



LEASE

Retail Space in High Growth Location

945 NORTH POWERS BOULEVARD

Colorado Springs, CO 80915

PRESENTED BY:

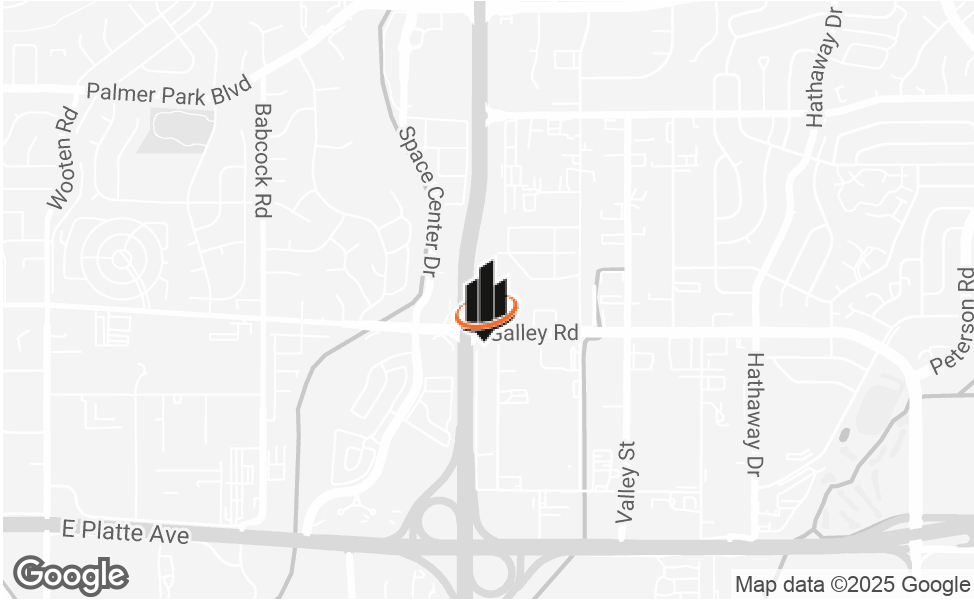
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	Unit B 1,440 SF
BUILDING SF:	16,080 SF
YEAR BUILT:	1982

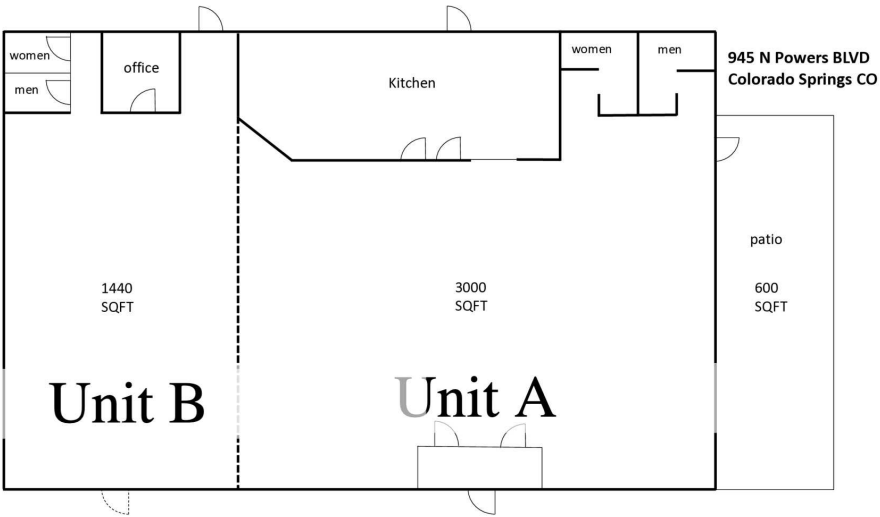
PROPERTY OVERVIEW

Located on the highly traveled N Powers Boulevard in Colorado Springs, 945 North Powers Boulevard offers unmatched visibility and convenience. With 56,000 vehicles passing daily and direct access via a lighted intersection, this prime spot is perfect for businesses looking to stand out. Surrounded by strong commercial growth and just minutes from Peterson AFB, Schriever AFB, and Colorado Springs Airport, this property is an exceptional opportunity to establish a presence in a booming market.

PROPERTY HIGHLIGHTS

- Located on N Power Blvd a major Colorado Springs thoroughfare
- High daily traffic count with 56K VPD
- Easy access via a highly visible and lighted intersection
- Close proximity to Peterson AFB& Schriever AFB and Colorado Springs Airport
- Strong growth and development in the surrounding area

LEASE SPACES



LEASE INFORMATION

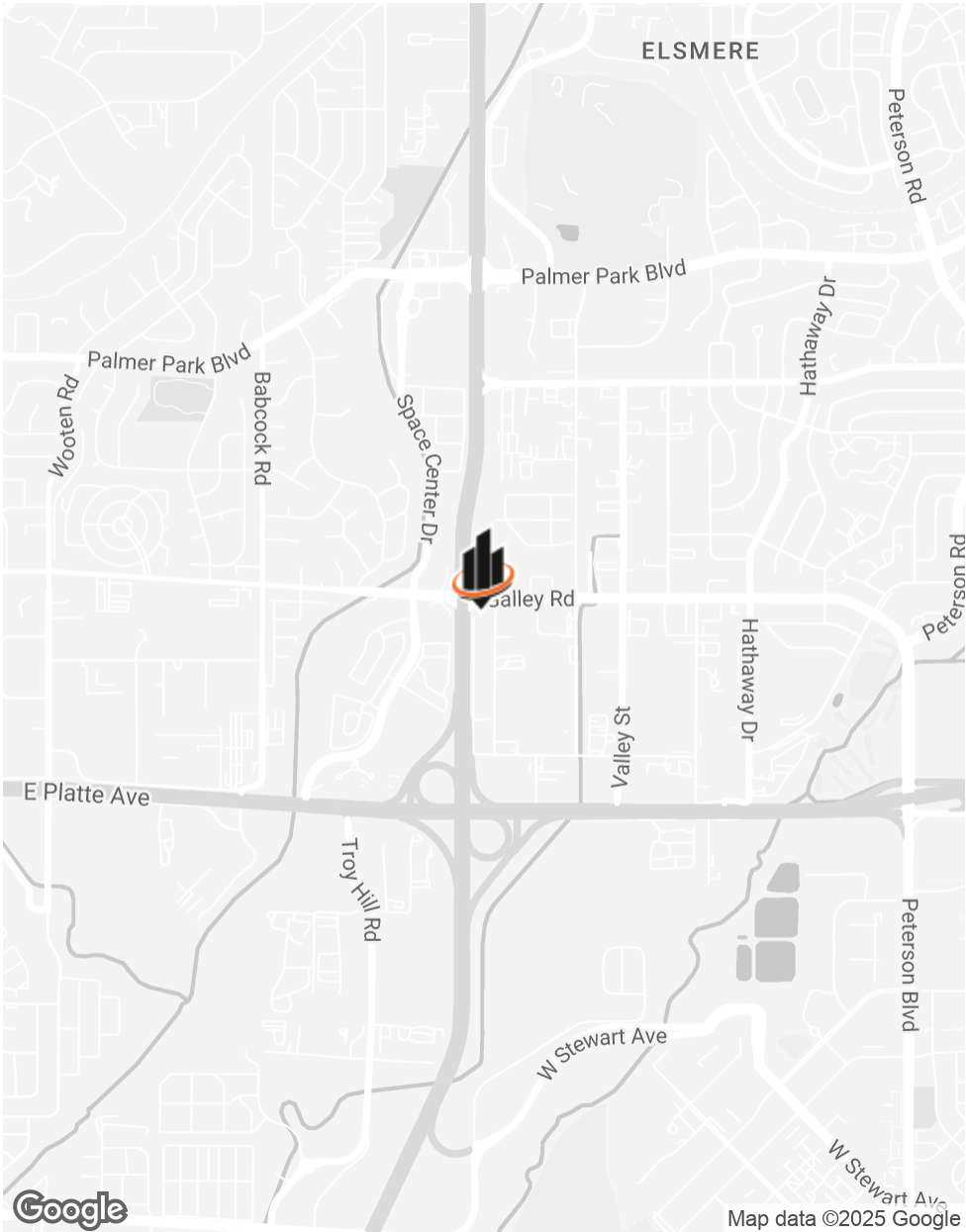
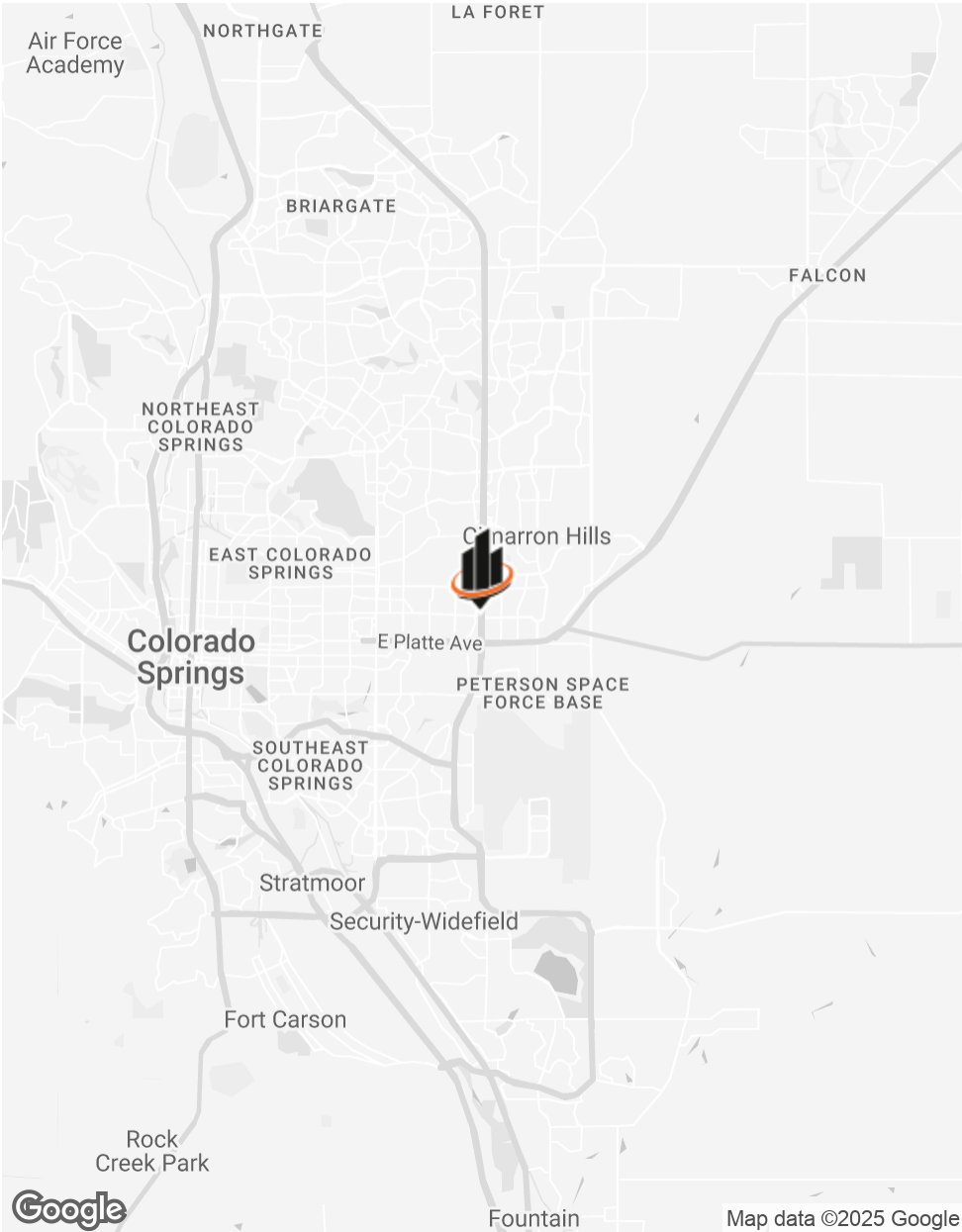
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,440 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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945 North Powers Blvd Unit B	1,440 SF	NNN	\$20.00 SF/yr	1440 SF retail space with office and individual men's and woman's bathrooms.
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LOCATION MAP



RETAILER MAP



COMMUNITY SUMMARY

945 N Powers Blvd, Colorado Springs, Colorado, 80915
Drive time of 10 minutes

144,667	0.56%	2.58	76.4	34.4	\$72,128	\$395,204	\$137,914	23.7%	63.1%	13.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.9%
Services

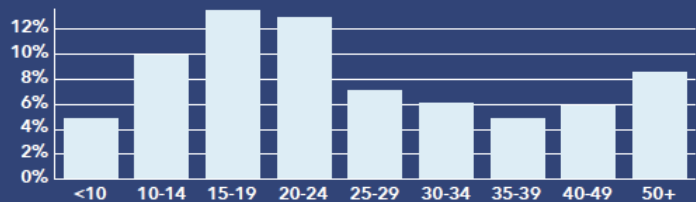


22.0%
Blue Collar

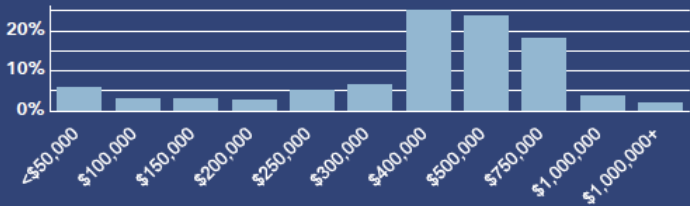


57.1%
White Collar

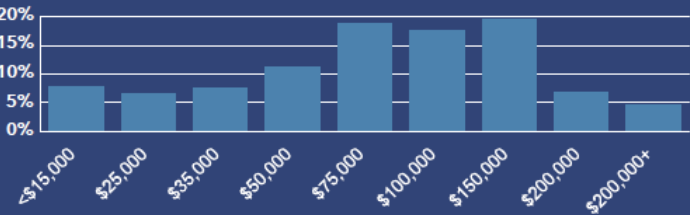
Mortgage as Percent of Salary



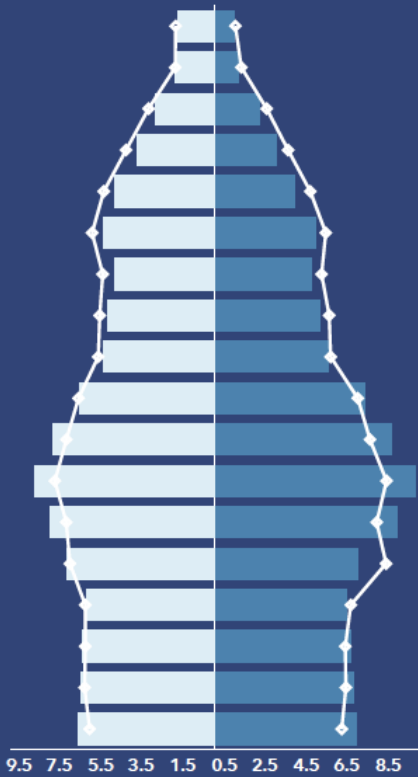
Home Value



Household Income

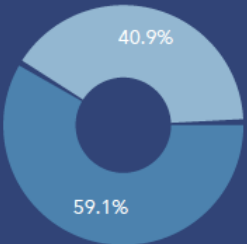


Age Profile: 5 Year Increments



Dots show comparison to El Paso County

Home Ownership



Own Rent

Housing: Year Built



<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-19
≥ 2020

Educational Attainment



< 9th Grade No Diploma
HS Diploma GED
Some College Assoc Degree
Bach Degree Grad Degree

Commute Time: Minutes



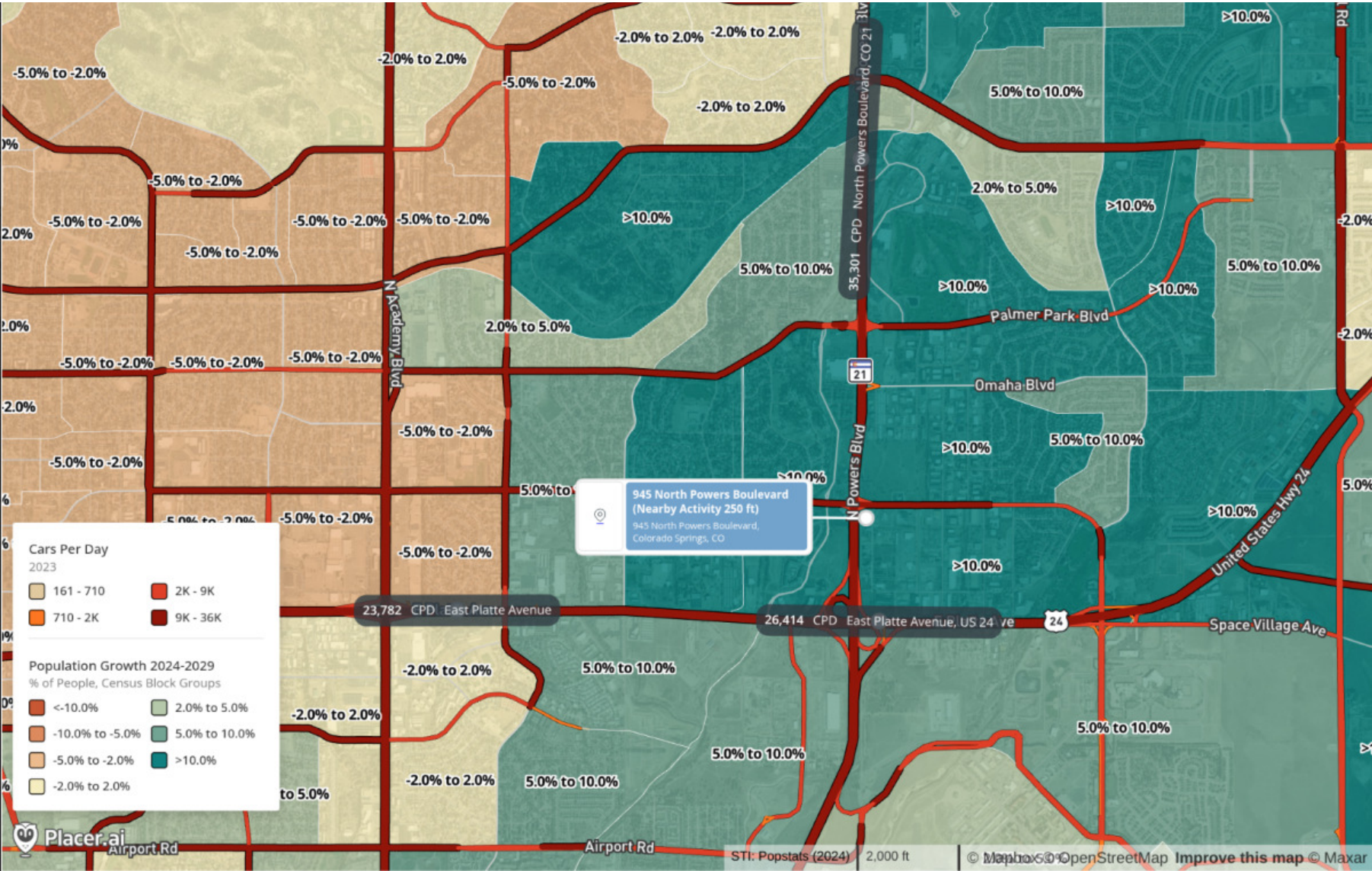
< 5 5-9 10-14
15-19 20-24 25-29
30-34 35-39 40-44
45-59 60-89 90+



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

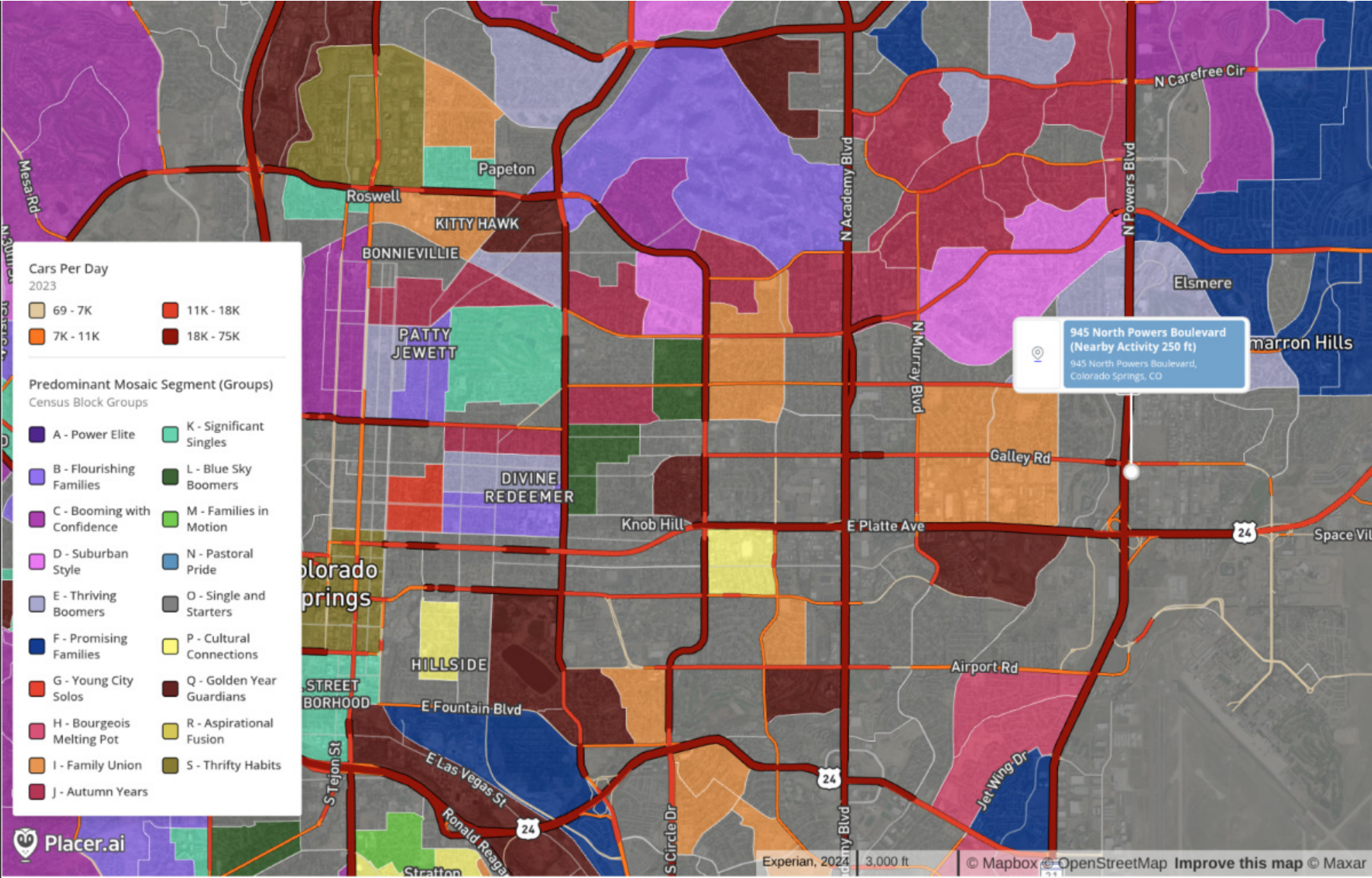
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POPULATION GROWTH | 2024-2029 PER PLACER.AI



Mar 1, 2024 - Feb 28, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





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