



2019 ESTIMATED DEMOGRAPHICS

	5 mile	10 mile	15 mile
Population	65,319	65,319	565,99
Avg Household Income	\$139,715	\$108,315	\$90,80
Avg Housing Value	\$529,913	\$430,564	\$389,302

TRAFFIC COUNTS

I-25 and North Gate Boulevard	107,000 VPD
Voyager Parkway and Spectrum Loop	12,727 VPD

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Newly Constructed Building



FOR LEASE
POLARIS POINTE
7 & 15 Spectrum Loop

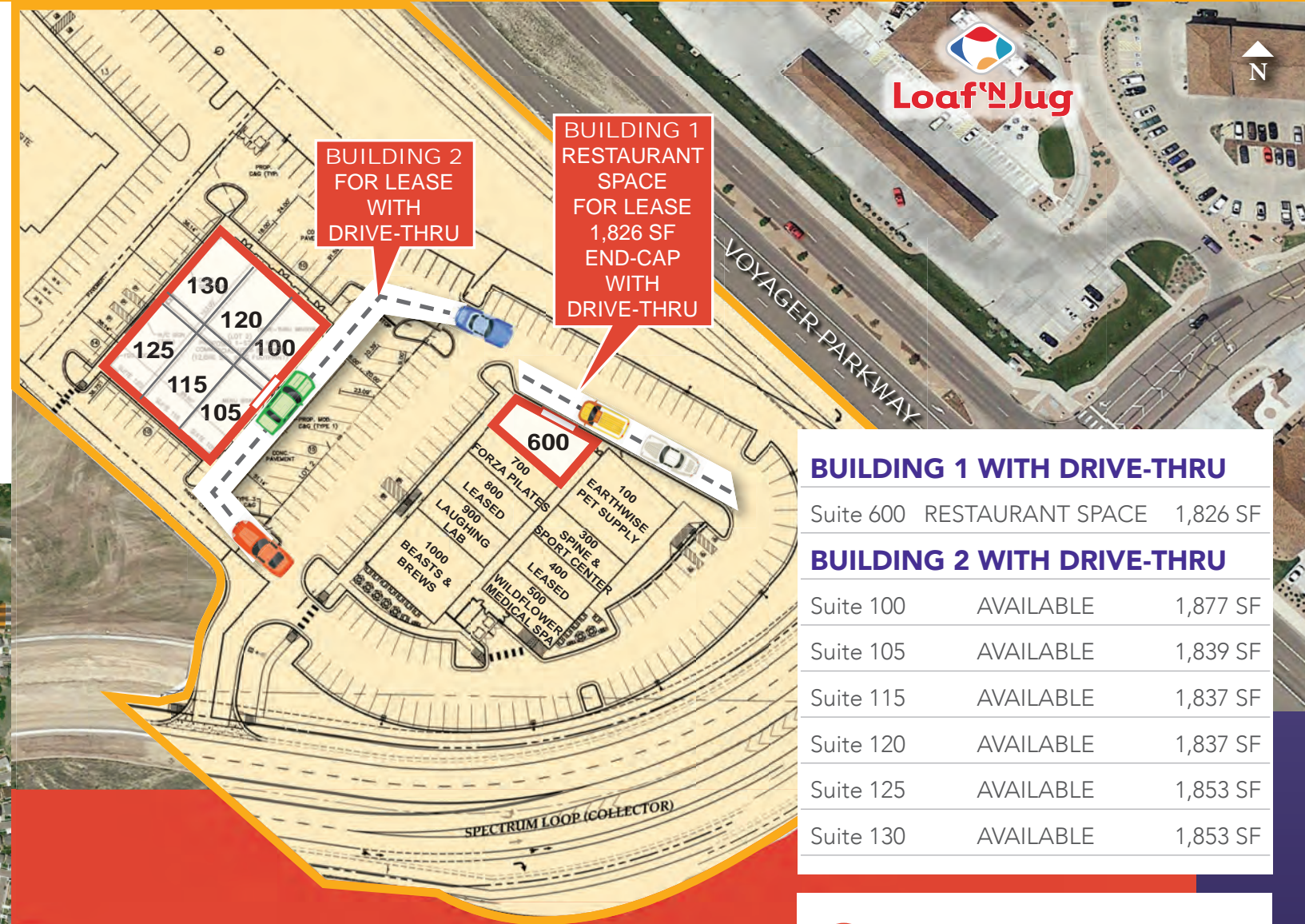
COLORADO SPRINGS, CO 80921

POLARIS POINTE

7 & 15 SPECTRUM LOOP, COLORADO SPRINGS, CO 80921

BRAND NEW RETAIL BUILDING AVAILABLE FOR LEASE

- Located off Voyager Parkway and North Gate Boulevard which is the "North gate" entrance to the Air Force Academy off I-25
- Across from Load 'N Jug, and adjacent to Northgate Plaza to the east, which is anchored by Sprouts Farmers Market and Ace Hardware; and Polaris Pointe to the west, which is anchored by Bass Pro Shops
- Highly desirable community of upscale homes with breathtaking views of the front range mountains and Pikes Peak
- CrushGolf (54,000 SF) and Air City360 (30,000 SF) are scheduled to open Spring/Summer 2020
- 44,457 households units within a 7 mile radius with \$150,000 average income
- Polaris Junction, a 301-Unit apartment complex is scheduled to open 2022



BUILDING 1 WITH DRIVE-THRU		
Suite 600	RESTAURANT SPACE	1,826 SF
BUILDING 2 WITH DRIVE-THRU		
Suite 100	AVAILABLE	1,877 SF
Suite 105	AVAILABLE	1,839 SF
Suite 115	AVAILABLE	1,837 SF
Suite 120	AVAILABLE	1,837 SF
Suite 125	AVAILABLE	1,853 SF
Suite 130	AVAILABLE	1,853 SF

SF FROM:
1,000 SF UP TO 5,567 SF

\$ ASKING:
\$38.00/PSF
NNN \$8.00/PSF

