

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

PROPERTY

Demographics	1 miles	3 miles	5 miles
Population	17,352	120,746	277,421
Avg. HH Income	\$65,699	\$83,389	\$89,741
Total Households	7,224	51,683	115,421

NOTES

- GLA: 1,093,700 SF
- 43,000+ College Students within 5 miles
- Traffic Count: 46,143 VPD Academy Blvd
40,934 VPD E. Platte Ave.
15,834 VPD N. Chelton Rd.

HIGHLIGHTS

- Located in County of El Paso
- Located near Colorado College, University of Colorado, & U.S. Olympic Training Center
- Freeway access from I-25
- 3 Miles East of Colorado Springs District
- 2 Miles West of Colorado Springs Airport

ANCHORS

- Burlington Coat, Dillard's & JC Penney



MASON
ASSET MANAGEMENT

T: 516 371.5858
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150 Great Neck Road Suite 402
Great Neck, NY, 11021
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SITE PLAN



*NOT OWNED

LEASED AVAILABLE



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LEVEL 1



***NOT OWNED**

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LEASE PLAN LEVEL 3

LEVEL 3



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The map shows the Torrid retail center, outlined in red, located at the intersection of I-75 and I-40. The site is surrounded by a mix of retail, commercial, and residential development. Key nearby businesses and locations include:

- North of the site:** Barnes & Noble, Torrid, and a large parking lot.
- East of the site:** Five Bells, Sally Beauty, and Dollar Tree.
- South of the site:** IHOP, DFC, and Walmart.
- West of the site:** Dillard's, Hooters, and Ace Hardware.
- Surrounding areas:** The map shows a dense residential area to the west and south, and a more commercial area to the east and north.



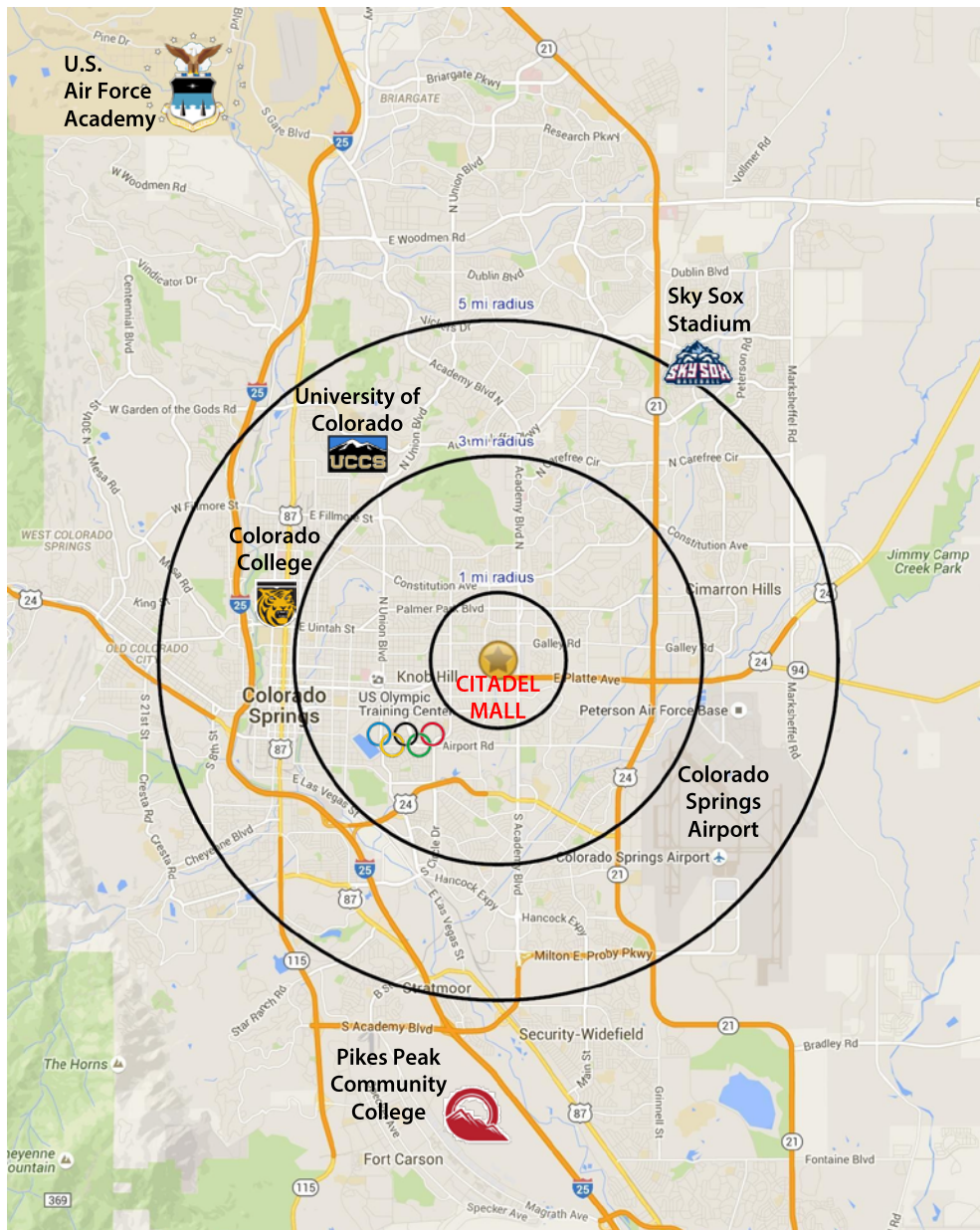
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RADIUS MAP



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