

RETAIL SPACE FOR LEASE

RIDGEVIEW MARKETPLACE

5910 Stetson Hills Boulevard



694-0400

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
OPERATING EXPENSES	\$9.88 (est. 2025)
ZONING	PBC AO



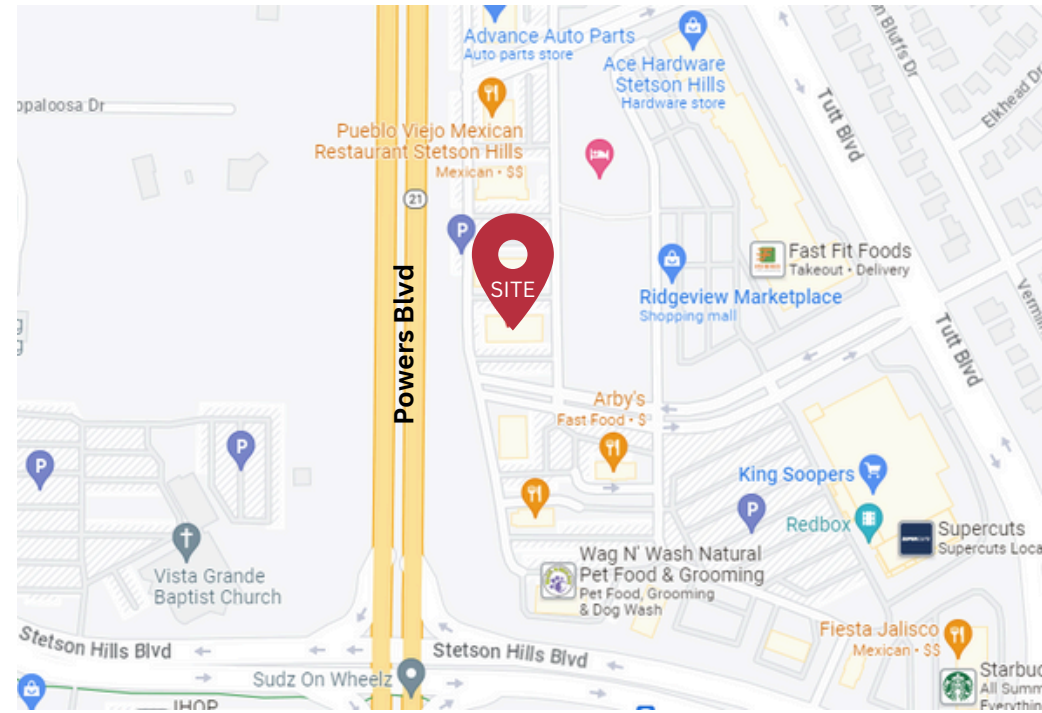
DEMOGRAPHICS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	17,286	122,487	249,870
HOUSEHOLDS	6,360	45,379	93,718
AVE HH INCOME	\$109,591	\$108,192	\$105,867

COMBINED TRAFFIC COUNTS

Powers Blvd	Stetson Hills Blvd	24,374	VPD	2024
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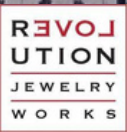


SITE MAP



North Powers Blvd

Tutt Blvd



Suite 110
1,750 SF

RIDGEVIEW MARKETPLACE



