

# WELCOME TO COLORADO SPRINGS

Get to know the area:  
neighborhoods, local eateries, and lifestyle





# Welcome to Colorado Springs

Hi, I'm Erica Schelcht, a local Realtor here in Colorado Springs. If you're thinking about making a move to the Springs, you probably already know how exciting (and a little overwhelming) the process can feel. That's why I created this guide. Not just to talk about buying a house, but to give you an inside look at what it's really like to live here.

In the next few pages, you'll find:

1. Neighborhoods for different lifestyles
2. Schools and education options
3. Local eateries you'll love
4. Things to do around town

My goal is to help you picture what life could look like here, while also giving you the practical steps and resources to make your home search smoother.

For more insider tips follow along on TikTok @erica.schlecht



## Why buy in COS?

### Lifestyle you'll love

From breathtaking views of Pikes Peak to endless hiking trails, family-friendly neighborhoods, and a growing food and arts scene, Colorado Springs has something for everyone.

### Affordability vs. Denver

Homes here remain more affordable than in Denver, making Colorado Springs a smart choice for long-term value.

### Thriving Community

From family-friendly neighborhoods to a growing downtown scene, there's a lifestyle fit for everyone.

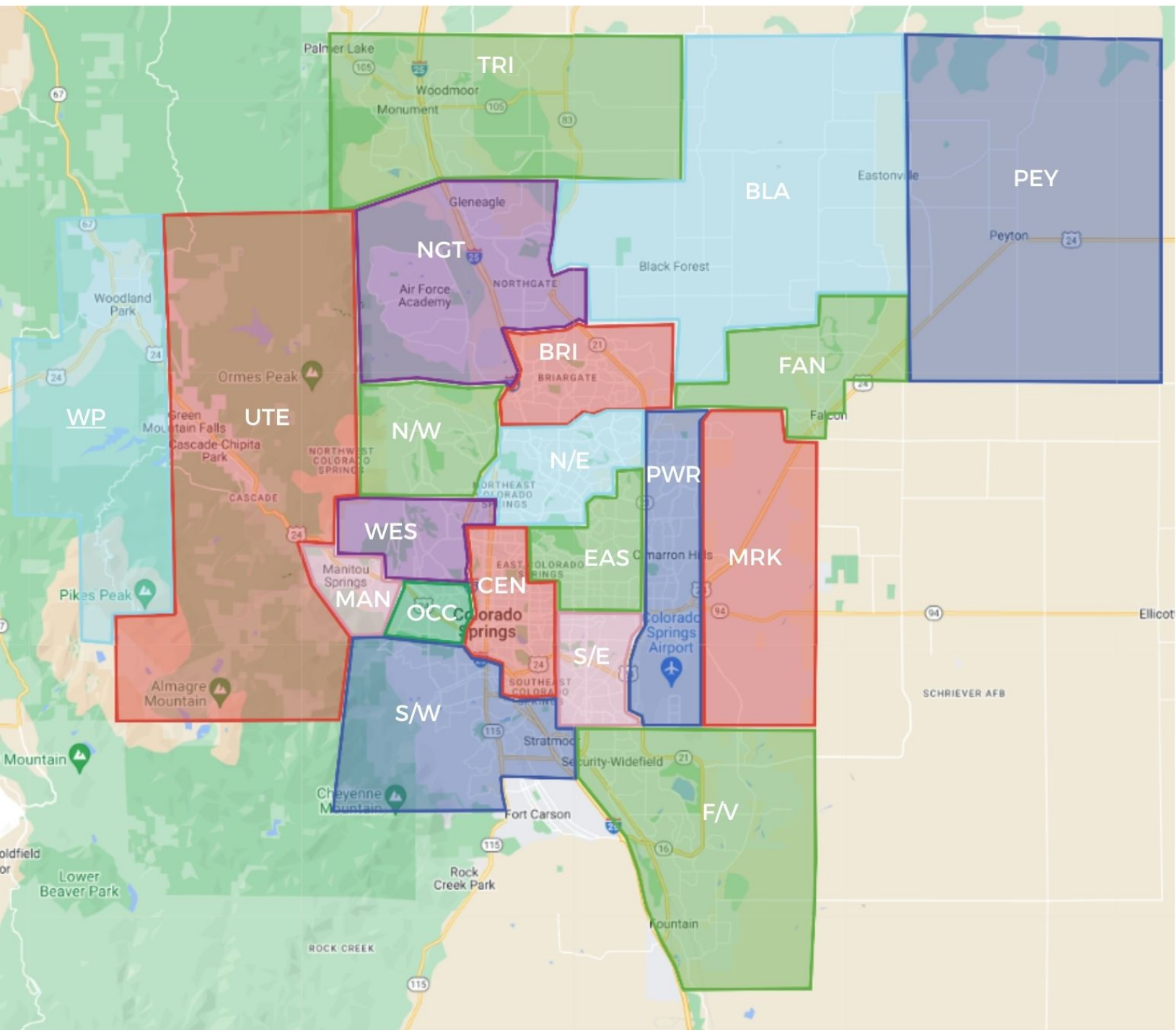
### Military-Friendly

With several bases nearby (Fort Carson, Peterson, and the Air Force Academy), the city has strong support systems for service members and their families.

### Steady Market Growth

Our real estate market continues to show steady demand and appreciation. A great sign for buyers thinking about long-term equity.

## Major Areas



- |                                |                                |                               |                               |
|--------------------------------|--------------------------------|-------------------------------|-------------------------------|
| BRI - Briargate                | FAN - Falcon                   | EAS - East Colorado Springs   | S/W - Southwest Colorado S... |
| PWR - Powers                   | MRK - Marksheffel              | CEN - Central and Downtown... | UTE                           |
| TRI - Tri-Lakes [Monument a... | S/E - Southeast Colorado Sp... | WES - West Colorado Springs   | Woodland Park                 |
| N/W - Northwest Colorado S...  | F/V - Fountain Valley          | MAN - Manitou Springs         | NGT - Northgate               |
| BLA - Black Forest             | N/E - Northeast Colorado Sp... | OCC - Old Colorado City       | Peyton                        |



## Neighborhood Spotlight

### **Northgate: \$500's - \$1M+**

Situated on the northern edge of Colorado Springs, Northgate is a growing residential area that offers older homes and mature trees, as well as newer homes, shopping centers, and proximity to the United States Air Force Academy.

### **Briargate: \$400's - \$700's**

Situated in the northeastern part of the city, Briargate is a well-established neighborhood with a mix of residential, commercial, and retail spaces. It has several shopping centers, including the Chapel Hills Mall, and offers easy access to major highways.

### **Rockrimmon: \$350's - \$700's**

Situated on the northwest side of Colorado Springs, the area is a picturesque neighborhood surrounded by scenic foothills, offering stunning views, easy access to hiking trails, and a range of housing options.

### **Old Colorado City: \$400's - \$700's**

Located just west of downtown, Old Colorado City is a charming historic district known for its Victorian architecture, boutique shops, art galleries, and restaurants. It has a unique character and hosts events like the annual Territory Days celebration.

### **Broadmoor: \$800's - \$2M+**

Located southwest of downtown, the area is known for its luxury resort, The Broadmoor, which offers world-class accommodations, golf courses, and a variety of amenities. The neighborhood also features beautiful homes, scenic views, and easy access to hiking and outdoor activities in Cheyenne Canyon.

### **Falcon / Peyton: \$350's - \$600's**

Located northeast of Colorado Springs, Falcon and Peyton offer newer subdivisions with more square footage for the money. Perfect for families who want space and affordability while still having access to city amenities. Picture wide-open skies, suburban calm, and family-oriented communities.

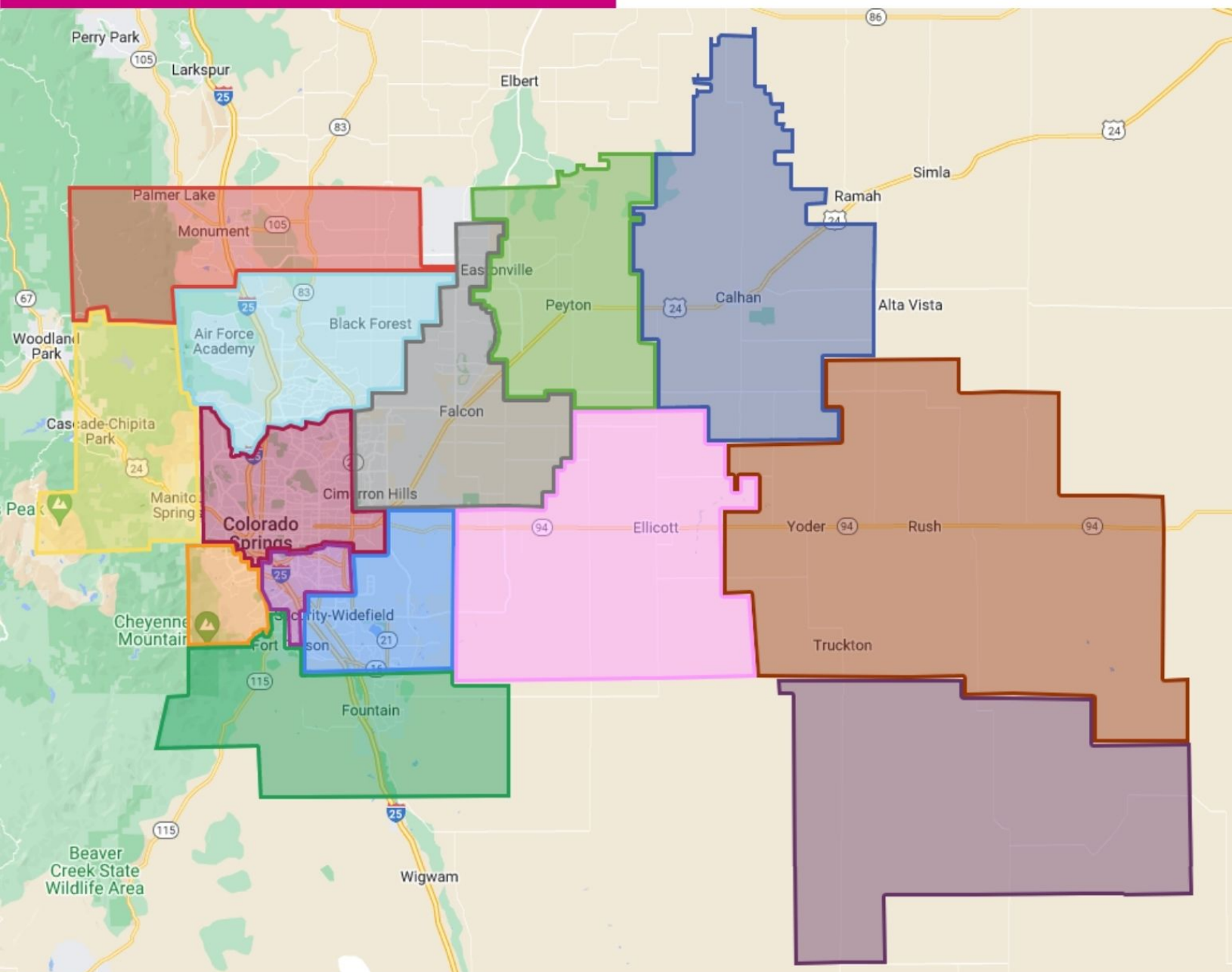
### **Stetson Hills: \$350's - \$500's**

Located on the northeast side, Stetson Hills is a popular neighborhood for first-time buyers and military families. With parks, playgrounds, and easy access to Powers Blvd (for shopping, dining, and commuting), it's convenient and family-friendly. Homes are newer builds compared to the west side and offer solid value for the price.

### **Wolf Ranch: \$500's - \$900's**

Adjacent to Cordera, Wolf Ranch is another fast-growing, newer neighborhood with lakes, trails, and community events. It has a strong reputation for being pet-friendly and community-oriented. Buyers love the modern floorplans, mountain views, and convenient north-side location.

# K-12 Public School Districts



-  Academy District 20
-  Colorado Springs District 11
-  Falcon District 49
-  Cheyenne Mountain District 12
-  Harrison District 2
-  Fountain District 8
-  Widefield District 3
-  Manitou Springs District 14
-  Lewis Palmer District 38
-  Peyton District 23
-  Miami Yoder District 60
-  Calhan District 1
-  Edison District 54
-  Ellicott District 22

Scan for more  
information about local  
schools





## North Cheyenne Cañon

Beautiful hikes close to town. Great spot to hang out for the day! You can hike, tailgate on a pull off, and hang with friends.



## CityROCK!

An indoor cavernous and casual rock climbing gym, with an attached brewery in the heart of downtown Colorado Springs.

## Pikes Peak Cog

Journey to the top of Pikes Peak at 14,115 ft the same way many visitors have done for 130 years. Features incredible views, opportunities to see classic Colorado wildlife, and a unique way to summit the mountain.



## Open Spaces

Colorado Springs has so many open spaces throughout the city with tons of easy hiking, walking, and biking. A couple of great ones are Ute Park, Red Rocks Open Space, Palmer Park, and High Chaparral Park.

## The Incline

The best “stairway to Heaven” in the Rockies. This gorgeous, strenuous, but accessible hike is a quintessential MUST DO for your CO bucket list.



## Penny Arcade

Located in the heart of Manitou Springs. Bring your big bag of coins and you can spend a couple hours playing pretty much every arcade game you could think of! From old school games to newer games. It’s the best!



*We have a ton of great dining options..  
...but these are some highlights!*

Breakfast

**Urban Egg** - This is by far my favorite breakfast and brunch restaurant. All of their biscuits or pancake options are top notch. And their fresh pressed juices do not disappoint.

**Paris Baguette** - A French Bakery! You walk in, grab a tray, and start selecting from their wide variety of patisserie's for breakfast or dessert. They have a great mix of sweet and savory.

Lunch

**Shuga's** - This is definitely my favorite lunch place. It carries a great variety of sandwiches and soups, but not the traditional! Their almond cake is fantastic!

**TAPateria** - This place is a true experience! The depth of flavor in each of the dishes is so intentional and delicious that you leave already looking forward to the next time you're going to come back!

Dinner

**Walters 303** - Their cheesy bread sticks are AMAZING! Besides homemade pizza, this place is the best!

**The Rabbit Hole** - This Alice In Wonderland themed restaurant serves modern American cuisine with a focus on seasonal ingredients. The menu changes frequently, but you can always expect to find creative and delicious dishes. THE MAC n' CHEESE!

Dessert

**Dad's Donuts** - Located downtown! they sell out fast and they are delicious. It's always important to find a good donut place.

**Josh and John's** - Ice Cream at its finest! They have multiple locations and are a local creamery. Their ice cream is so smooth.

Others to try

**Everest Nepal Restaurant** - This place is fantastic! Their naan and curries are so delicious. I would recommend anything on the menu. It's that good!

**Denver Biscuit Company** - A restaurant that serves gourmet biscuit sandwiches made from scratch. They offer a variety of wildly intense biscuit plates, as well as sides and drinks.

**Black Forest Bistro** - Fine dining in Black Forest; only open 3 days a week and reservations are required. Amazing food!



Your guide to real estate success

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