

HIGHLANDS AT BRIARGATE

BRIARGATE PARKWAY & CHAPEL HILLS DRIVE



Graeme Keith III
Development Partner | The Keith Corporation
704.365.6000
g3@thekeithcorp.com

Helen Cameron
Partner | Thrive Commercial Partners
719.233.2331
helen@thrivecommercialpartners.com

Logan Harrison
Partner | Thrive Commercial Partners
719.314.6833
logan@thrivecommercialpartners.com



HIGHLANDS AT BRIARGATE

Located less than one mile from I-25, which carries approximately ±108,000 vehicles per day, The Highlands at Briargate is uniquely positioned atop the hills of North Colorado Springs. With unmatched views of the Front Range and direct sightlines to Pikes Peak, the retail district is poised to become the premier fashion and dining destination in the region. Immediate access to Briargate and Research Parkways, Chapel Hills Drive, and the I-25 corridor allows The Highlands to serve both surrounding neighborhoods and the broader Colorado Springs market.

HIGHLANDS AT BRIARGATE

A HIGHLY VISITED SHOPPING CENTER
DESTINATION IN NORTH COLORADO SPRINGS:



1.1M VISITS

388.5K VISITORS

2.78 VISIT FREQUENCY



SITE PLAN & TENANT ROSTER



Vacancy

Future Build-to-Suit or Ground Lease

Undeveloped land not included in valuation for purposes of this analysis

SUITE	TENANT HB	SF
I RETAIL		
A-100	Smashburger	2,313
A-110	The Poke Bowl	1,781
A-120	Kramer Dentistry	1,977
B-100	Caribou Coffee	2,641
C-100	Basil and Barley	2,400
C-130	Modeled Vacant	1,057
E-100	Verizon	2,973
E-200	Massage Heights	2,009
E-300	Club Pilates	1,790
F-100	Chuy's (GL)	7,131
G-100	Modeled Vacant	2,521
TOTAL		28,593 SF
SUITE	TENANT	SF
HB III RETAIL		
9249-100	Image Studios	6,000
9249-140	4Ever Young	1,789
9249-160	Luxe Lane	1,304
9249-170	Bliss Nail Lounge	3,194
9265-100	Ivybrook Academy	6,000
9265-150	Beem Light Sauna	2,300
9265-160	Vacant	4,128
9279 D-B	Dave & Busters	20,000
9291-110	Vacant	2,050
9291-120	Vacant	2,012
9291-130	Milkshake Factory	1,446
9291-140	Chicken Salad Chick	2,800
TOTAL		53,023 SF



#1 Housing Market 2025



#1 Most Desirable Place to Live in the US



171,400 People Within a 5-Mile Radius



65,000 Households Within a 5-Mile Radius



\$146,400 Avg. HH Income Within a 5-Mile Radius