

RETAIL SPACE FOR LEASE, OPENING WINTER 2025

# TrueNorth Commons

I-25 & NORTH GATE BLVD; ENTRANCE TO THE UNITED STATES AIR FORCE ACADEMY



THE  
**RETAIL**  
GROUP

a division of OLIVE REAL ESTATE GROUP, INC



# Site Information

TrueNorth Commons retail center is being developed at the northwest corner of the I-25 and Northgate Blvd Interchange; This retail project is being developed in conjunction with the relocation and construction of a New AFA Visitor Center, at the gateway to the U.S. Air Force Academy. The Air Force Academy already encompasses many landmark projects, consistently drawing some of the highest tourism counts in Colorado at close to one million visits per year.

In addition to TrueNorth Commons retail and the new Visitor Center, a nine-story, 4-star, 375 room hotel and conference center (currently under construction) and a 200,000 square foot office complex are scheduled to be developed. The hotel will be the only 4-star full service hotel in the area and will be the city's second largest hotel after The Broadmoor. Hotel Polaris will offer a full service space, conference center, jet flight simulators, and six different dining options to the public, including a 1950's style soda shop.

The Air Force Academy has just over 4,000 students and approximately 516 in staff. These numbers along with the high tourism counts are frequently ballooned throughout the year by the many school sporting and academic events. The AFA is home to 27 Division 1 teams and 24 science and defense research centers.

- The new Visitor Center and hotel are scheduled to open **Spring of 2025**.
- TrueNorth Commons retail center is scheduled to open by **December 2025**.



# Site Information

## AVAILABLE SPACE FOR LEASE:

<b>BUILDING A:</b>	Approx. 7,200 SF
<b>BUILDING B:</b>	Approx. 5,600 SF

## PAD SITES FOR LEASE:

<b>PAD C:</b>	Approx. 0.69 AC
<b>PAD D:</b>	Approx. 0.53 AC
<b>PAD E:</b>	Approx. 0.98 AC

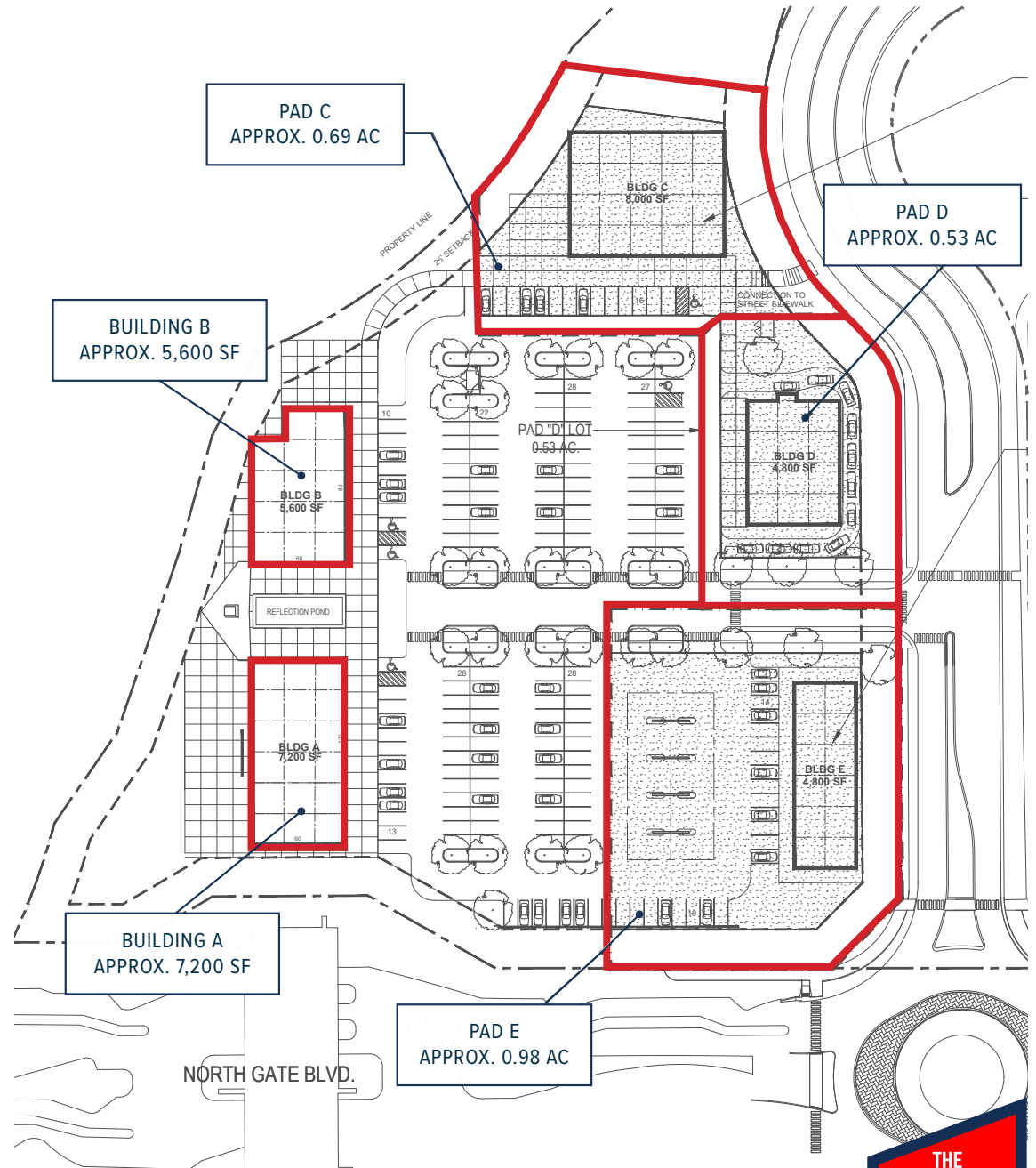
**LEASE RATES:** *Contact Broker for Pricing*

**NNN EXPENSES (2024 Est):** *Contact Broker for Pricing*

**ZONING:** PBC

**ESTIMATED OPENING:** Winter 2025

**PARKING:** 202 Total Spaces  
(6.6/1,000 SF)





# Site Location



**TrueNorth Commons**

AIR FORCE ACADEMY VISITOR CENTER

375-ROOM HOTEL

200,000 SF OFFICE BUILDING

Ridgepointe at Gleneagle  
240 Units

Springs at Northgate  
240 Units

NORTH GATE BLVD

FedEx Tech Center  
156,000 SF

Sunset Amphitheater  
8,000 Seat Concert Venue

Polaris Junction  
301 Units



NORTH GATE BLVD

104,000 VPD

107,000 VPD

**USAFA | STUDENT COUNT** 4,085 Students

**USAFA | EMPLOYEE COUNT** ±516 Employees

**DEMOGRAPHICS, RESIDENTIAL | RADIUS, MILES**

	1 MILE	3 MILES	5 MILES
2024 Est. Population	2,111	29,027	55,038
2024 Est. HHs	755	10,262	19,218
2024 Est. Avg. HH Income	\$148,238	\$154,633	\$151,811

**DEMOGRAPHICS, RESIDENTIAL | DRIVE TIME, MINUTES**

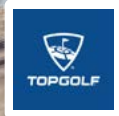
	5 MIN	10 MIN	15 MIN
2024 Est. Population	5,306	46,195	183,222
2024 Est. HHs	1,957	17,015	69,805
2024 Est. Avg. HH Income	\$162,086	\$157,158	\$125,573

**DEMOGRAPHICS, EMPLOYEES | RADIUS, MILES**

	1 MILE	3 MILES	5 MILES
Total Non-AFA Employees	693	11,290	23,634

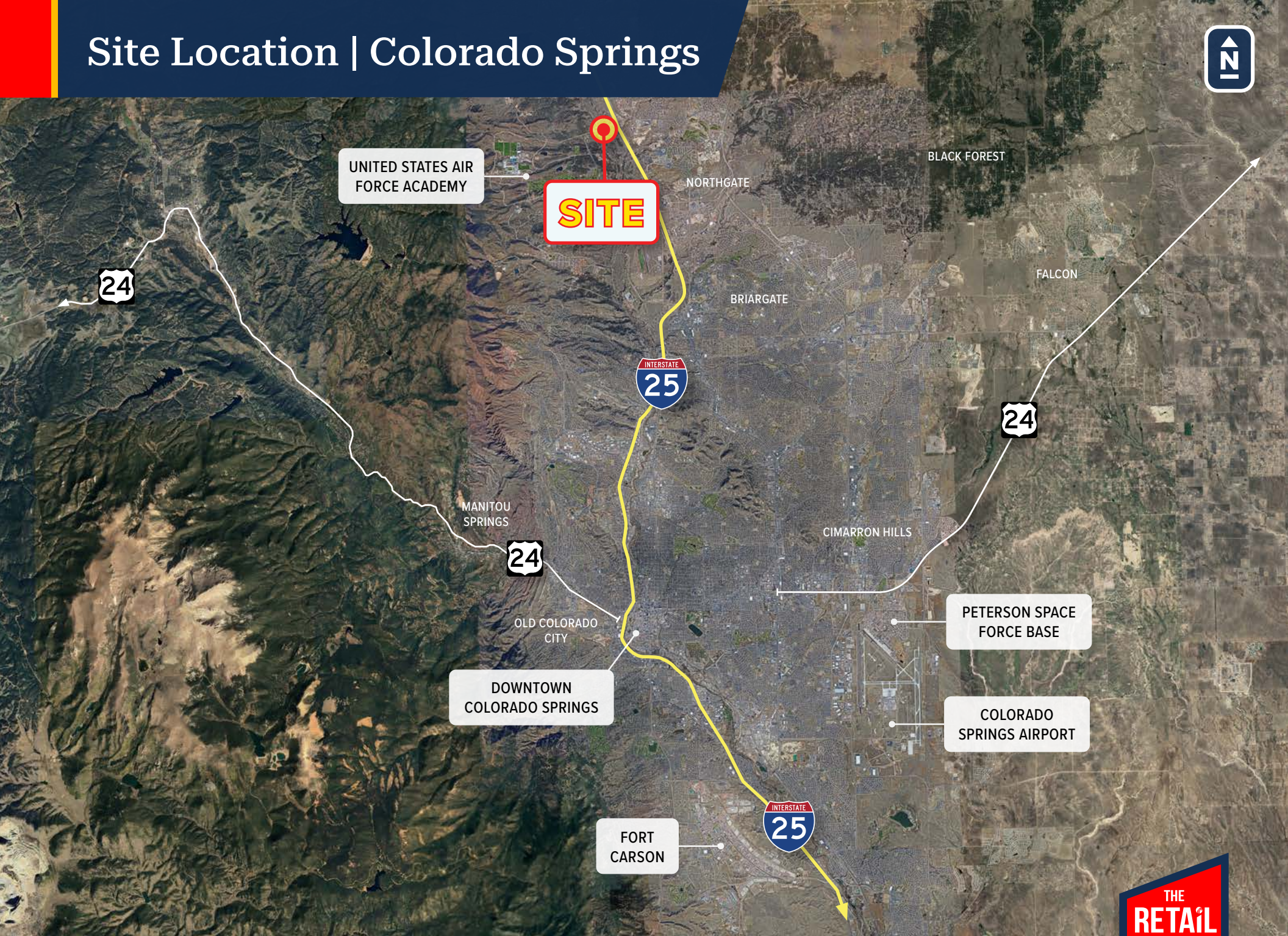
**DEMOGRAPHICS, EMPLOYEES | DRIVE TIME, MINUTES**

	5 MIN	10 MIN	15 MIN
Total Non-AFA Employees	6,507	39,855	107,007





# Site Location | Colorado Springs



UNITED STATES AIR  
FORCE ACADEMY

**SITE**

NORTHGATE

BLACK FOREST

FALCON

24

INTERSTATE  
25

BRIARGATE

24

MANITOU  
SPRINGS

24

CIMARRON HILLS

PETERSON SPACE  
FORCE BASE

OLD COLORADO  
CITY

DOWNTOWN  
COLORADO SPRINGS

COLORADO  
SPRINGS AIRPORT

FORT  
CARSON

INTERSTATE  
25





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