

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

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

PROPERTY USE

Neighborhood Shopping Center



Philip Crow
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PROPERTY PHOTOS

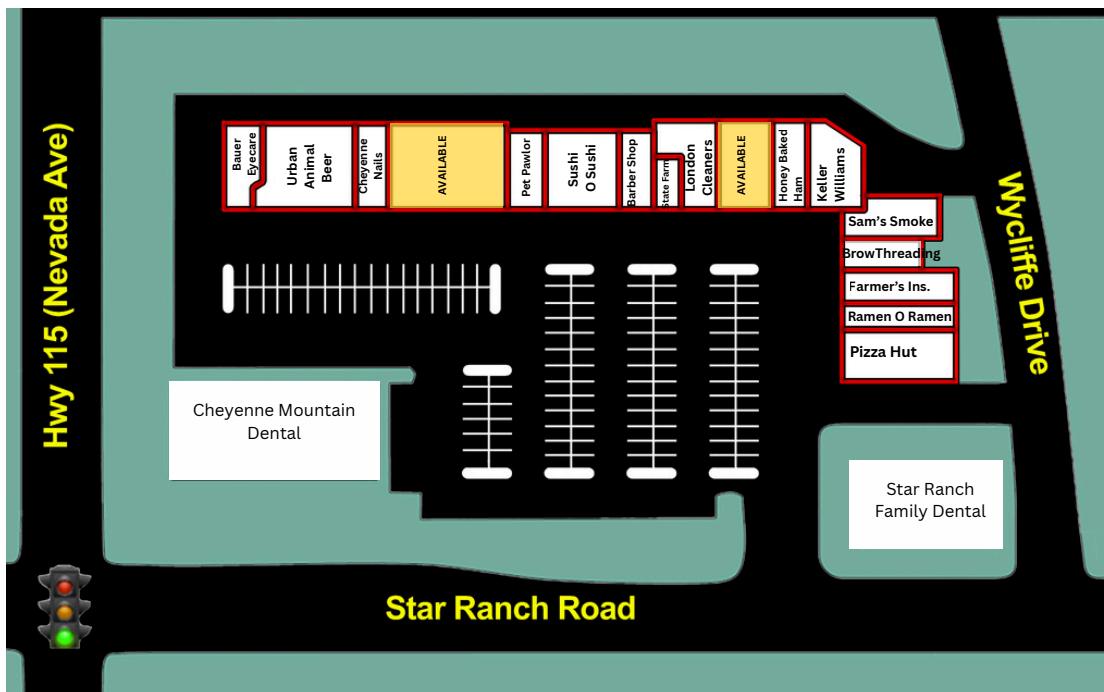


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SITE PLAN



Suite	Tenant	RSF	Suite	Tenant	RSF	Suite	Tenant	RSF
3625	Bauer Eyecare	2,421 SF	3647	Top Tier Taperz Barbershop	1,300 SF	3659	Keller Williams Broadmoor	3,170 SF
3629	Urban Animal Beer	3,529 SF	3649	State Farm	800 SF	3663	Sam's Smoke Tokes & Hookah	1,859 SF
3633	Cheyenne Nails	1,400 SF	3649A	London Cleaners	600 SF	3665	Brow Threading & Lashes	868 SF
3639	AVAILABLE	4,200 SF	3651	London Cleaners	1,400 SF	3667	Farmer's Insurance	1,460 SF
3641	Pet Pawlor	1,300 SF	3655	AVAILABLE	2,800 SF	3669	Ramen O Ramen	1,400 SF
3643	Sushi O Sushi	2,600 SF	3657	Honey Baked Ham	1,680 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

Source: CoStar



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



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AERIAL MAP



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