

# PINE CREEK VILLAGE CENTER

LEASE RATE \$18.00/SF \$13.52/SF NNN



9475 BRIAR VILLAGE PT, COLORADO SPRINGS, CO

**AT CHAPEL HILLS AND BRIARGATE PKWY**

**CBRE**



# PROPERTY OVERVIEW



## Covered Parking

- Two story parking garage
- Parking Lot and Striping done Fall 2025
- 5/1,000 Parking



## Desired Area

- 1 mile from I-25
- Half mile from Shops at Briargate
- Customizable suites
- Good visibility



## Flawless Amenities

- Daycare On Site
- Restaurants On Site
- Hospital nearby
- Western views

# FLOOR PLAN

## 2ND FLOOR



## OFFICE SPACE AVAILABLE

- Suite 210: 3,386 SF
- Suite 220: 3,364 SF
- Suite 215: 3,011 SF
- Suite 235: 2,753 SF

Max Contiguous 9,503 SF

# DEMOGRAPHICS 2024



## POPULATION

1 mile 7,662  
3 mile 63,293  
5 mile 162,837



## HOUSEHOLDS

1 mile 3,000  
3 mile 23,482  
5 mile 60,280



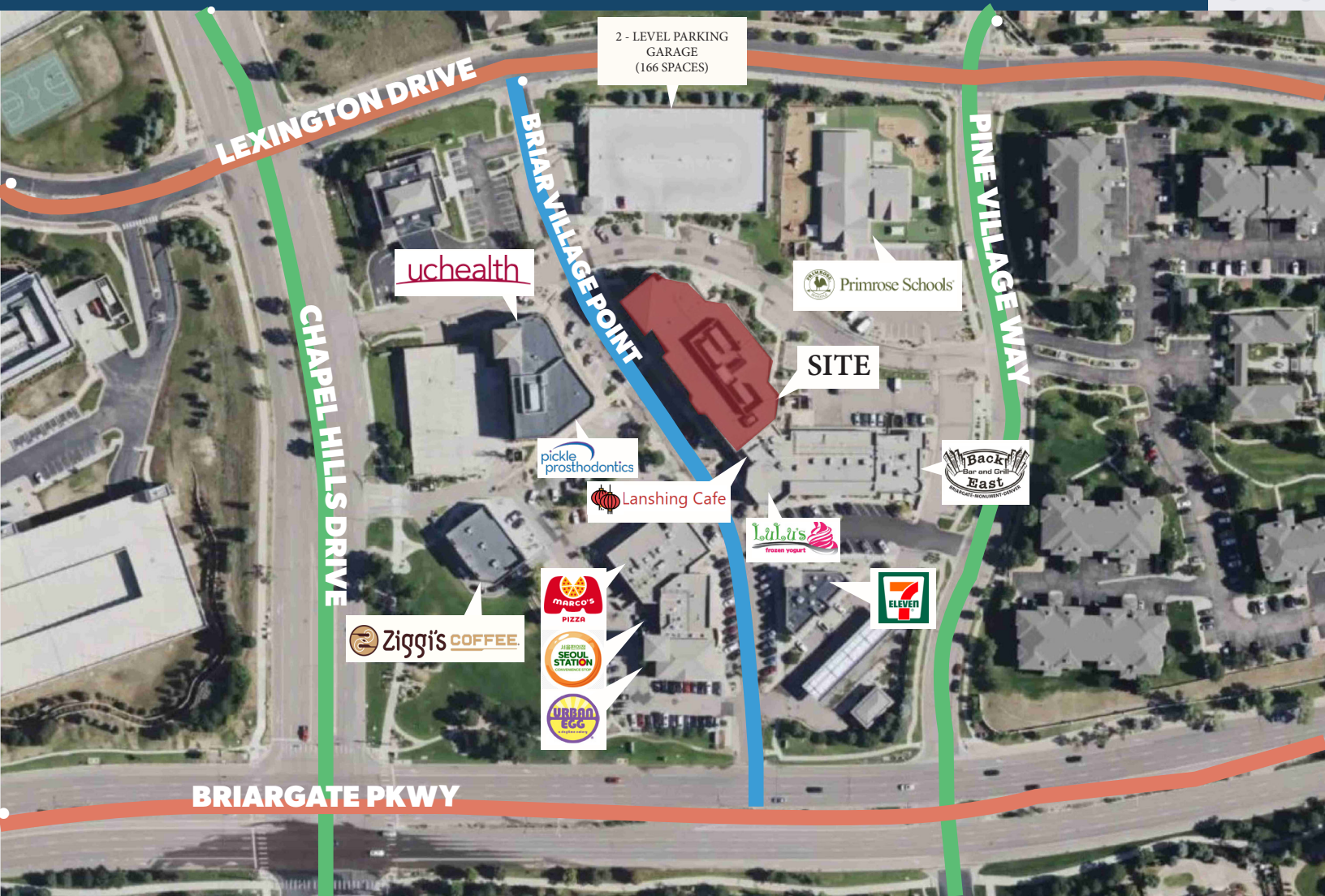
## TRAFFIC COUNTS

Briargate Pkwy & Chapel Hills Dr  
21,967 VPD  
Chapel Hills Dr & Briargate Pkwy  
7,191 VPD



## AVG HH INCOME

1 mile \$172,094  
3 mile \$149,675  
5 mile \$144,655





# PINE CREEK VILLAGE CENTER

9475 BRIAR VILLAGE PT, COLORADO SPRINGS, CO



## CONTACTS

Martin D. Johnson  
+1 719 641 2877  
marty.johnson@cbre.com

Dawson Carper  
+1 719 337 0565  
dawson.carper@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective

# CBRE