

VICTORY RIDGE

COMMERCIAL LAND OPPORTUNITY
SEC INTERQUEST PARKWAY & VOYAGER PARKWAY
COLORADO SPRINGS, CO





PIKES PEAK STATE COLLEGE
20,000 STUDENTS

INTERQUEST PKWY

MANHATTAN ROOM
Longboard Tacos
PAUSE
CANSANO Italian Steakhouse

CHIPOTLE MEXICAN GRILL
CHABA HUT TOASTED SUBS
SLIM CHICKENS

IN-N-OUT BURGER
PACIFIC DENTAL SERVICES
SHERWIN-WILLIAMS
KUM & GO
TOMMY CARWASH
MART
FOUR NORTH
REMAX
150K SF OFFICE COMPLEX
IN-N-OUT BURGER
100K SF REGIONAL DISTRIBUTION FACILITY

CAMBRIA hotels
PARKING GARAGE 1,100 SPACES
ICON CINEMA 15 SCREENS
X GOLF
REGIONAL HEADQUARTERS Up to 500 Employees at Full Buildout

PROGRESSIVE
Fidelity
INFINITY SYSTEMS ENGINEERING
PAINT PAINT
beacon
Synergy One Lending
BCER ENGINEERING | TECHNOLOGY | LIFE SCIENCES

3E's COMEDY CLUB
SALON KREED
Beauty & Co.
SNAZZY SN'UT
HERB SOUL

DEMOCRACY POINT
HIDDEN POOL HEIGHTS
HOT HOT RESTAURANT
B1 B8
B2 B6
B4 B7
B10 B12
WHITE DIAMOND PT
SPRING WATER PT
Block B 0.5 - 12.6 Acres

LOKAL TOWNHOMES 221 UNITS
PARK 8 ACRES
LOKAL 89 SINGLE FAMILY UNITS & 140 CONDOS

1,128 TOTAL UNITS

SPRING WATER PT
F1 F2
F4 F5
MEDICAL OFFICE BUILDING
RED ROCKS SELF STORAGE
F6 F7
F9
WHITE DIAMOND PT
Block F 0.5 - 7.74 Acres
JASPER APARTMENTS 474 UNITS
LOKAL TOWNHOMES 204 UNITS
FEDERAL DRIVE

VOYAGER PKWY 39,672 VPD

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FEDERAL DRIVE

V VICTORY RIDGE

SITE HIGHLIGHTS

153 Acre Development

1.6 Million Square Foot of Stores, Restaurants and Offices

125,000 Square Foot Class A+ Office Building Completed

15 Screen ICON Cinemas with 106' mega screen with 400 seat Auditorium

1,000 Space parking garage

JOIN THESE RETAILERS



ICON CINEMA

MART



CAMBRIA
hotels



SHERWIN-WILLIAMS



PROGRESSIVE

VICTORY RIDGE

AVAILABLE PADS

BLOCK 2

LOT	SIZE (Acres)
B1	0.90
B2	0.85
B3	Not Available
B4	0.84
B6	3.127
B7	1.91
B	0.51
B10	1.76
B12	1.527

*Lot sizes shown are conceptual only and are flexible. Seller can provide a variety of lot sizes and shapes per buyer specs





RIGHT IN RIGHT OUT
SPRING WATER PT
FULL MOVEMENT

VOYAGER PKWY 39,672 VPD

RIGHT IN RIGHT OUT

F1

F2

F4

F5

**RED ROCKS
SELF STORAGE**

MEDICAL OFFICE BUILDING

F6

F7

WHITE DIAMOND PT

**Block F
0.5 - 7.74 Acres**

F9

**NORTH SPRINGS
VETERINARY
REFERRAL
CENTER**

FEDERAL DRIVE

FULL MOVEMENT

FULL MOVEMENT

AVAILABLE PADS
BLOCK 3

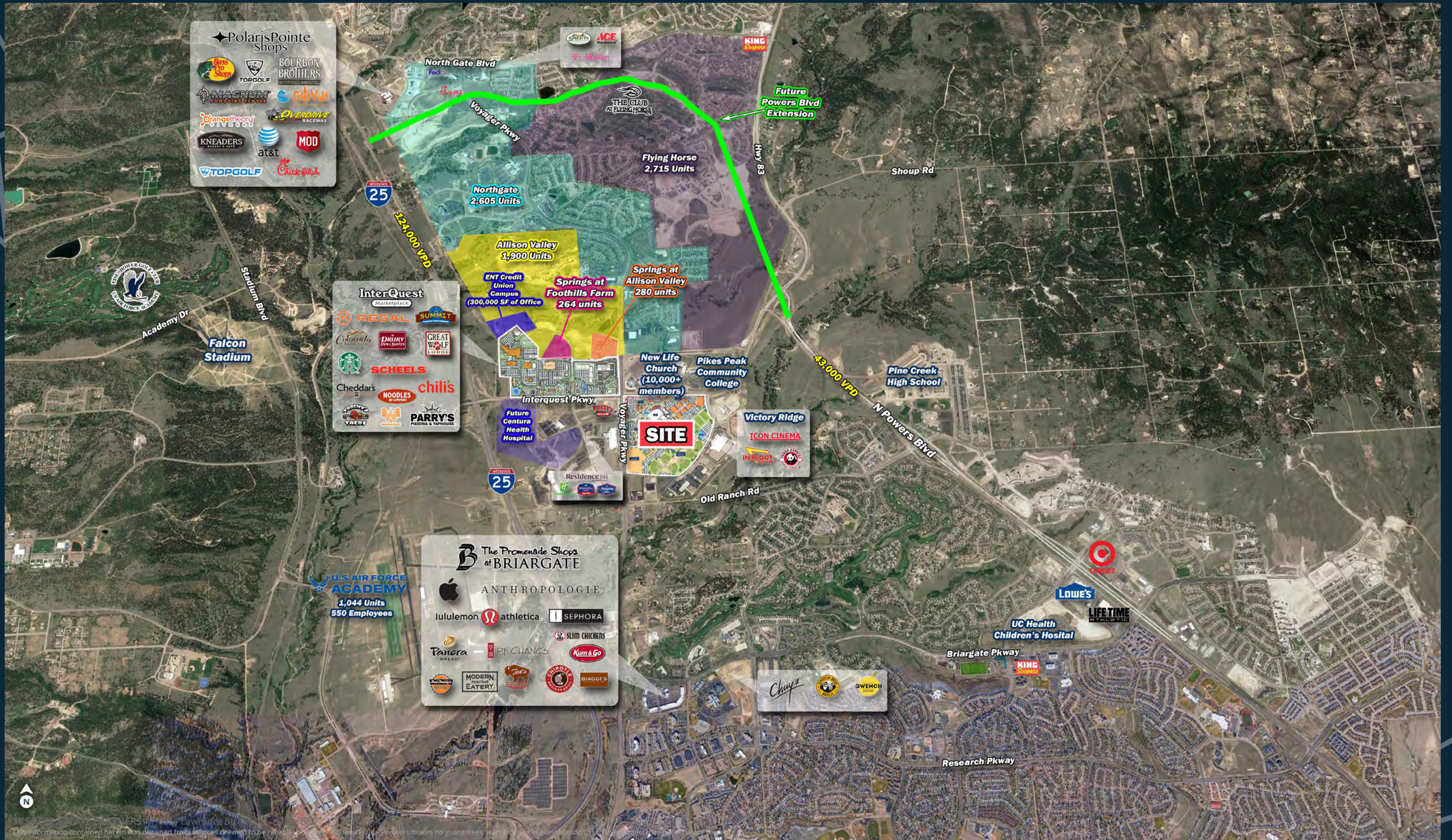
LOT	SIZE (Acre)
F 1	0.95
F 2	0.97
F 4	1.02
F 5	Not Available
F 6	Not Available
F 7	Not Available
F 9	1.67

*Lot sizes shown are conceptual only and are flexible. Seller can provide a variety of lot sizes and shapes per buyer specs

INTERQUEST CORRIDOR MAP
 COLORADO SPRINGS, CO



TRADE AREA
COLORADO SPRINGS, CO



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