

Restaurant For Sub-Lease

Polaris Pointe

7 Spectrum Loop, STE 110
Colorado Springs, CO 80921



PROPERTY SUMMARY

7 Spectrum Loop is one of the newest retail multi-tenant buildings at Polaris Pointe, anchored by Bass Pro. It offers excellent visibility off Voyager Parkway and easy access to I-25. Well located in the rapidly growing and affluent Northgate sub-market in Colorado Springs.

- Restaurant Space
- Drive Thru
- Grease Interceptor
- Vent Hood

Surrounded by large retailers, restaurants and entertainment businesses including Bass Pro Shops, Overdrive Raceway, Reds Sunset Grill, AirCity 360, Dart Wars and Top Golf.

SHOPPING CENTER FEATURES

TOTAL CENTER SIZE 18,074 SF

AVAILABLE	SIZE	PRICE
• Suite 110	2,000 RSF	\$42.00 PSF

OPERATING EXPENSES \$9.00 PSF
(Est. 2025)

YEAR BUILT 2017

ZONING PUD HR



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

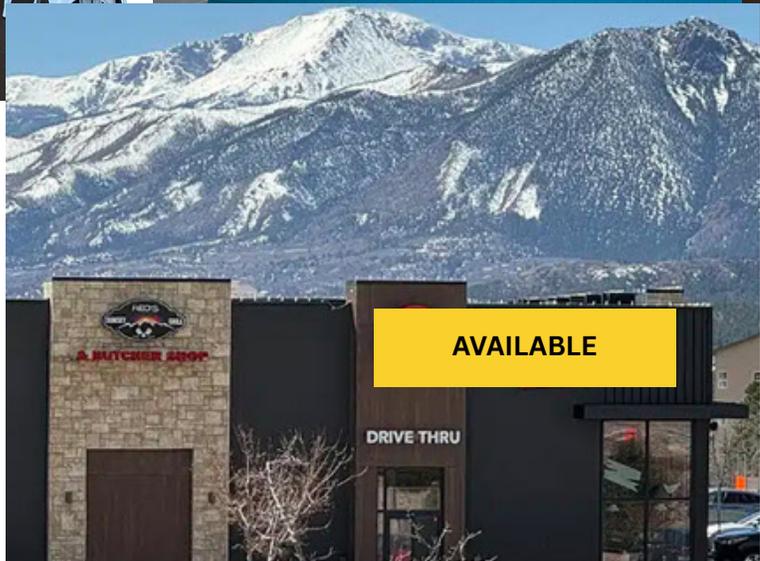
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail For Lease

Polaris Pointe

7 Spectrum Loop
Colorado Springs, CO 80921



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	6,055	27,619	61,926
HOUSEHOLDS	2,144	9,964	21,439
AVE HH INCOME	\$151,475	\$155,439	\$154,263

COMBINED TRAFFIC COUNTS

Voyager Parkway	Spectrum Loop N	12,762	VPD	2025
-----------------	-----------------	--------	-----	------

*Sourced by CoStar

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

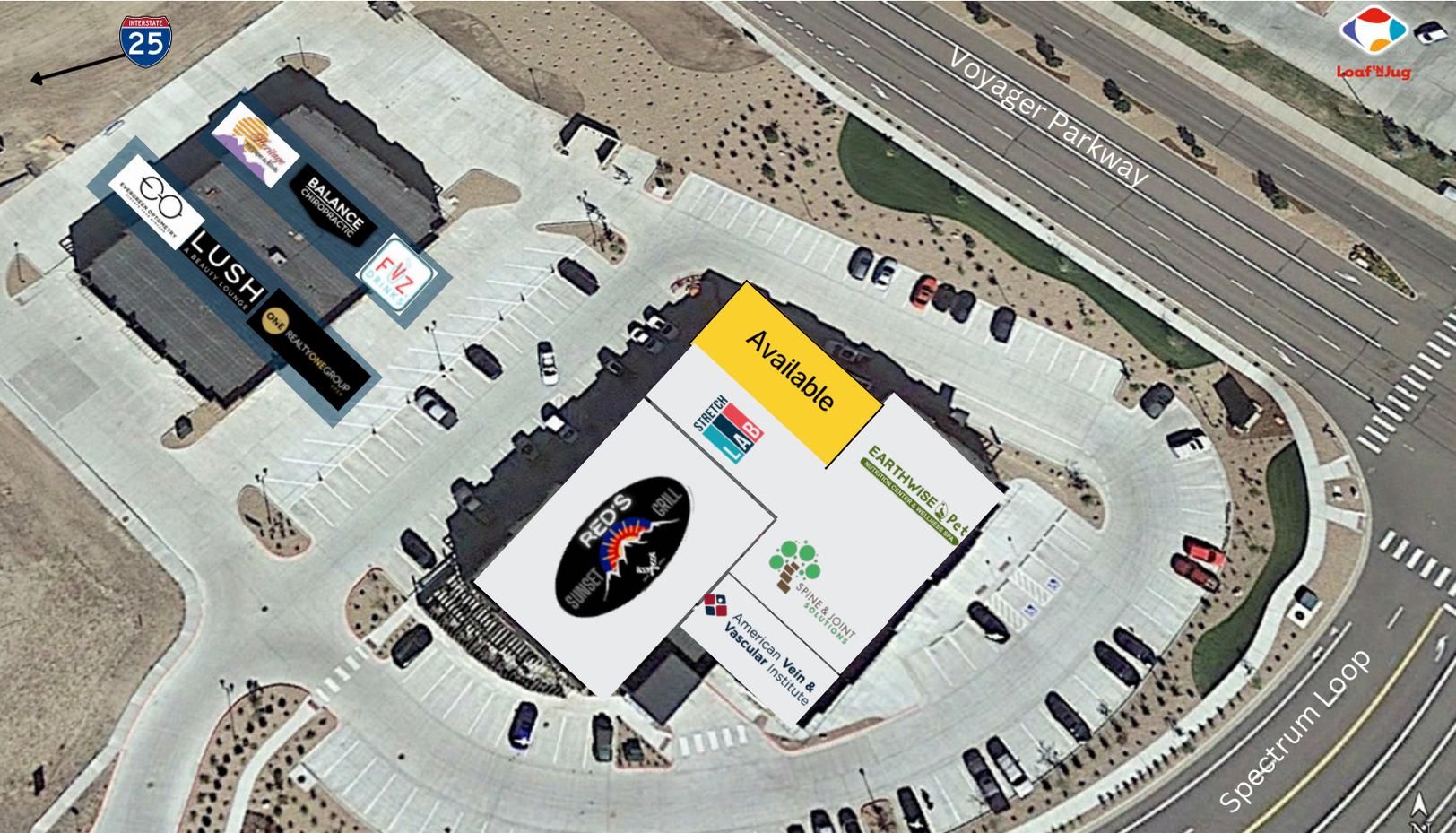
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail For Lease

Polaris Pointe

7 Spectrum Loop
Colorado Springs, CO 80921



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

