

Polaris Pointe

FOR LEASE



Site

SEQ of I-25 and
North Gate Blvd.
Colorado Springs CO

Colorado Springs

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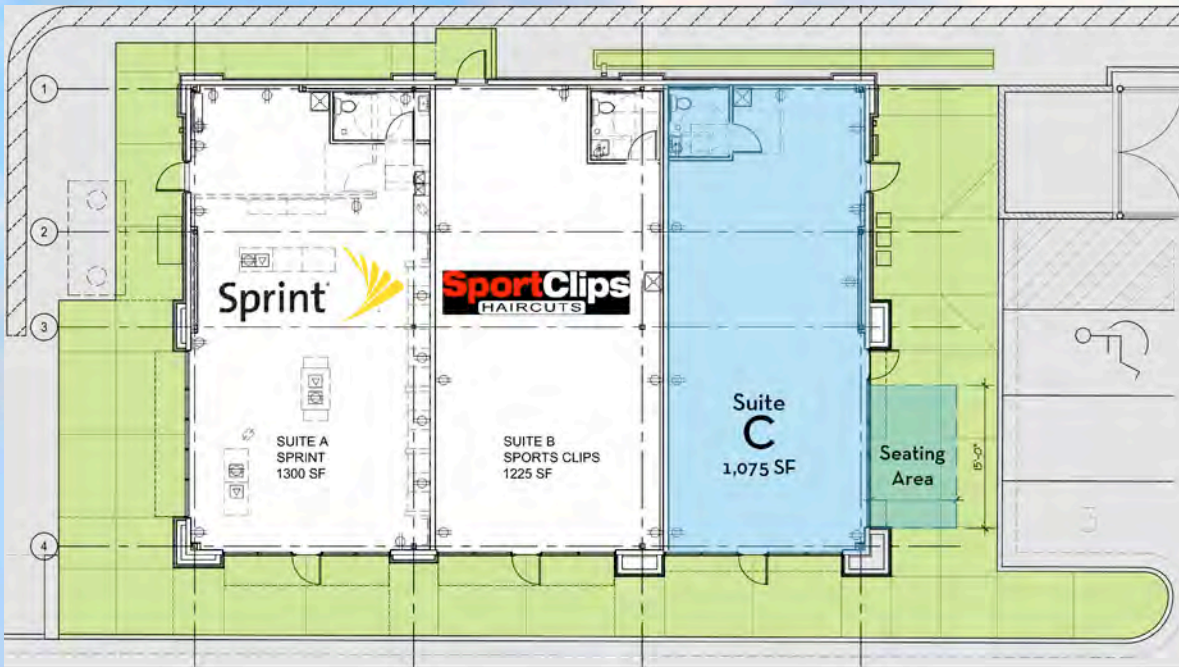
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Polaris Pointe Build To Suit/Retail Space For Lease

SEQ of I-25 and North Gate Blvd | Lot 3 | Colorado Springs CO 80921

City: Colorado Springs	County: El Paso
Building Size:	3,600 SF
Space Available	1,075 SF
LEASE RATE:	Negotiable
NNN Expense:	\$7.50 SF

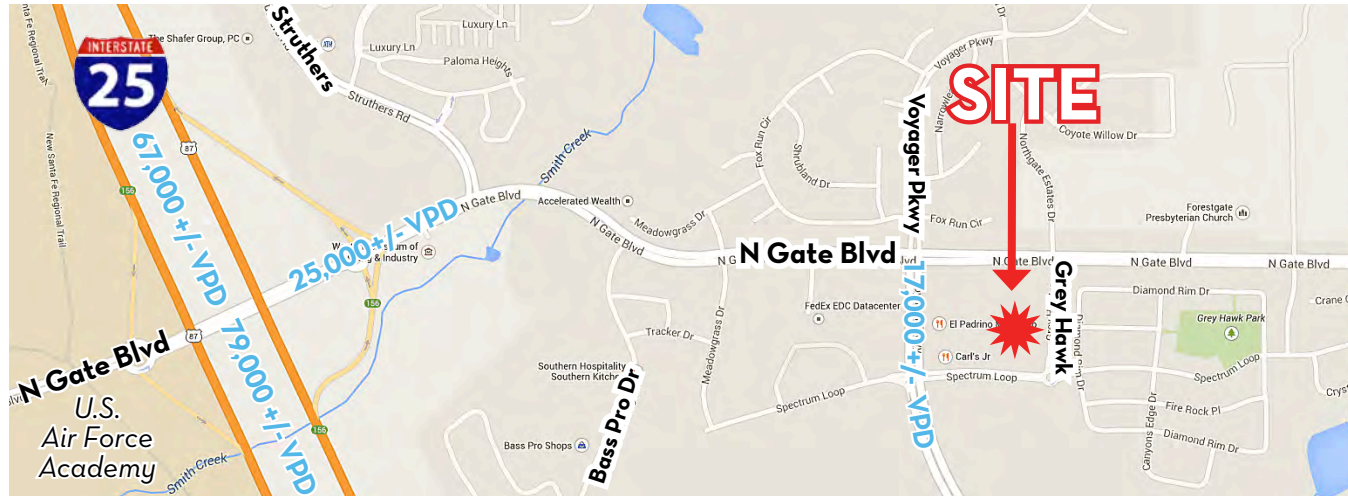


- Located in Polaris Pointe, a brand new, regional retail center with tenants including Bass Pro Shop, Colorado Grand Resort, Sprouts, Ace Hardware, Sports Clips, Sprint and many more
- Great location and easy access from I-25 and North Gate Blvd
- Powers Blvd interchange extension soon to be completed
- Just minutes from the U.S. Air Force Academy
- Retail space available to fit any user





Polaris Pointe Build To Suit/Retail Space For Lease



Polaris Pointe encompasses 800,000 square feet designated for mixed-use development east of Interstate 25 and south of Northgate Blvd. It's name reflects its position as the city's northernmost commercial development. As well as shopping and dining, Polaris Pointe will be home to the Colorado Grand Resort and Hotel, with 400 rooms and 60,000-square-foot water park.

Current Businesses Include:

- Bass Pro Shops and Uncle Buck's Fishbowl
- Magnum Shooting Center
- Bourbon Brothers Southern Kitchen
- C.B. & Pott's Restaurant
- El Padrino's Mexicano
- Carl's Jr.
- Costa Vida Fresh Mexican Grill
- Jimmy John's Gourmet Sandwiches
- Pizza Hut
- Orange Leaf Yogurt
- Interstate All Battery Center
- Loaf 'N Jug
- Beef Jerky Outlet

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

Breaking ground in 2015:

- Sprouts Farmers Market
- Ace Hardware
- Kneaders Bakery & Cafe
- Mikado Asian Bistro
- SafeSplash Swim School
- Boot Barn
- Overdrive Go-Cart Racing

Businesses coming soon:

- Baldwin's Liquor
- Mellow Mushroom Pizza
- An unnamed seafood chophouse

Source: <http://csbj.com>

Demographics:

Population	5 Minutes	10 Minutes	15 Minutes
2015 Estimate	20,802	121,980	364,801
2020 Projection	22,178	129,406	387,710
Median Age	37.40	34.88	35.31
Households	5 Minutes	10 Minutes	15 Minutes
2015 Estimate	7,336	42,563	143,117
2020 Projection	7,816	45,239	152,310
Household Size	2.83	2.76	2.49
Household Income	5 Minutes	10 Minutes	15 Minutes
2014 Median	\$99,676	\$90,633	\$65,702
Population Overview			
Colorado Population	5,024,748		
Front Range Population	4,328,406		
Denver MSA Population	2,554,474		
Colorado Springs Population	627,491		
Trade Area Population	600,000 Primary	800,000 Secondary	

Source: Co-Star, US Census, Applied Geographic Solutions, Inc.