

# RETAIL SPACE FOR LEASE

## STAR RANCH PLAZA

3625-3671 Star Ranch Road  
Colorado Springs, CO 80906



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921  
o: 719.309.3900 | [www.kcreadvisors.com](http://www.kcreadvisors.com)

KCRE Advisors, LLC Copyright 2024. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe reliable. Plans are not necessarily to scale. Prices, terms and information subject to change.



# 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
• 3655	2,800 SF	\$24.00 PSF
• 3665	868 SF	\$27.00 PSF

**OPERATING EXPENSES** \$6.03 PSF (Est. 2024)

**YEAR BUILT** 1986

**PROPERTY USE** Neighborhood Shopping Center



**Greg Kaufman**  
Principal  
719.229.8041  
gkaufman@kcreadvisors.com

**Philip Crow**  
Broker Associate  
719.985.9867  
pcrow@kcreadvisors.com



# PROPERTY PHOTOS

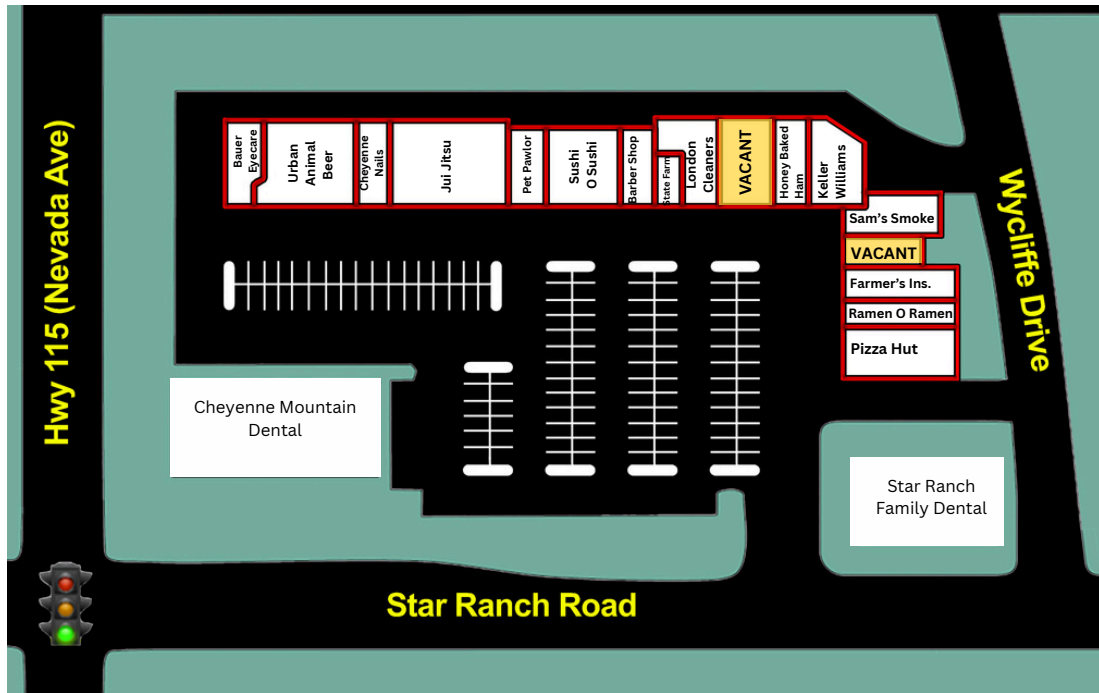


**Greg Kaufman**  
Principal  
719.229.8041  
gkaufman@kcreadvisors.com

**Philip Crow**  
Broker Associate  
719.985.9867  
pcrow@kcreadvisors.com



# SITE PLAN



Suite	Tenant	RSF
3625	Bauer Eyecare	2,421 SF
3629	Urban Animal Beer	3,529 SF
3633	Cheyenne Nails	1,400 SF
3639	Jui Jitsu	4,200 SF
3641	Pet Pawlor	1,300 SF
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
<b>3655</b>	<b>VACANT</b>	<b>2,800 SF</b>
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
<b>3665</b>	<b>VACANT</b>	<b>868 SF</b>
3667	Farmer's Insurance	1,460 SF
3669	Ramen O Ramen	1,400 SF
3671	Pizza Hut	2,135 SF



**Greg Kaufman**  
Principal  
719.229.8041  
gkaufman@kcreadvisors.com

**Philip Crow**  
Broker Associate  
719.985.9867  
pcrow@kcreadvisors.com



# DEMOGRAPHICS

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	15,541	57,674	157,411
HOUSEHOLDS	6,744	25,586	69,288
AVE HH INCOME	\$103,671	\$88,720	\$76,540

## COMBINED TRAFFIC COUNTS

State Hwy 115	Star Ranch Rd NW	31,333	VPD	2022
---------------	------------------	--------	-----	------

Source: CoStar



Great signage and visibility with easy access off Star Ranch Road.



**Greg Kaufman**  
Principal  
719.229.8041  
gkaufman@kcreadvisors.com

**Philip Crow**  
Broker Associate  
719.985.9867  
pcrow@kcreadvisors.com



# AERIAL MAP



Cheyenne Mountain Liquors  
SUBWAY  
Little Caesars  
Loaf'N Jug

KinderCare LEARNING CENTER

THAI JOINTS  
JJ

Thai Satay

Papa Murphy's  
HAND MADE PIZZA

B&B Wine & Spirits

KING Scoops

ROCKY MOUNTAIN BANK & TRUST

DICKEY'S BARBECUE PIT

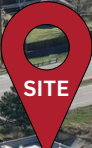
TIRE WORLD

TACO BELL

Valero

Advance Auto Parts

115



CHEYENNE MOUNTAIN DENTAL

Baep EYECARE

URBAN ANIMAL

CHI CHEYENNE HAMS

Jui Pet Jitsu Pawlor

Sushi O Sushi

Barber Shop

State Farm

THE LONDON CLEANERS

THE HONEY BAKED Ham

KW KELLER WILLIAMS

Pizza Hut

Papa Murphy's

FARMERS INSURANCE

Sams Smoke Shop



Star Dental Institute

Wycliffe Drive

**Greg Kaufman**  
Principal  
719.229.8041  
gkaufman@kcreadvisors.com

**Philip Crow**  
Broker Associate  
719.985.9867  
pcrow@kcreadvisors.com

