

FOR SALE

NEIGHBORHOOD SHOPPING CENTER

5948-5980 Stetson Hills Blvd
Colorado Springs, CO 80917

COMPLETE NDA

PRICE: \$7,452,523



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PROPERTY OVERVIEW

PROPERTY SUMMARY

Ridgeview Marketplace is a premier retail destination located at the northeast corner of Powers Blvd and Stetson Hills Blvd, one of Colorado Springs' highest-traffic intersections. Anchored by King Soopers and Ace Hardware, the center offers strong national co-tenancy, excellent visibility, and consistent foot traffic from surrounding residential neighborhoods.

- Total Center Size: 20,913 RSF
- Multi-tenant retail center
- Proven Trade Area
- Lot Size: 2.21 AC
- Zoning: Commercial (Retail)
- Year Built: 2004

BROKERS

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PROPERTY SPECIFICATIONS

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PRICE	\$7,452,523
TOTAL SQUARE FOOTAGE	20,913 SF
PROPERTY ADDRESS	5948-5980 Stetson Hills Blvd
YEAR BUILT	2004
ZONING	MX-M AO

COMBINED TRAFFIC COUNTS

Stetson Hills Blvd	N. Powers Blvd W	24,374	VPD	2025
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*Sourced by CoStar

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 POPULATION	17,286	122,487	249,870
HOUSEHOLDS	6,360	45,379	93,718
AVE HH INCOME	\$109,591	\$108,192	\$105,867



PROPERTY PHOTOS



SITE PLAN



RIDGEVIEW MARKETPLACE

Tenant	Unit	Square Footage
Elevation Dance Academy	5948	4,781
One Haven	5958B	2,626
Jet's Pizza	5960	1,500
OsteoStrong	5962	1,115
Elements Massage	5966	3,114
Strive Physical Therapy	5980 A & B	5,026
Republic of Paws	5980 C	2,423
Common Area		328
TOTAL SQUARE FOOTAGE		20,913

AERIAL MAP

