

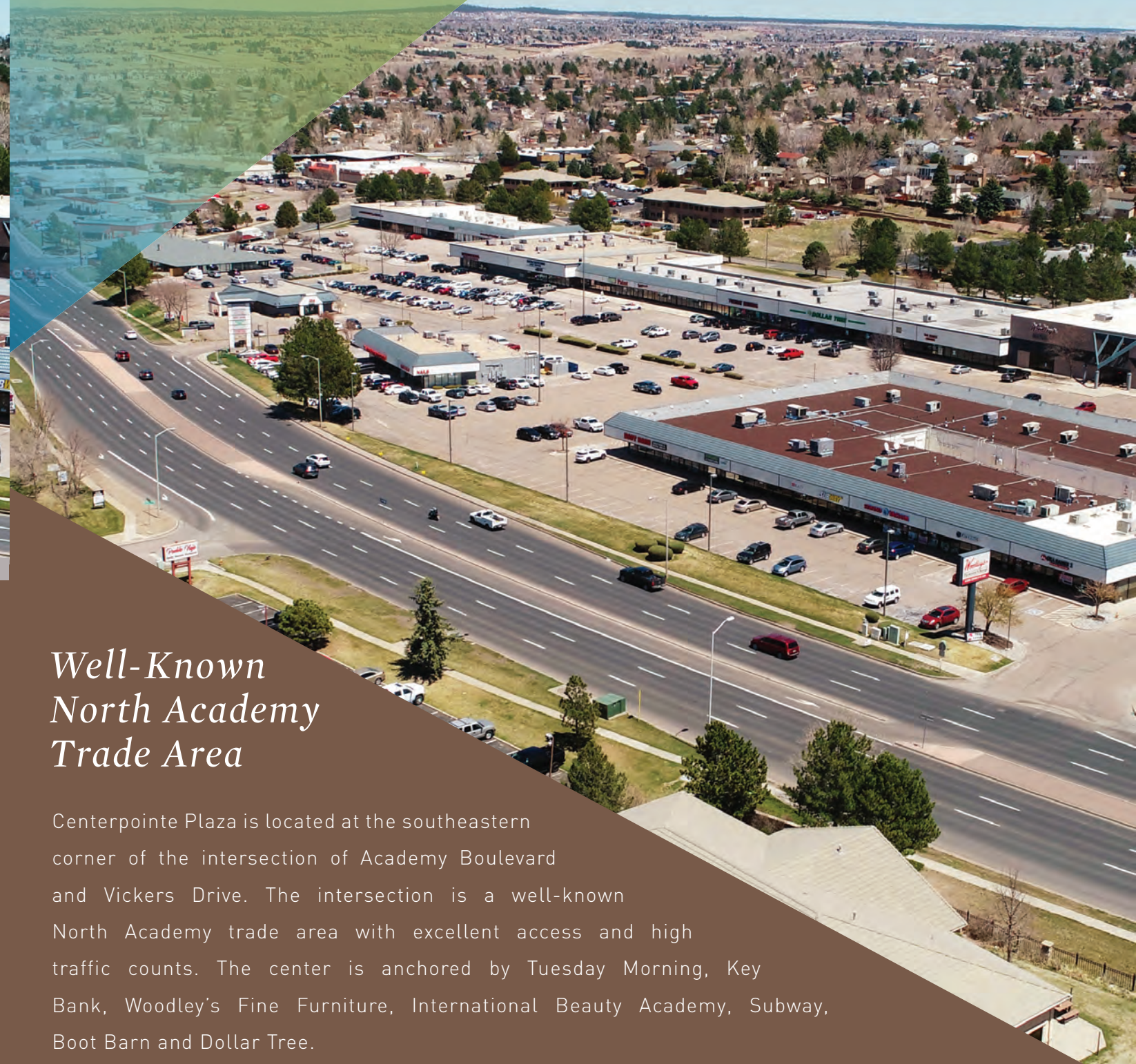
# CENTERPOINTE PLAZA

5605-5785 NORTH ACADEMY BOULEVARD  
COLORADO SPRINGS, CO 80918



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## CONTACT US

Patrick Kerscher  
+1 719 471 6045  
patrick.kerscher@cbre.com

Dan Rodriguez  
+1 719 471 6046  
dan.rodriguez@cbre.com

Whitney Johnson  
+1 719 471 6079  
whitney.johnson@cbre.com

[www.cbre.us/coloradosprings](http://www.cbre.us/coloradosprings) | 121 South Tejon Street, Colorado Springs, CO 80903

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## *Well-Known North Academy Trade Area*

Centerpointe Plaza is located at the southeastern corner of the intersection of Academy Boulevard and Vickers Drive. The intersection is a well-known North Academy trade area with excellent access and high traffic counts. The center is anchored by Tuesday Morning, Key Bank, Woodley's Fine Furniture, International Beauty Academy, Subway, Boot Barn and Dollar Tree.

**CBRE**

## 2020 Demographics

	1 Mile	3 Mile	5 Mile
Population	13,454	101,356	265,518
Average HH Income	\$88,089	\$86,505	\$93,591
Households	5,850	42,305	106,932

## Traffic Counts

NB N. Academy Boulevard (at Vickers Dr.)	47,600
SB N. Academy Boulevard (at Vickers Dr.)	48,314



AVAILABLE FOR LEASE

Suite	SF
5775	2,126
5769	1,700
5727	1,050
<b>JUNIOR ANCHOR SPACE</b>	
5671	6,109
5669	5,113
5665	2,987
<b>TOTAL</b>	<b>14,209</b>
5643	2,145
5621	1,490



CENTER TOTAL SIZE  
152,062 SF

LEASE RATE  
\$14.00 - \$22.00/SF

NNN (2022 Est.)  
\$3.90/SF



# STRONG TENANT MIX



# EXCELLENT VISIBILITY