

SPACE FOR LEASE

THE SHOPS AT

MERIDIAN RANCH

NE CORNER OF MERIDIAN ROAD & STAPLETON DRIVE, FALCON, CO 80831



THE SHOPS AT MERIDIAN RANCH is a premier retail and office development at Meridian Ranch which represents an excellent opportunity for retailers and office users in a rapidly expanding demographic community. There are currently no other retail and office services within two miles of The Shops at Meridian Ranch.

THE PROJECT provides space and sites for much needed services to the Meridian Ranch residents and surrounding neighborhoods, including restaurants, gas/convenience, neighborhood retail service, banks and more!

TOTAL PROJECT SIZE: 15 Acres and currently approximately 60,000 SF retail

AVAILABLE SPACE: From 1,707 SF to 4,115 SF
Inline & End Cap Spaces
Pad Sites from 0.5 to 2.5 Acres

PHASE COMPLETION: **PHASE I:** 28,250 SF; 100% Leased
PHASE II: 17,118 SF; Now Leasing
PHASE III: 11,385 SF; Now Leasing

ZONING: CR (Commercial Regional)

SHOPS AT MERIDIAN RANCH: OVERVIEW



The Shops at Meridian Ranch offers State-of-the-Art, Class A Retail and Office Space for lease in a convenient controlled environment.

- ▶ Contiguous space available from 1,707 SF to 4,115 SF
- ▶ Bay sizes approximately 60' x 20'.
- ▶ **Minimum Lease Rate:** \$25.00/SF NNN for interior spaces and \$27.00/SF NNN for end-cap space with annual increases (tenant shall also pay its pro rata portion of project operating expenses).
- ▶ **Estimated Operating Expenses (NNN):** Building D: \$11.55, Building E: \$10.64
- ▶ Base rent shall provide a basic credit for "white box" finish to include glass store front, demising wall that are taped, textured and ready for paint, restroom to meet standard code, standard ceiling grid and tile, fully functioning standard HVAC, smooth concrete floors. This credit shall not to exceed \$35.00 per Square Foot.
- ▶ Spaces separately metered for utilities.
- ▶ Common grease trap per building to be shared by restaurant owners.
- ▶ Numerous amenities including outdoor patio areas.

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THE SHOPS AT MERIDIAN RANCH

NORTHEAST CORNER OF MERIDIAN ROAD & STAPLETON DRIVE

FALCON, COLORADO 80831

JOIN THESE GREAT TENANTS!



COMING SOON



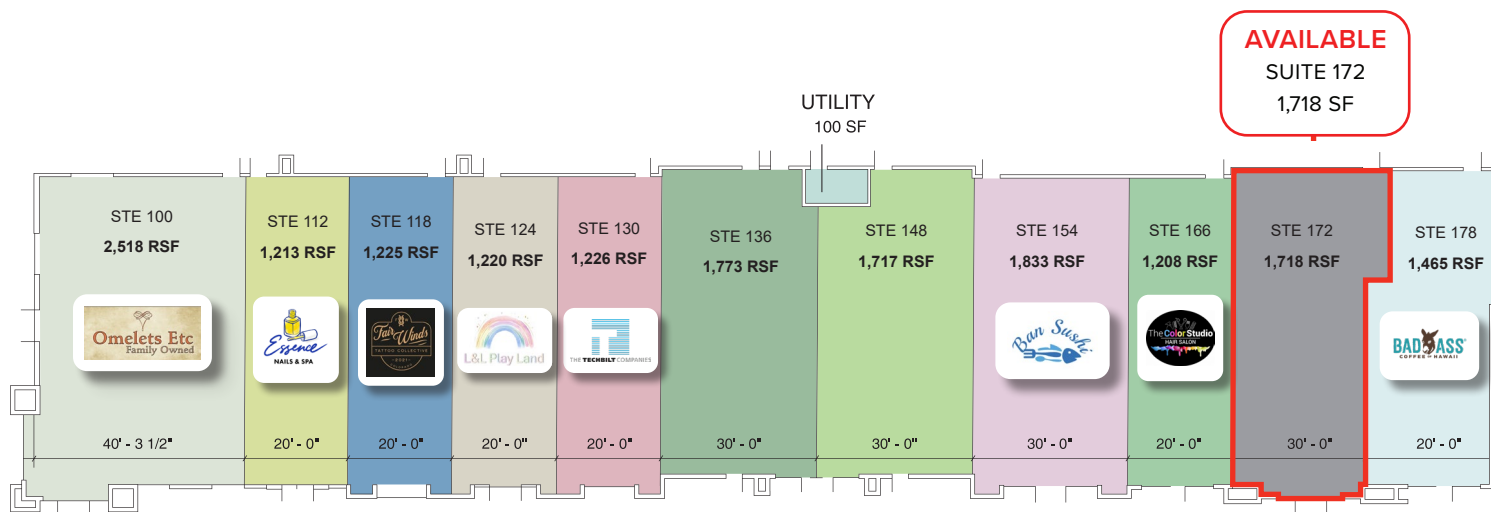
Just For Grins





SITE PLANS & AVAILABILITY

BUILDING D 11910 TOURMALINE DRIVE



BUILDING D TENANTS AND AVAILABILITY			LEASE RATE
Suite 100	2,518 SF	Omelets Etc.	N/A
Suite 112	1,213 SF	Essence Salon & Spa	N/A
Suite 118	1,225 SF	Fair Winds Tattoo	N/A
Suite 124	1,220 SF	L & L Play Land	N/A
Suite 130	1,226 SF	The Techbilt Companies	N/A
Suite 136 & 148	3,490 SF	Sonora's Prime Carniceria & Taco Shop	N/A
Suite 154	1,833 SF	Ban Sushi	N/A
Suite 166	1,208 SF	The Color Studio	N/A
Suite 172	1,718 SF	AVAILABLE	\$25.00 PSF NNN
Suite 178	1,465 SF	Bad Ass Coffee of Hawaii	N/A

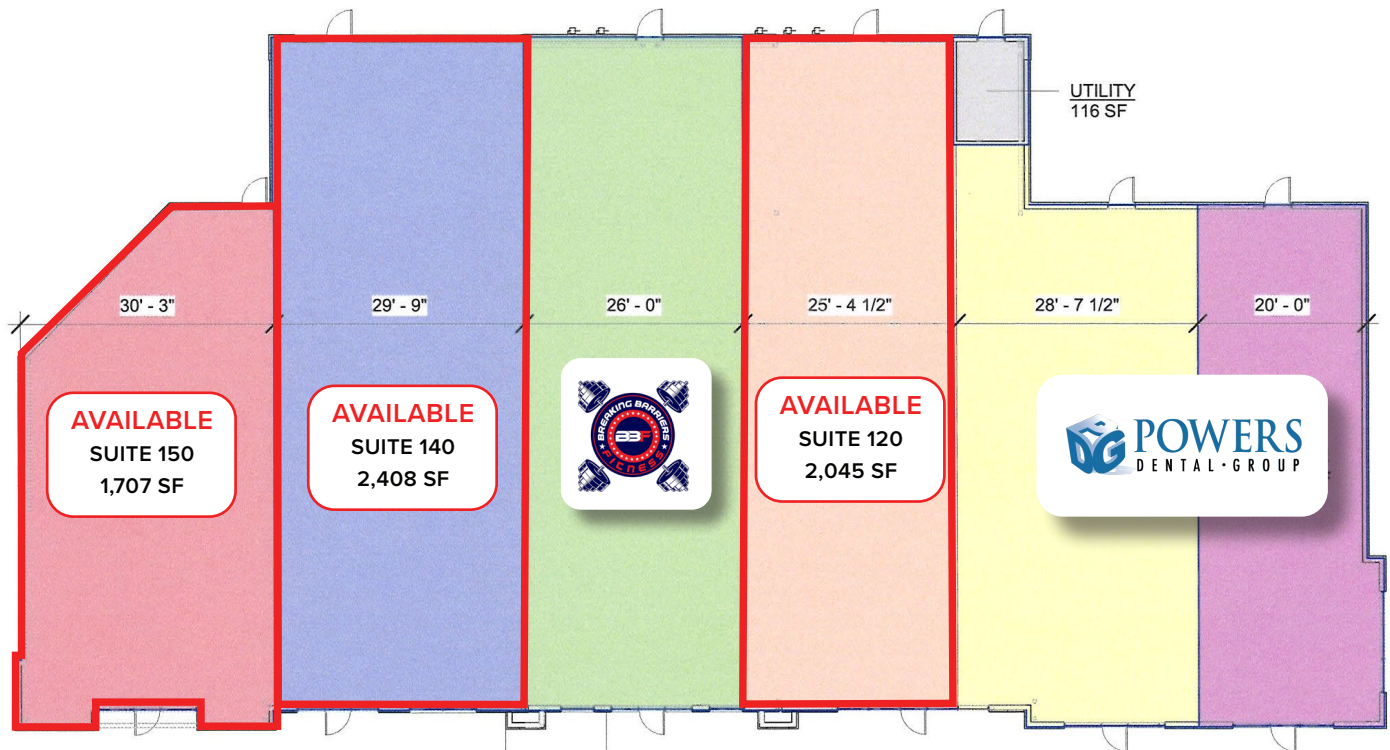
Building D Estimated Operating Expenses (NNN): \$11.55

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BUILDING E 11950 TOURMALINE DRIVE



BUILDING E TENANTS AND AVAILABILITY			LEASE RATE
Suite 100 - 110	1,836 SF	MB2 Dental Solutions	N/A
Suite 120	2,045 SF	AVAILABLE	\$25.00 PSF NNN
Suite 130	2,099 SF	Breaking Barriers Fitness	N/A
Suite 140	2,408 SF	AVAILABLE	\$25.00 PSF NNN
Suite 150	1,707 SF	AVAILABLE	\$27.00 PSF NNN

Building E Estimated Operating Expenses (NNN): \$10.64



AREA DEMOGRAPHICS

DEMOGRAPHICS

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	20,802	31,967	77,261
2024 Est. Households	6,240	9,974	25,524
2024 Est. Avg. HH Income	\$162,584	\$161,230	\$152,846
Drive Time, Minutes - 2029 Projections			
	5 MIN	10 MIN	15 MIN
2029 Projected Population	21,662	36,919	94,865
2029 Projected Households	6,555	11,682	31,681
2029 Projected HH Income	\$188,245	\$185,286	\$177,161

Source: Esri forecasts for 2024 and 2029, All Rights Reserved

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	8,850	28,811	51,843
2024 Est. Households	2,619	8,936	16,578
2024 Est. Avg. HH Income	\$161,740	\$162,683	\$160,572
Radius, Miles - 2029 Projections			
	1 MILE	3 MILES	5 MILES
2029 Projected Population	9,056	31,859	66,458
2029 Projected Households	2,716	10,107	21,625
2029 Projected HH Income	\$187,291	\$187,542	\$183,028

Source: Esri forecasts for 2024 and 2029, All Rights Reserved

TRAFFIC COUNTS

Traffic Counts (ADT 2022)	
Meridian Rd and Stapleton Dr	9,749 VPD
Meridian Rd and Woodmen Hills Dr S	12,352 VPD
Londonderry Dr and Meridian Dr W	3,796 VPD

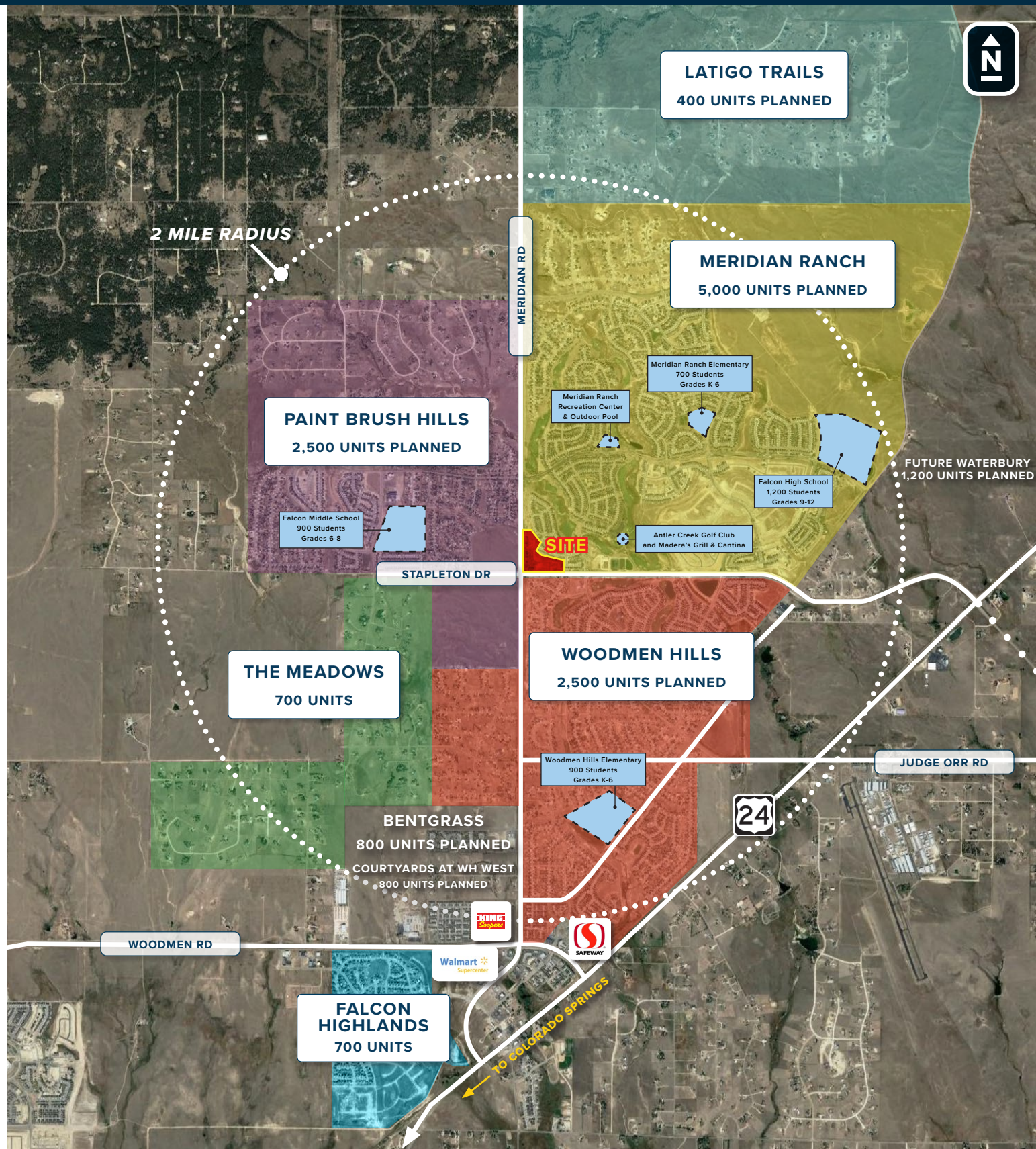
Source: CoStar Group, All Rights Reserved



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MERIDIAN RANCH

2,600 ACRE MASTER PLANNED COMMUNITY

MERIDIAN RANCH is located two miles north of Woodmen Road and is directly adjacent to the Woodmen Hills Master Planned Community. Meridian Ranch was created as a Recreation and Golf Course master-planned community with landscaped parkways, tree-lined trails and wonderful amenities such as the Antler Creek Golf Course, Madera's Grill and Cantina, quality schools, numerous neighborhood parks and a state of the art 42,000-square-foot recreation center with outdoor and indoor pools, offering residents a wide variety of activities perfectly suited for an active, healthy lifestyle. The Meridian Ranch Fieldhouse, currently under construction, is a brand-new 45,000-square-foot facility that will include an outdoor turf field for activities like soccer, lacrosse and flag football, a workout area with state-of-the-art fitness machines, a group exercise studio with an outdoor turf attachment, a childcare center and a walking track suspended above the indoor field.

As such, Meridian Ranch has attracted demographics with an average household income level that is above the national average. Meridian Ranch is one of Colorado Springs' fastest growing communities, with approximately 3,500 homes currently and 5,000 homes planned at full build-out.

