

RETAIL SPACE FOR LEASE

RIDGEVIEW MARKETPLACE

5910 Stetson Hills Boulevard



AVAILABLE: SUITE 120

1,950 SF

AVAILABLE: SUITE 110
(2ND GENERATION DENTAL SPACE)

1,750 SF

13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921 | o: 719.309.3900 | www.kcreadvisors.com

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LEASING INFORMATION

PROPERTY SUMMARY

Ridgeview Marketplace anchored by King Soopers is the premiere retail center in the submarket. At over 400,000 SF, Ridgeview Marketplace is conveniently located on the northeast corner of Powers Blvd and Stetson Hills Blvd. The center includes a large assortment of national tenants.

PROPERTY HIGHLIGHTS

- 24 Hour King Soopers as Anchor
- Signalized Entrance for Ease of Access
- Top Producing National, Regional and Local Tenants
- Proven Trade Area
- Powers Boulevard Retail Corridor
- Superior Overall Demographic
- High Volume Traffic



PROPERTY INFORMATION

TOTAL CENTER SIZE	7,000 SF
AVAILABLE: STE 110	1,750 SF
• LEASE RATE	\$30.00 PSF
AVAILABLE: STE 120	1,950 SF
• LEASE RATE	\$29.00 PSF
OPERATING EXPENSES	\$8.88 (est. 2023)
ZONING	PBC AO



DEMOGRAPHICS

DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
2022 POPULATION	65,078	248,300	532,428
HOUSEHOLDS	22,318	92,721	207,857
AVE HH INCOME	\$103,246	\$98,198	\$90,540

COMBINED TRAFFIC COUNTS

Powers Blvd	Stetson Hills Blvd	57,126	VPD	2022
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SITE MAP

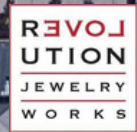


North Powers Blvd

Tutu Blvd

Ridgeview Blvd

RIDGEVIEW MARKETPLACE



Suite 120
1,950 SF



Suite 110
1,750 SF



AERIAL MAP

RIDGEVIEW MARKETPLACE

