

*living like*  
**A LOCAL**

IN COLORADO SPRINGS



THE VALENTIN GROUP | 719.428.6832

# A little about us

With a combined 14 years of experience in the Colorado Springs real estate market, we have a deep understanding of the local market and the needs of our clients. Whether you're looking to buy, sell, or invest in real estate, we are here to help you achieve your goals!

Chelsea, being a native to this city, has seen it evolve and embrace new faces while maintaining that local-first, laidback charm. Dan moved here in 2011 with the military, and knows firsthand the stress and struggle that comes from an out of state relocation. In this guide, we look forward to sharing what makes Colorado Springs such a special place to call home. Shall we?!



## A few of our Colorado Springs Favorites

### *On a Saturday...*

You can find us going for a morning stroll at the beautiful Red Rocks Open Space with our kids, followed by a quick bite to eat at Shuga's or the Wine's of Colorado.

### *Best Coffee*

There's just something about the way Wayfinder creates the perfect cup every time. Dan's go-to is the White Mocha, while Chelsea loves their Lavender Chai.

### *Best Views*

One thing Colorado Springs is famous for? The views! Some of the best views in town are in Garden of the Gods, but you can see Pike's Peak from almost anywhere in town.

### *Most Unique*

The Colorado Springs area is home to some truly unique and quirky businesses. One of our favorites is the Penny Arcade in Manitou Springs. A great place to bring friends!



# Get to know *Colorado Springs*

## QUICK FACTS

- At over 6,000 feet above sea-level, Colorado Springs is one of the highest major cities in the US.
- Blessed with over 300 days of sunshine per year.
- Home to Pikes Peak, often called "America's Mountain"

## DEMOGRAPHICS

- 492,204 residents
- Median age: 35
- Military friendly
- Dog friendly

## DESIGNATIONS

- Colorado Springs is designated "Olympic City USA," reflecting its role as the heart of the Olympic and Paralympic movements in the United States.





# Colorado Springs FAQs

## COST OF LIVING

The cost of living in Colorado Springs is above the national average but remains more affordable than other major Colorado cities, particularly in housing.

## JOB MARKET

The job market in Colorado Springs is thriving, propelled by strong sectors such as technology, defense, healthcare and tourism, which provide a wide array of opportunities for professionals.

## TRAFFIC

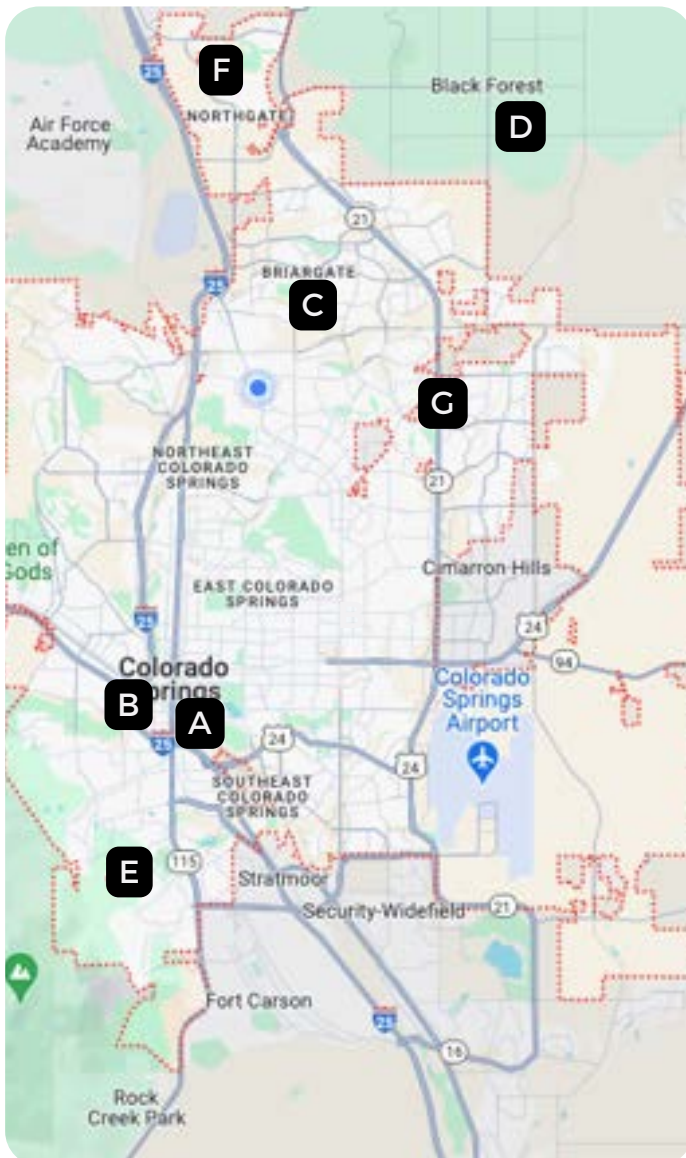
Traffic in Colorado Springs experiences congestion during peak hours, although it is more manageable compared to larger cities. The availability of public transportation options is limited.

## COMMUNITY RESOURCES

Colorado Springs offers a rich variety of community resources, including homelessness prevention efforts, mental health services, and veteran support, enhancing the well-being of its residents.

# Colorado Springs At a Glance

Colorado Springs has something for everyone. From a vibrant downtown scene to quieter family neighborhoods, you are guaranteed to find an area you love. One feature you'll find throughout Colorado Springs? Parks & green spaces - they're sprinkled throughout the city!



- A** Downtown area with historic charm and modern amenities
- B** Eclectic atmosphere with unique shops, galleries, and seasonal events
- C** Well-planned neighborhoods, excellent parks, and convenient shopping centers.
- D** Rural living, large wooded lots
- E** Upscale area, surrounding luxury hotel
- F** Fast-growing, new developments with lots of shopping and entertainment
- G** Suburban area with abundant access to retail and dining.



# Welcome to the neighborhood: *Historic Old North End*



## Key Characteristics

- Historic Charm: Preserved Victorian homes and tree-lined streets.
- Active Community Association: Engages in events and preservation.
- Proximity to Downtown: Easy access to urban amenities.
- Scenic Beauty: Natural surroundings including Pikes Peak.
- Strong Sense of Community: Close-knit and supportive neighbors.

## Zip Code

80903, 80907

## Avg. Price

\$788,257

## Schools

Steele Elementary, North MS, Palmer HS

## Price/SF

\$301/sqft



# Colorado Springs *Coffee & Bakeries*

## COFFEE

- Loyal Coffee
- Switchback Coffee Roasters
- Third Space Coffee
- Urban Steam
- The Exchange on Tejon
- Wayfinder Coffee Co.
- Kairos Coffee House
- Jive's Coffee Lounge

## BAKERIES

- Boonzaaijer's Dutch Bakery
- Norma's Bakery
- La Baguette
- The Sourdough Boulangerie
- Provision Bread and Bakery
- Wimberger's Old World Bakery & Deli
- The Bakery Depot
- Marigold's Bakery and Cafe



# Colorado Springs *Breakfast & Lunch*

## BREAKFAST

- Mountain Shadows Restaurant
- The Omelette Parlor
- Wade's Cafe
- Urban Egg
- Bon Ton's Cafe
- King's Chef Diner
- Snooze
- Toastique
- Rock City Cafe

## LUNCH

- Mollica's Italian Market
- Shuga's
- Roll Up
- Wooglin's Deli
- Colonel Mustard's Sandwich Emporium
- The Green Line Grill
- Pizzeria Rustica
- Monse's Pupuseria



A vertical photograph on the left side of the page shows a dining table. In the foreground, there is a clear glass vase with a wooden stopper, a glass of water, and a plate with a fork and knife. The background is blurred, showing more of the table and possibly other diners.

# Colorado Springs *Dinner*

## UPSCALE

- The Peppertree
- Cowboy Star
- The Mona Lisa
- Carlos Bistro
- The Margarita at Pine Creek
- The Steakhouse at Flying Horse
- Jax Fish House and Oyster Bar
- Penrose Room

## CASUAL

- Paravicini's
- Fujiyama
- Till Neighborhood Bistro
- Bonefish Grill
- The Viewhouse
- Kura
- 503W
- Urban Tandoor
- Sofia's Antojitos



# Colorado Springs *Dinner*

## DINNER - KID FRIENDLY

- Lazy Dog Restaurant
- Odyssey Gastropub
- Fargo's Pizza
- Texas Roadhouse
- Poor Richard's
- Panino's
- Black Bear Diner
- Munchies 719

## DINNER - UNIQUE

- The Rabbit Hole
- Streetcar 520
- Ambli Global Cuisine
- Uchenna
- The Airplane Restaurant
- Springs Orleans
- Edelweiss German Restaurant
- Wine's of Colorado
- Flying W Ranch Chuckwagon Supper

# Colorado Springs *Sweet Treats*

## ICE CREAM

- Josh & John's
- The Paleta Bar
- Rizutto's Ice Cream
- Frozen Gold
- BJ's Velvet Freeze
- Colorado City Creamery
- The Caffeinated Cow
- Colorado Custard Company

## NOT ICE CREAM

- Sasquatch Cookies
- Amy's Donuts
- Nothing Bundt Cake
- Mochi Thai'm Donuts
- The Cupcake Doctor
- Cacao Chemistry Chocolatier
- Death by Cheesecake
- Rocky Mountain Chocolate Factory





A vertical photograph on the left side of the page shows a hand garnishing a cocktail in a coupe glass with baby's breath flowers. The glass is filled with a white, frothy beverage. The background is dark and out of focus.

# Colorado Springs *Adult Beverages*

## BREWERIES

- Phantom Canyon Brewing
- Bristol Brewing
- Cerberus Brewing
- Red Leg Brewing
- Goat Patch Brewing
- Trinity Brewing
- Local Relic
- Lost Friend Brewing

## COCKTAILS & EXPERIENCES

- The Principals' Office
- Wobbly Olive
- Allusion
- Stir Coffee and Cocktails
- Archive's Underground Libations
- Shrunken Head Tiki Bar
- Shame and Regret
- Cork & Cask



# Things to do in Colorado Springs

## OUTDOORS

- Stroll through Garden of the Gods
- Take the Cog Railway to the top of Pikes Peak
- Play Pickleball in Banning Lewis Ranch
- See the waterfalls at Seven Falls
- Window shopping in Old Colorado City
- Rooftop bar at Lumen8
- Bike ride in Red Rocks Open Space
- Hike the Manitou Incline if you're up for an intense challenge!

## INDOORS

- Tour the Olympic Training Center
- Pioneers Museum
- Miramont Castle
- Dinner and a movie at Roadhouse Cinema
- Carnegie Public Library
- Tour the iconic Broadmoor Resort
- See a show at the Millibo Art Theatre
- Colorado Springs Fine Arts Center

# Things to do in Colorado Springs

## KIDS

- Penny Arcade
- The North Pole - Santa's Workshop
- Cheyenne Mountain Zoo
- Playstreet Museum
- Aircity 360
- Kids Empire
- John Venezia Park
- Dart Wars
- Great Wolf Lodge
- Cave of the Winds

## TEENS

- iFly
- Top Golf
- Main Event
- Dave and Busters
- Whirly Ball
- Overdrive Raceway
- CityRock
- Battlefield Colorado
- Railyard Gaming + Gastropub





# Working out in Colorado Springs

## YOGA / PILATES / BARRE

- Cambio Yoga
- HOTWORX
- Yoga Studio Satya
- Hot on Yoga
- Club Pilates
- Whole Living Pilates
- Pure Barre
- Barre3

## GYM / WEIGHTLIFTING / HIIT

- Lifetime Fitness
- Accolade Fitness
- F45
- Orange Theory Fitness
- VillaSport Athletic Club
- Flex Gym and Fitness
- Farrell's Extreme Bodyshaping



# Dog-Friendly Colorado Springs

## PARKS

- Bear Creek Dog Park
- Fox Run Dog Park
- Rampart Dog Park
- Red Rock Canyon Open Space
- America the Beautiful Park
- Garden of the Gods Dog Park

## ESTABLISHMENTS

- Pub Dog Colorado
- Ivywild School
- Poor Richard's
- Atomic Cowboy
- The Burrowing Owl
- Colorado Springs Flea Market



# Recurring Events

## TERRITORY DAYS

Memorial Day weekend street fair celebrating the Old West with music, food, crafts, and history.

## PIKES PEAK HILL CLIMB

An annual motor race to Pikes Peak's summit, featuring a challenging ascent that draws global participants.

## LABOR DAY LIFT OFF

A festive hot air balloon event with launches, glows, and activities during Labor Day weekend.

## FESTIVAL OF LIGHTS

A holiday parade with illuminated floats, bands, and festive entertainment.







# Weekend Itineraries

## FOR THE ADVENTURER

Head to Garden of the Gods for rock climbing or just exploring the stunning rock formations. Explore Broadmoor Seven Falls: hike the 224-step staircase or its scenic trails.

## FOR THE LEISURE LOVER

Start with a leisurely breakfast at The Margarita at PineCreek. Head to SunWater Spa in Manitou Springs for a relaxing soak in their mineral tubs. Enjoy dinner at The Ivywild School, a community-focused dining and social venue.

## FOR THE FOODIE

Enjoy legendary breakfast burritos at King's Chef Diner. Sample unique sandwiches and Brazilian Coconut Soup at Shuga's. Experience creative American cuisine at Four by Brother Luck.

## FOR THE SPORTS FAN

Golf at The Broadmoor Golf Club, featuring championship courses. Explore the U.S. Olympic & Paralympic Museum's interactive exhibits. Watch a Colorado Springs Switchbacks FC match at Weidner Field.



# Why we love Colorado Springs

## LIVING IN COLORADO SPRINGS

Colorado Springs truly is the ideal place to call home for countless reasons. With abundant sunshine, a commitment to an active lifestyle, and a supportive military community, there's something here for everyone to love.

## WHAT WE LOVE MOST

We love strolling through the shops in Old Colorado City.

The best weekend plans include a quick family hike in Red Rocks Open Space, and our kids want us to spend every weekend at the Penny Arcade.

Our favorite quick lunch is at Shuga's. You've got to try their Brazilian Shrimp Soup, and don't forget to grab a slice of the almond cake too!



# Local Trades & Service Providers

SERVICE	NAME	PHONE	WEBSITE
CLEANING COMPANY	Springs Loyalty Cleaning	719.505.6737	
HANDYMAN	Count on Chris	719.760.0239	
INTERIOR DESIGN	Woven Roots	719.432.9600	
CONTRACTORS	Holloway Customs LLC	719.459.2083	
ELECTRICAL	Electrical Experts of Colorado	719.678.3015	electricalexpertsco.com
CABINETRY	Brooks Brothers Cabinetry	719.481.2222	brooksbrotherscabinetry.com
WINDOWS	Dutch's Home Improvement	719.392.1369	dutchshomeimprovement.com
FENCING	H&H Fencing	719.291.4145	handh-fencing.com
LAWN CARE	Green & Growing LLC	719.439.4930	
LANDSCAPING	Platinum Concrete	719.822.6866	



# Local Trades & Service Providers

SERVICE	NAME	PHONE	WEBSITE
MOVING COMPANY	Moving Day	719.531.0250	<a href="http://movingday.net">movingday.net</a>
PAINT	Almighty Jobs Painting	719.487.5088	<a href="http://almightyjobspainting.com">almightyjobspainting.com</a>
PEST CONTROL	Deft Pest Solutions	719.375.2576	<a href="http://deftpest.com">deftpest.com</a>
PLUMBING	Bill's Plumbing and Drain Service	719.598.4775	<a href="http://billsplumbinganddrainerservice.com">billsplumbinganddrainerservice.com</a>
FLOORING	Your 1 Flooring Guys LLC	719.648.8112	
APPLIANCE REPAIR	Bespoke Home Services	719.313.7015	
HVAC	719 Mechanical	719.494.9691	
ROOFING	Tectum Roofing	719.455.7663	<a href="http://weroof.com">weroof.com</a>
SECURITY SYSTEM	Bex Security	719.200.4897	<a href="http://bexsecurity.com">bexsecurity.com</a>
TREE SERVICES	Evergreen Tree Service	719.3327516	<a href="http://evergreentreeservicecell.com">evergreentreeservicecell.com</a>

# Medical Care Recs

SERVICE	NAME	PHONE	WEBSITE
PRIMARY CARE	Matthews-Vu Medical Group	719.632.4455	matthewsvu.com
PEDIATRICIAN	Common Spirit Pediatrics North Care	719.571.7130	commonspirit.org
WALK-IN CLINIC	The Little Clinic	719.325.0342	kingsoopers.com/health/clinic
DENTIST	Smile COS	719.394.3304	smilecos.com
OPTOMETRIST	Bettner Vision	719.625.8673	bettnervision.com
OB-GYN	Exceptional Care for Women	719.884.9962	exceptionalcareforwomen.com
DERMATOLOGY	Colorado Springs Dermatology Clinic	719.471.1763	coloradospringsdermatologyclinic.com
COUNSELOR	Vivus Counselling Services LLC	719.755.0130	vivuscounseling.com
SPEECH THERAPIST	Colorado Springs Therapy Center	719.332.4689	cstherapycenter.com
ORTHOPEDICS	Colorado Center of Orthopedic Excellence	719.623.1050	ccoe.us

# Beauty & Wellness Recs

SERVICE	NAME	PHONE	WEBSITE
ESTHETICIAN	SkinbyMal	719.360.0350	skinbymal.square.site
NAILS	Anthony Vince Nail Spa	719.203.5341	avbriargate.mysalononline.com
MASSAGE	Alecia Mills Massage and Wellness	301.928.2602	aliciamills.massagetherapy.com
HAIR	Beauty Bar	719.473.8404	beautybar-inc.com
MEDSPA	719 Revive Med Spa	719.922.2499	719-revivemedspa.com
LASER HAIR REMOVAL	Milan Laser	719.591.7340	milanlasercoloradosprings.com
BODY WAXING	European Wax Center	719.622.1001	waxcenter.com
PERMANENT MAKEUP	Chloe Maddison Skin Studio	719.582.5470	chloemaddisonskin.com
MINERAL SOAK	SunWater Spa	719.695.7007	sunwaterspa.com
SALT CAVE	Luna Float Spa & Salt Cave	719.309.6776	lunafloatspa.com





# Your Resource for All Things Colorado Springs

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send us a message!

Phone | 719.428.6832

Email | [Dan@Valentingroupco.com](mailto:Dan@Valentingroupco.com)  
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