



COME BE A PART OF THE  
**WINNING ATTITUDE**  
AT



**CBRE**

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CHAMPION THE  
**OPPORTUNITY**



**CBRE**



# PRIME PROPERTY

FOR TOP NATIONAL RETAILERS

With its excellent location just off I-25 on the southeast corner of Interquest & Voyager Parkway, Victory Ridge is at the crossroads of opportunity in north Colorado Springs. In recent years, this area has emerged as one of the city's hottest residential and commercial hubs; it's home to increasing numbers of restaurants, stores, hotels, apartments, townhomes and major employers, among others.



COME BE A PART OF THE WINNING ATTITUDE AT **VICTORY RIDGE.**



## CHAMPION THE OPPORTUNITY



### A DESTINATION FOR SOUTHERN COLORADO

With its town center, mixed-use design and variety of retail and entertainment amenities, Victory Ridge is a vibrant destination winning over both local and regional consumers.

### A PREMIER LOCATION AT VOYAGER AND INTERQUEST PARKWAYS

Top national retailers, such as In-N-Out Burger, Scheels, Ent Federal Credit Union and Penrose-St. Francis Health Services, are building facilities in this rapidly developing area off I-25 in north Colorado Springs, immediately east of the U.S. Air Force Academy.





# UPSCALE LIFESTYLE

## ORIENTED CONSUMERS

Retail tenants at Victory Ridge will have access to savvy, smart suburban shoppers who live in southern Colorado, as well as the millions of people who visit the area every year. Consumers will love the energetic vibe of the blend of stores, restaurants and entertainment venues. Everyone will love coming to enjoy the breathtaking majestic mountain views in this thriving epicenter of development.

# AREA DEMOGRAPHICS

## 2021 ESTIMATIONS

	POPULATION	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	HOUSEHOLD GROWTH RATE (2021-2026)
<b>1 MILE</b>	4,038	6,024	\$145,232	3.91%
<b>3 MILES</b>	35,258	47,020	\$147,704	2.77%
<b>5 MILES</b>	118,042	132,854	\$127,769	2.40%
<b>10 MILES</b>	397,170	396,916	\$107,916	1.65%

VS. AVERAGE INCOME  
COLORADO SPRINGS  
**\$90,000**

# COLORADO SPRINGS

## STATISTICS

- OVER **701,283** people live in the **COLORADO SPRINGS METRO AREA**
- More than **350,000** people visit the **U.S. Air FORCE ACADEMY every year**
- An estimated **587,369 youth** ages 6-17 live within a **90-minute drive of Victory Ridge**
- 5.2 MILLION OVERNIGHT VISITORS** travel to Colorado Springs every year
- OVER 300 DAYS OF SUNSHINE** reign over the Pikes Peak region





# VICTORY RIDGE

# SITE PLAN

- 153-acre development
- 1.6 million SF of stores, restaurants and offices
- 125,000 SF office Class A+ building under construction
- 15-screen ICON Cinema with 106' mega screen with 400-seat auditorium
- 1,100-space parking garage

## MASTER PLANNED DEVELOPMENT

- 221 Townhomes
- 17.02 Acre Apartments (474 Units)
- 8 Acre Neighborhood Park



Estimated **1,200** patient visits per day  
 Estimated **600** employees

# REDEFINING

## MIXED-USE

Victory Ridge redefines the concept of mixed-use development with its integrated blend of office space, retail, entertainment, residential, and hotel. **We are proud to be the home of Colorado's first In-N-Out Burger . . . come join us.**

Another recent addition to the site is a master planned development which will include residential/mixed use, townhomes, condos, apartments, and a huge neighborhood park for residents and guests alike.

Please note the names and descriptions listed herein are conceptual in nature and subject to change without notice.



- MANHATTAN ROOM
- CANSANO Italian Steakhouse
- Longboard Tacos
- PAUSE Ultra Lounge & Sushi





CELEBRATE THE

# EASY ACCESSIBILITY

Interquest Parkway is shaping up to be one of the Springs' most vibrant communities, and fastest growing residential and commercial areas. Northgate, Flying Horse, The Farm and Cordera are some of the nearby affluent residential developments that make this a very attractive location to retailers.

**IMMEDIATE**  
access to Interstate 25

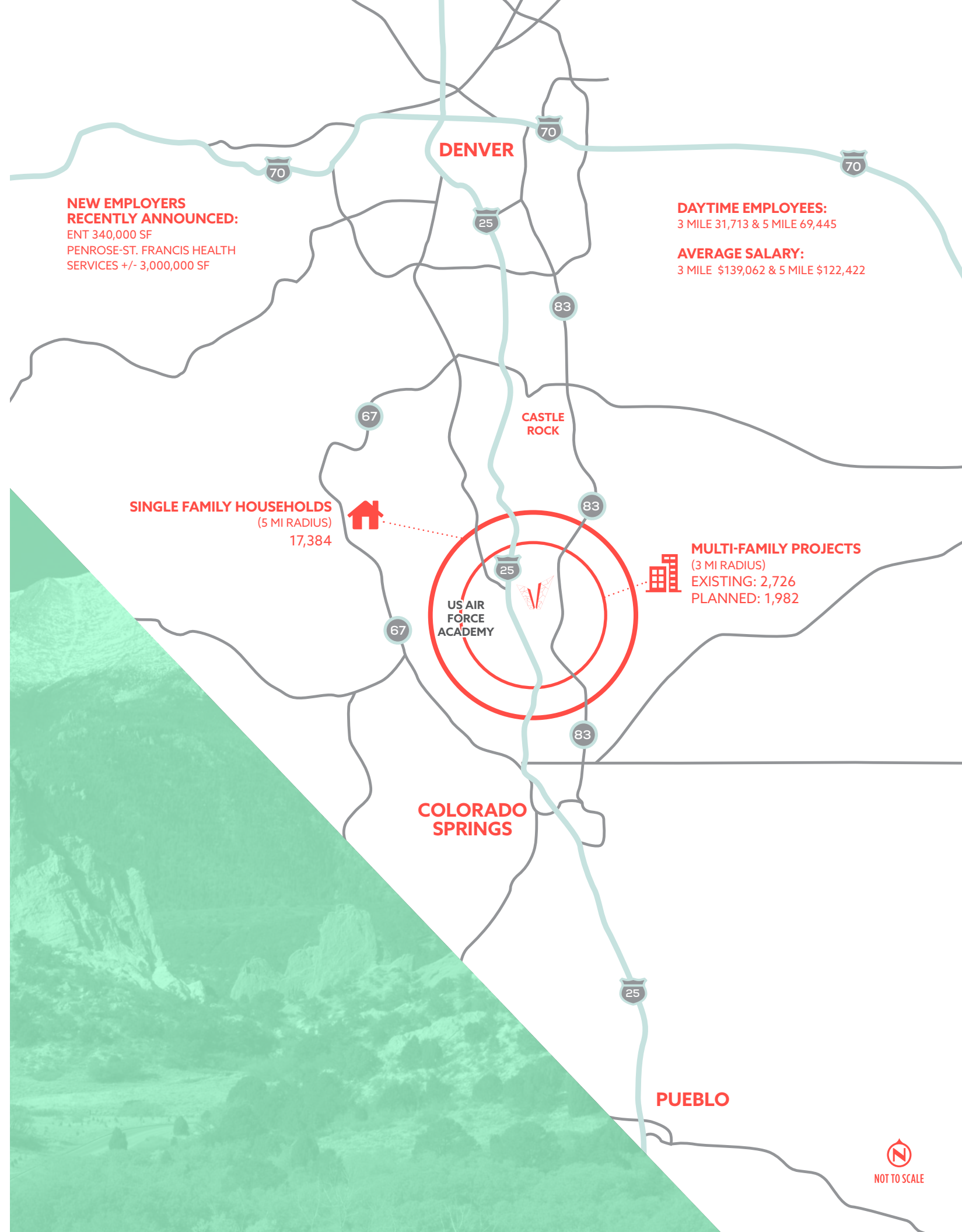
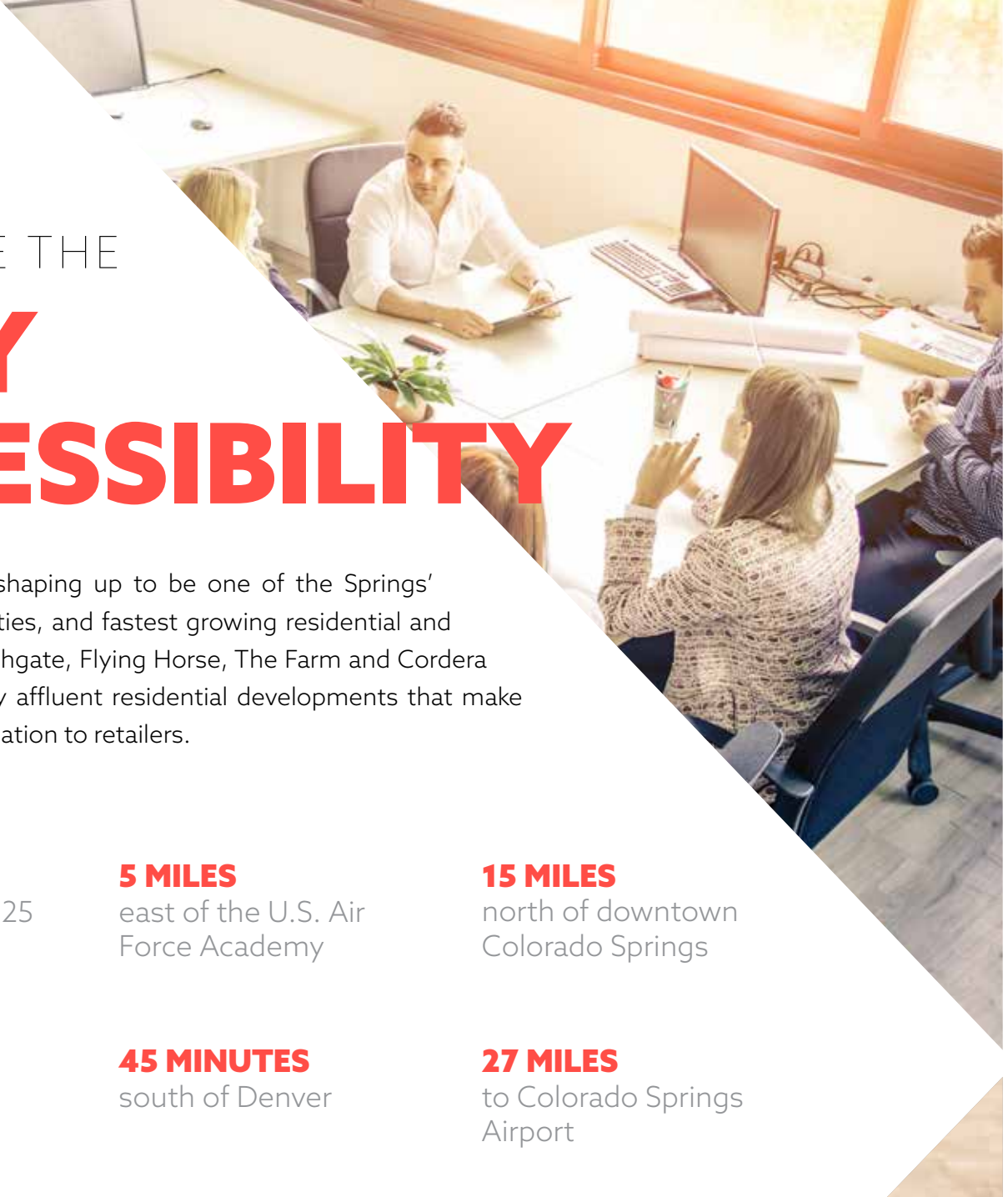
**5 MILES**  
east of the U.S. Air Force Academy

**15 MILES**  
north of downtown Colorado Springs

**30 MINUTES**  
from Castle Rock

**45 MINUTES**  
south of Denver

**27 MILES**  
to Colorado Springs Airport





# RETAIL MAP



## COMPETE WITHIN A GROWING MARKET

Located just 15 miles north of downtown, the north Colorado Springs area is rapidly growing. Victory Ridge joins InterQuest Marketplace, InterQuest Commons and The Gateway at InterQuest as one of several new retail developments in the area. These developments have attracted retailers including In-N-Out Burger, Scheels and Bass Pro Shops. The area also hosts a number of hotel options like Great Wolf Lodge and Marriot, along with fast-food and sit-down restaurants, and specialty retail stores.

## RESIDENTIAL COMMUNITIES

