



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

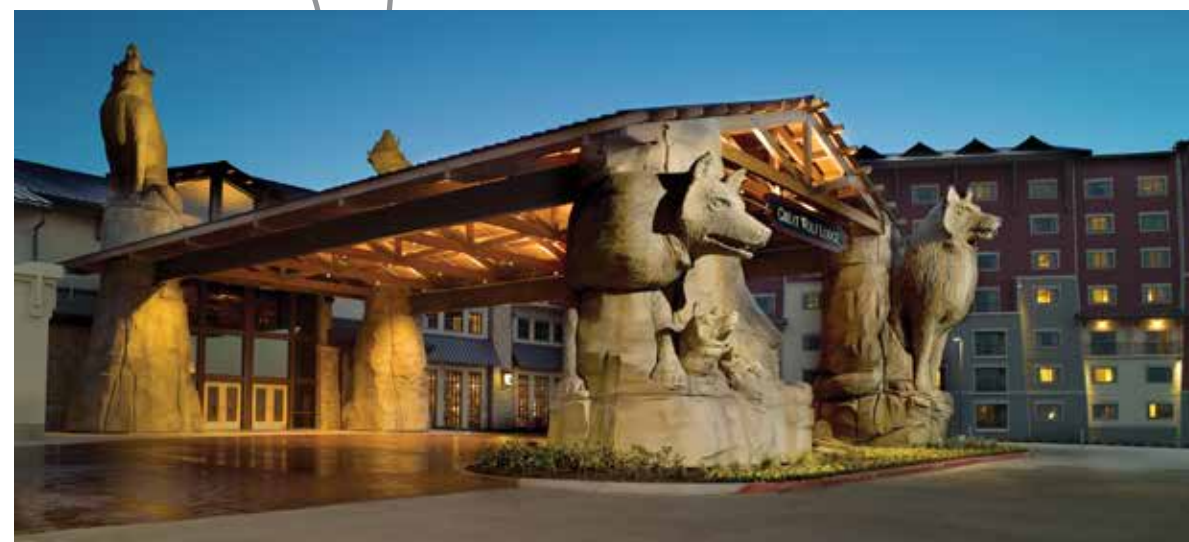


A DESTINATION FOR SOUTHERN COLORADO

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

2019 ESTIMATIONS

	POPULATION	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	HOUSEHOLD GROWTH RATE (2019-2024)
3 MILES	31,293	47,408	\$139,062	3.61%
5 MILES	112,125	124,024	\$122,422	2.73%
10 MILES	385,453	366,902	\$101,444	1.71%

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



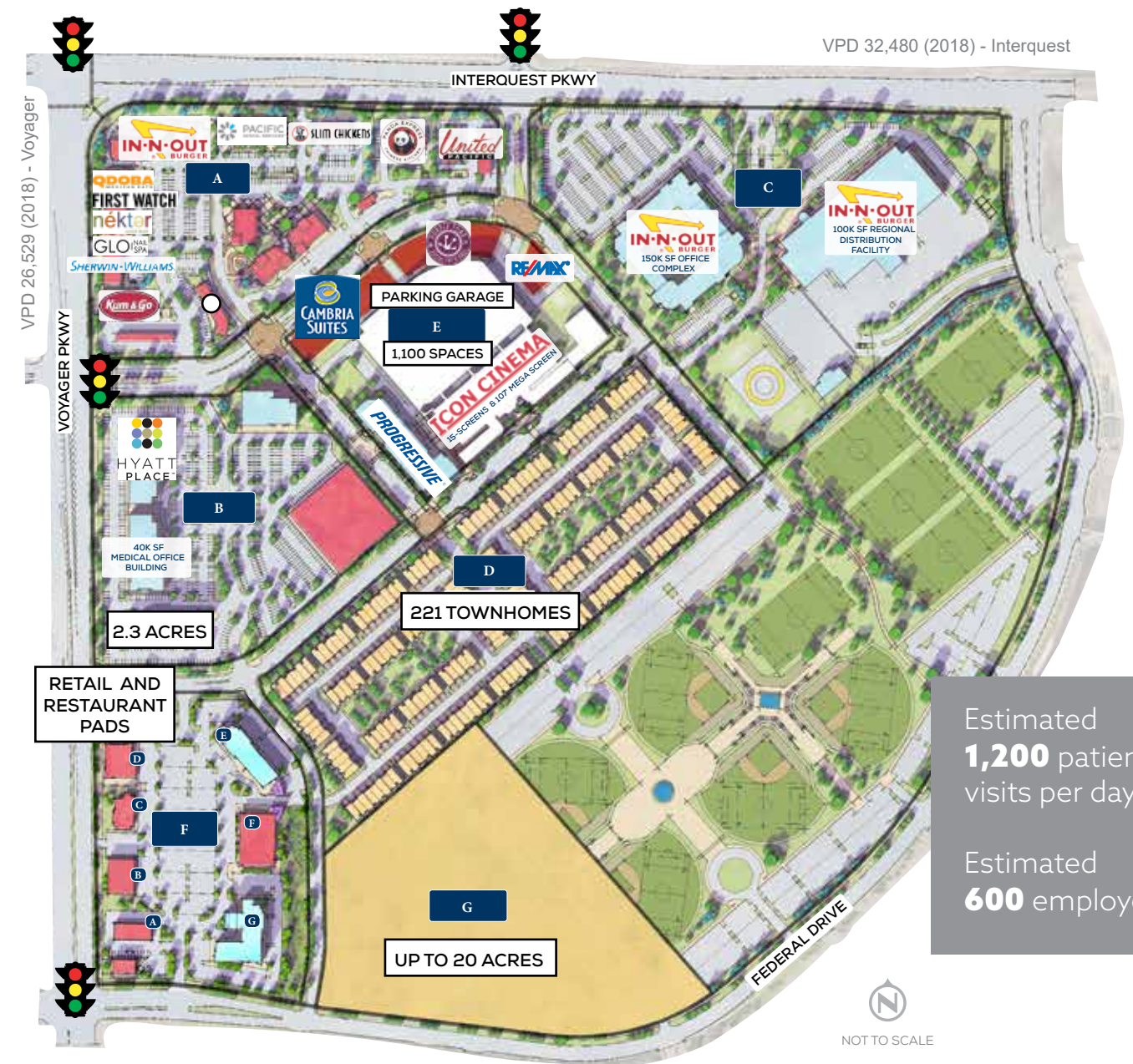
VICTORY RIDGE

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
-  221 townhomes under construction

FIELD OF DREAMS COMPLEX

-  ±40-acre youth sports complex
-  Estimated Annual Visitors: 250,000
-  Estimated Annual Visitor Spending: \$25 million
-  5 baseball diamonds
-  5 soccer fields



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 future home of Colorado's first In-N-Out Burger. . .come join us.**

Another recent addition to the plan is the incorporation of an approx. 40-acre site for the future Field of Dreams Complex. Being developed by the Scott Hall Field of Dreams Foundation, the sports complex will attract young, active families to the area. An estimated **250,000 annual visitors will spend approximately \$25,000,000 in the surrounding area.**





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

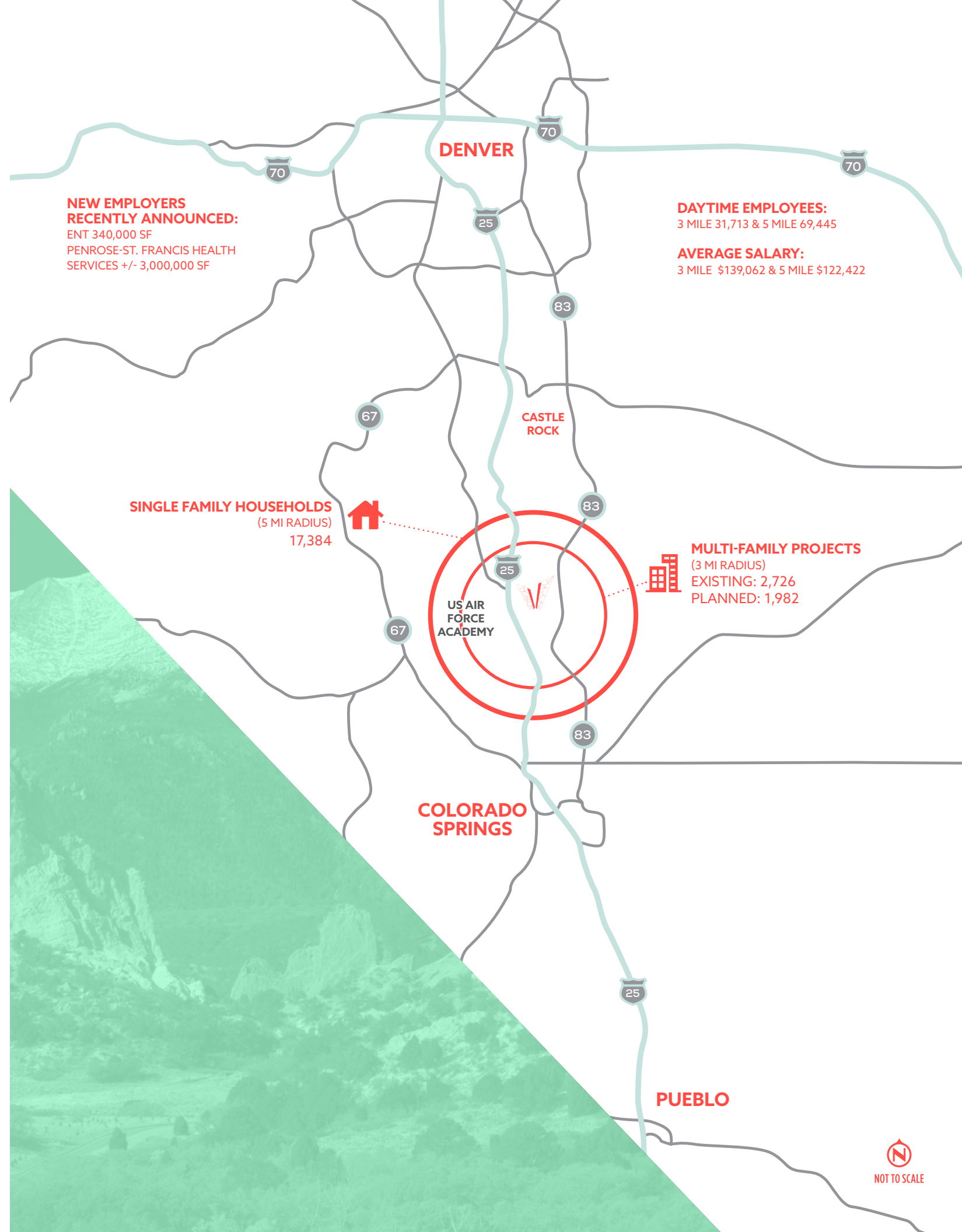
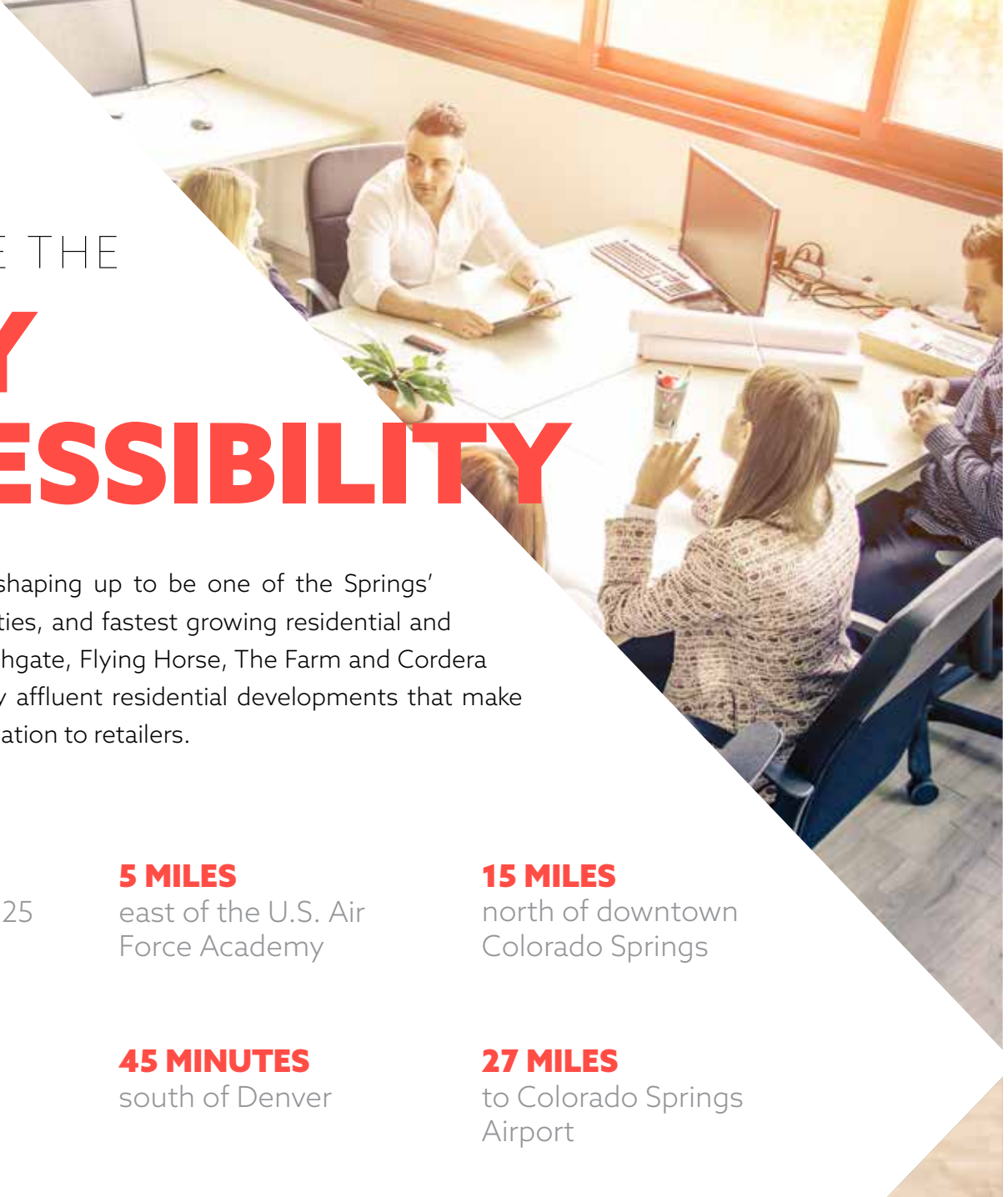
5 MILES
east of the U.S. Air Force Academy

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.

