

# RETAIL SPACE FOR LEASE

## STAR RANCH PLAZA

3625-3671 Star Ranch Road  
Colorado Springs, CO 80906



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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
• 3641	1,300 RSF	\$26.00 PSF

**OPERATING EXPENSES** \$7.05 PSF (Est. 2025)

**YEAR BUILT** 1986

**PROPERTY USE** Neighborhood Shopping Center



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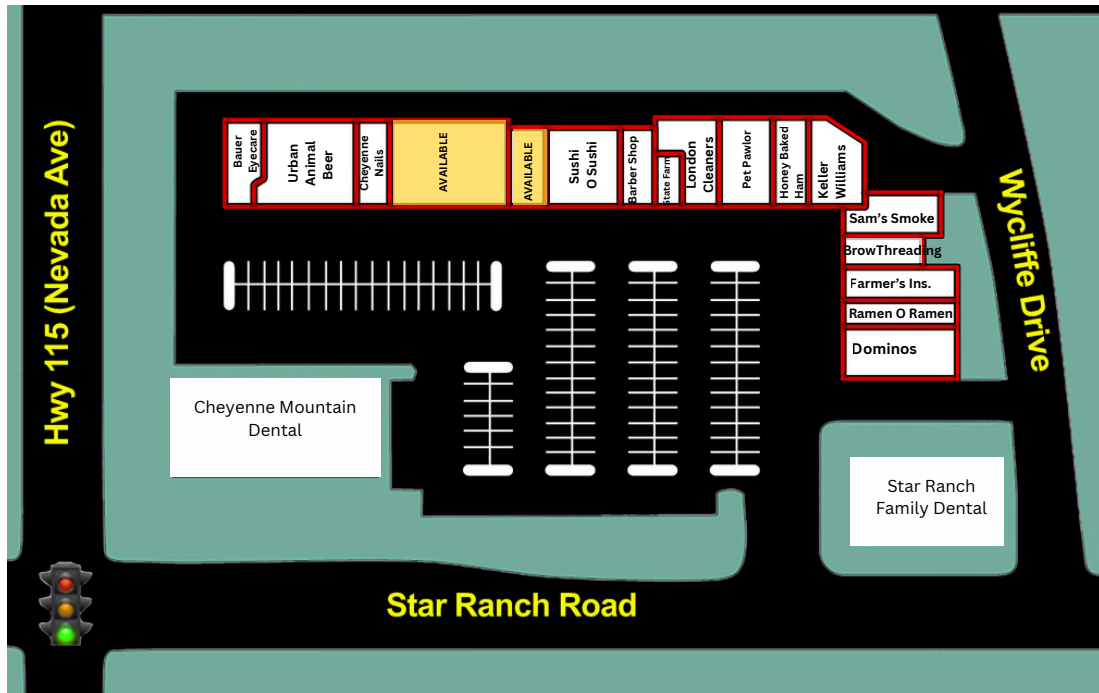
# PROPERTY PHOTOS



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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
<b>3639</b>	<b>AVAILABLE</b>	<b>4,200 SF</b>
<b>3641</b>	<b>AVAILABLE</b>	<b>1,300 SF</b>
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	Pet Pawlor	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	Dominos	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



Cheyenne Mountain Liquors  
SUBWAY  
Little Caesars  
Loaf'N'Jug

Kindercare LEARNING CENTER  
JJ THAI JOINTS  
Thai Satay  
Papa Murphy's MAKE 'N BAKE PIZZA  
B&B Wine & Spirits  
KING Scoopers  
ROCKY MOUNTAIN BANK & TRUST  
DICKEY'S BARBECUE PIT  
TIRE WORLD  
TACO BELL  
Advance! Auto Parts  
Valero  
DANISH SHAMROCK

Barep EYECARE  
URBAN ANIMAL  
CHEYENNE HILLS  
Pet Pawlor  
Sushi O Sushi  
Barber Shop  
State Farm  
THE LONDON CLEARERS  
THE HONEY BAKED Ham  
KW KELLER WILLIAMS

Dominos  
Papa Murphy's  
FARMERS INSURANCE  
Sams Smoke Shop  
Brow Threading & Lashes



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