

RETAIL SPACE FOR LEASE

STAR RANCH PLAZA

3625-3671 Star Ranch Road
Colorado Springs, CO 80906



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921
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PROPERTY OVERVIEW

PROPERTY SUMMARY

Welcome to Star Ranch Plaza. This is an exceptional opportunity to join this well-established shopping center in the premier Broadmoor neighborhood.

PROPERTY FEATURES

- Excellent visibility and access via Star Ranch Road and Hwy 115
- Premier location on a hard corner
- Strong trade area
- High quality mix of tenants
- Well established neighborhood with steady growth



PROPERTY SPECIFICATIONS

BUILDING SIZE	34,922 SF
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AVAILABLE SPACE

SUITE	SIZE	LEASE RATE
• 3639	4,200 RSF	\$24.00 PSF
• 3655	2,800 RSF	\$24.00 PSF

OPERATING EXPENSES	\$7.05 PSF (Est. 2025)
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YEAR BUILT	1986
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PROPERTY USE	Neighborhood Shopping Center
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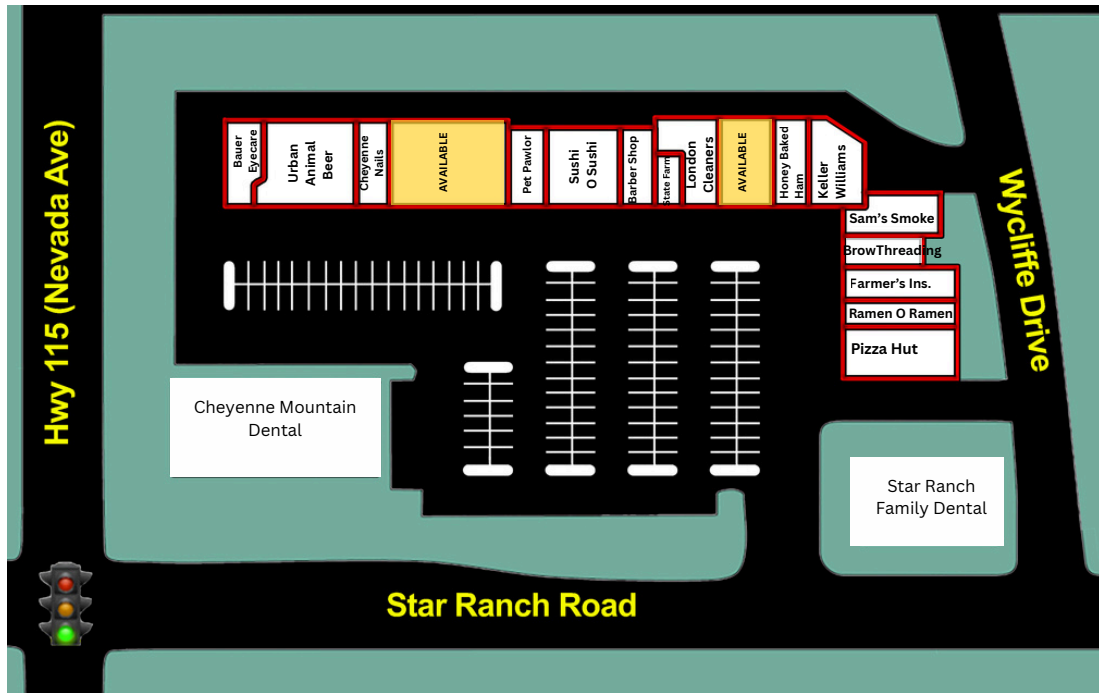
PROPERTY PHOTOS



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SITE PLAN



Suite	Tenant	RSF
3625	Bauer Eyecare	2,421 SF
3629	Urban Animal Beer	3,529 SF
3633	Cheyenne Nails	1,400 SF
3639	AVAILABLE	4,200 SF
3641	Pet Pawlor	1,300 SF
3643	Sushi O Sushi	2,600 SF

Suite	Tenant	RSF
3647	Top Tier Taperz Barbershop	1,300 SF
3649	State Farm	800 SF
3649A	London Cleaners	600 SF
3651	London Cleaners	1,400 SF
3655	AVAILABLE	2,800 SF
3657	Honey Baked Ham	1,680 SF

Suite	Tenant	RSF
3659	Keller Willilams Broadmoor	3,170 SF
3663	Sam's Smoke Tokes & Hookah	1,859 SF
3665	Brow Threading & Lashes	868 SF
3667	Farmer's Insurance	1,460 SF
3669	Ramen O Ramen	1,400 SF
3671	Pizza Hut	2,135 SF



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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
2024 POPULATION	15,203	62,496	177,001
HOUSEHOLDS	6,577	24,955	67,712
AVE HH INCOME	\$100,770	\$93,870	\$81,033

COMBINED TRAFFIC COUNTS

State Hwy 115	Star Ranch Rd NW	32,376	VPD	2025
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Source: CoStar



Great signage and visibility with easy access off Star Ranch Road.



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AERIAL MAP



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