our peers. Our dedication to the highest quality service, efficiency, and insight is unparalleled.

meet The Team



Alicia Armendariz

REALTOR®

Whether you're a first-time home buyer, an investor, or just someone looking to upgrade/downsize, your real estate goal should be as smooth as possible. That's where I can help!

There are many qualities and skills that go into being an excellent real estate professional - integrity, thorough communication, in-dept market knowledge, savvy marketing, effective negotiation skills and a high-quality professional network, all of which I strive for daily in my professional and personal relationships!

That said, in my experience as a Colorado real estate professional, I've also found that providing the very best service is essentially about *putting my clients first*. This means keeping myself accessible, accountable, responding quickly to your needs, and being a good listener as well as a good communicator (I can be a talker, just ask anyone haha).

This "client first" philosophy has always been my approach and it requires me to continually improve my skills and ways of doing business. In addition, I've found that the latest methods of technology and social media are enabling me to do everything I've always done, just much quicker and efficiently. They've also helped me to extend the range of services I provide to my clients.

So, when you decide that you'd like to buy, sell, or invest in the Colorado Springs, Denver and/or surrounding I'm here to help!



Allison Johnson

TRANSACTION COORDINATOR

I support and manage transactions for real estate agents. Tracking and coordinating various tasks throughout the process of the transaction so the agent is freer to create more business and enjoy their personal lives. My passion is to make sure clients are happy with their agent, so their agent is happy with me. I have an abundance mindset and understand it takes a whole team to get everyone to the closing table and to create repeat business!

Ready to Move!!

Colorado Springs

(719) 924-3659

Alicia.Armendariz@COHomesNow.com



BROKERED BY
exp
REALTY