



LEASE

# Retail Space in High Growth Location

945 NORTH POWERS BOULEVARD

Colorado Springs, CO 80915

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**PRESENTED BY:**

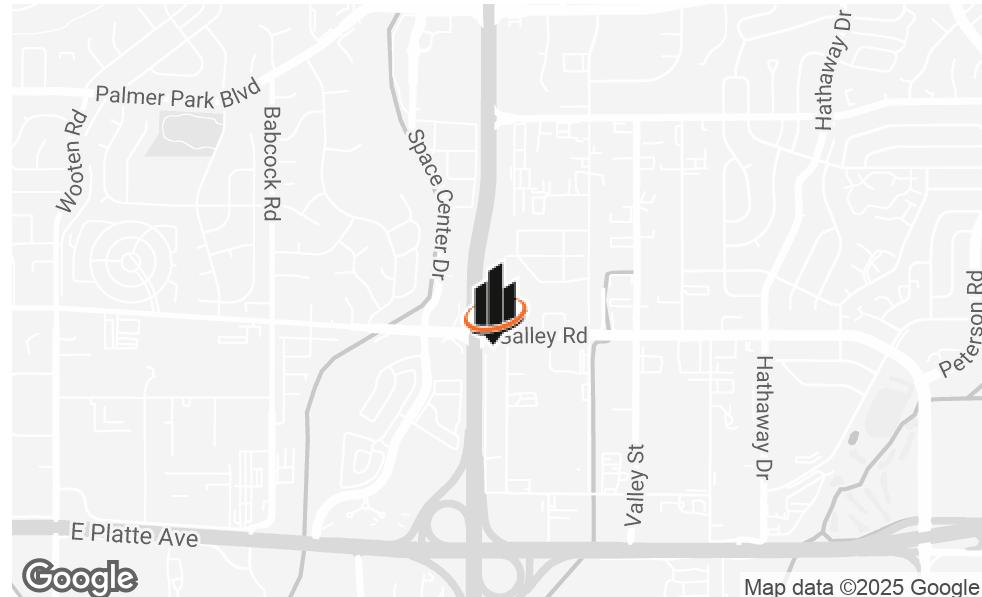
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CO #FA100098951

## 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

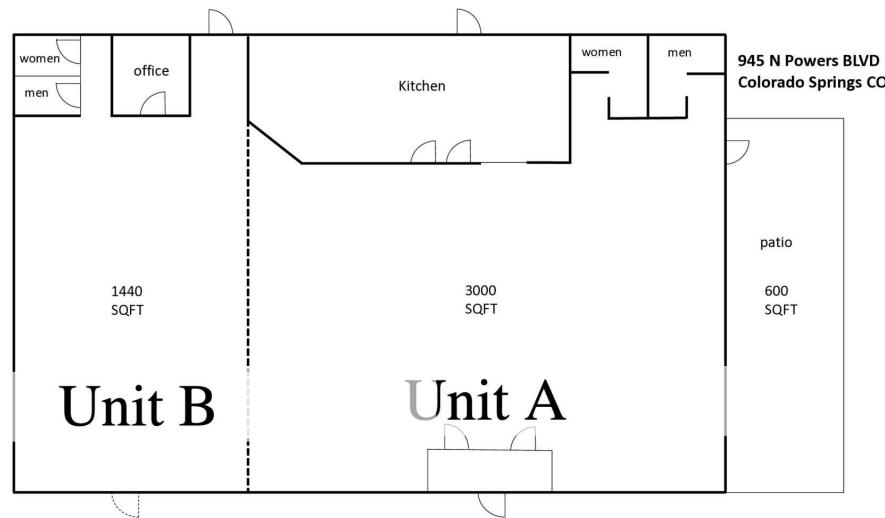
## PROPERTY OVERVIEW

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



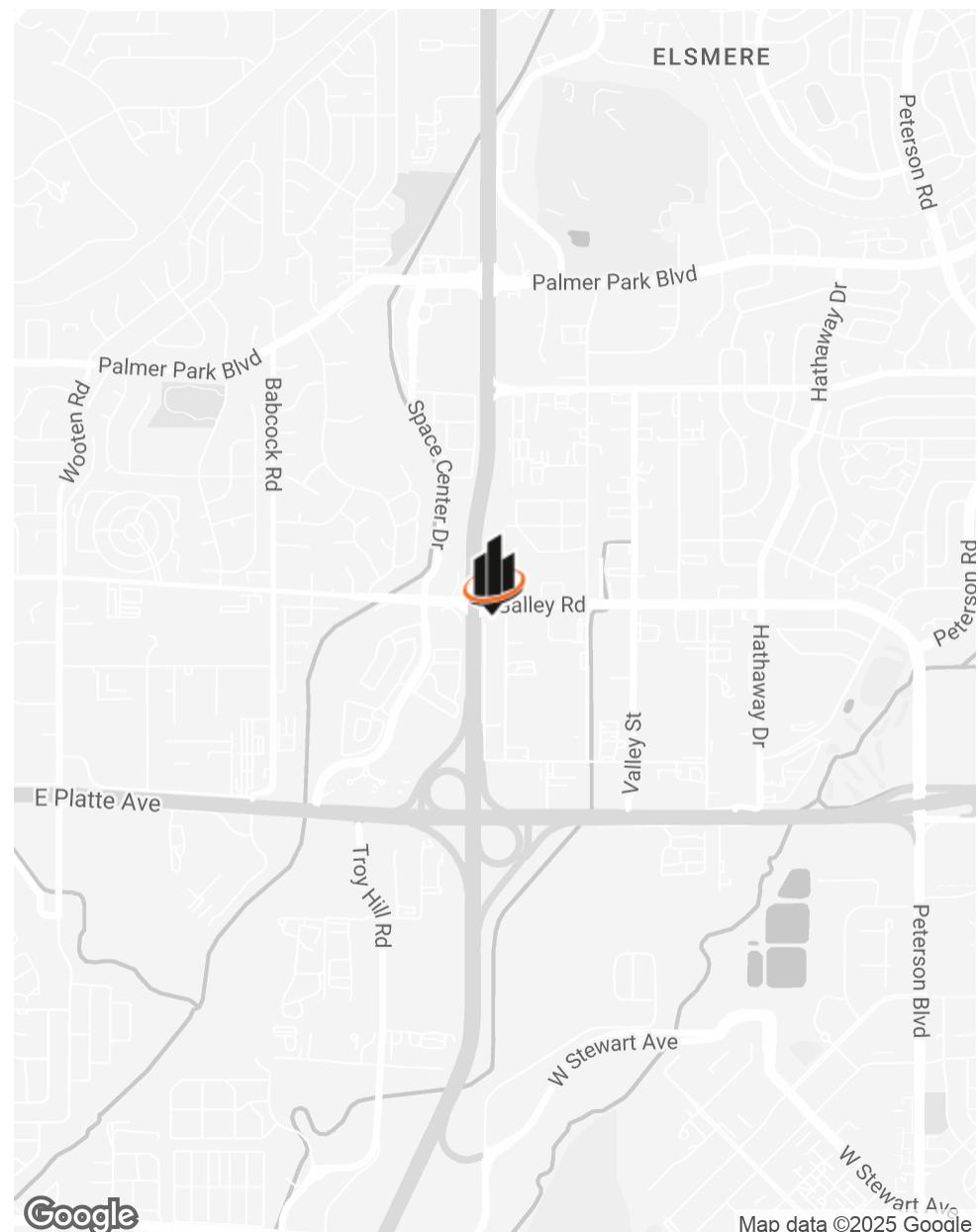
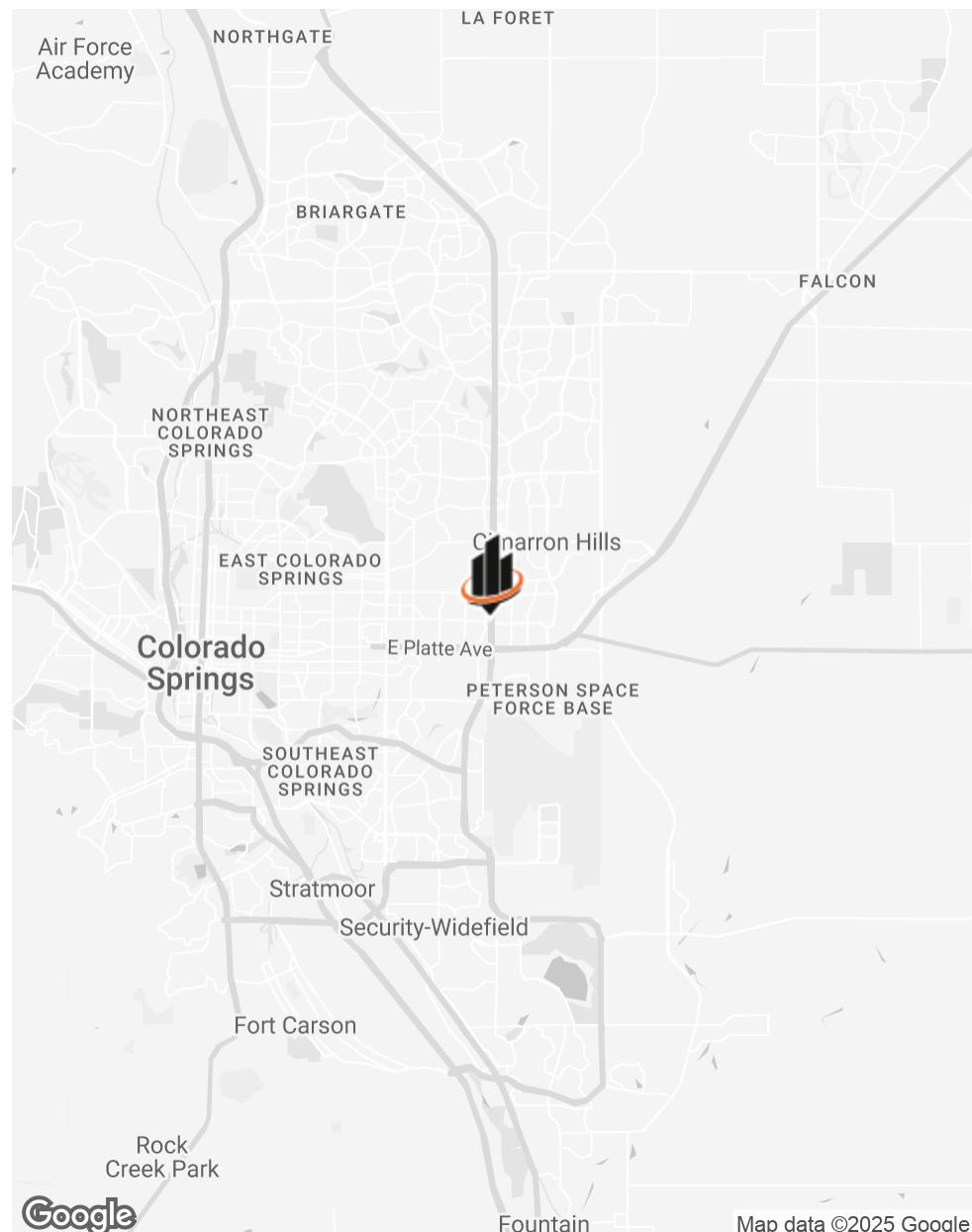
## LEASE INFORMATION

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
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.

## 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

Population Total    Population Growth    Average HH Size    Diversity Index    Median Age    Median HH Income

\$137,914    23.7%    63.1%    13.2%

Median Home Value    Median Net Worth    Age <18    Age 18-64    Age 65+



20.9%  
Services



22.0%  
Blue Collar

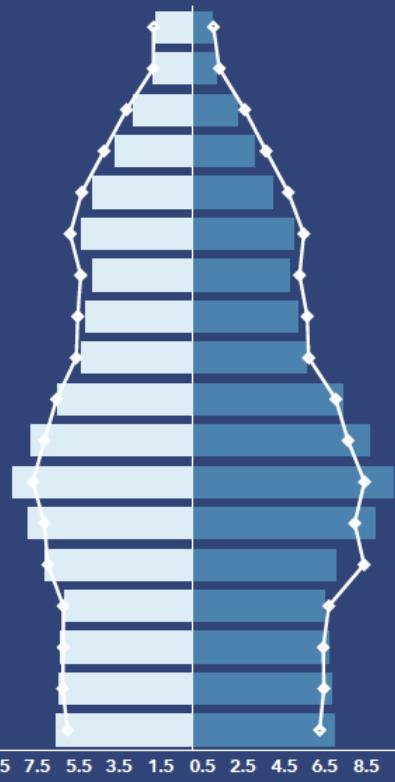


57.1%  
White Collar

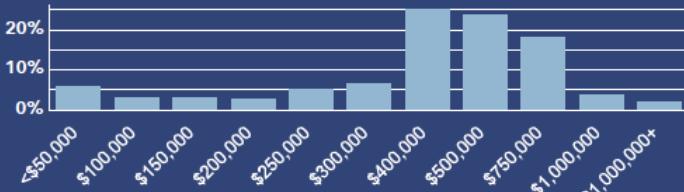
Mortgage as Percent of Salary



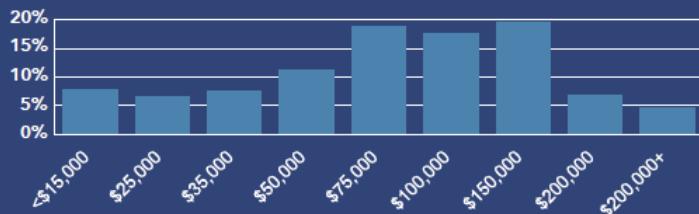
Age Profile: 5 Year Increments



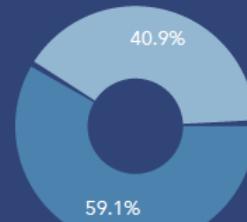
Home Value



Household Income



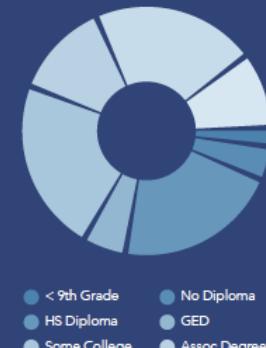
Home Ownership



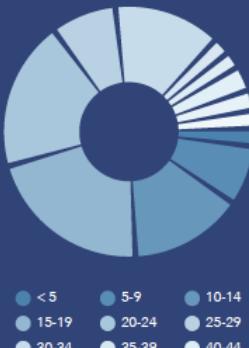
Housing: Year Built



Educational Attainment

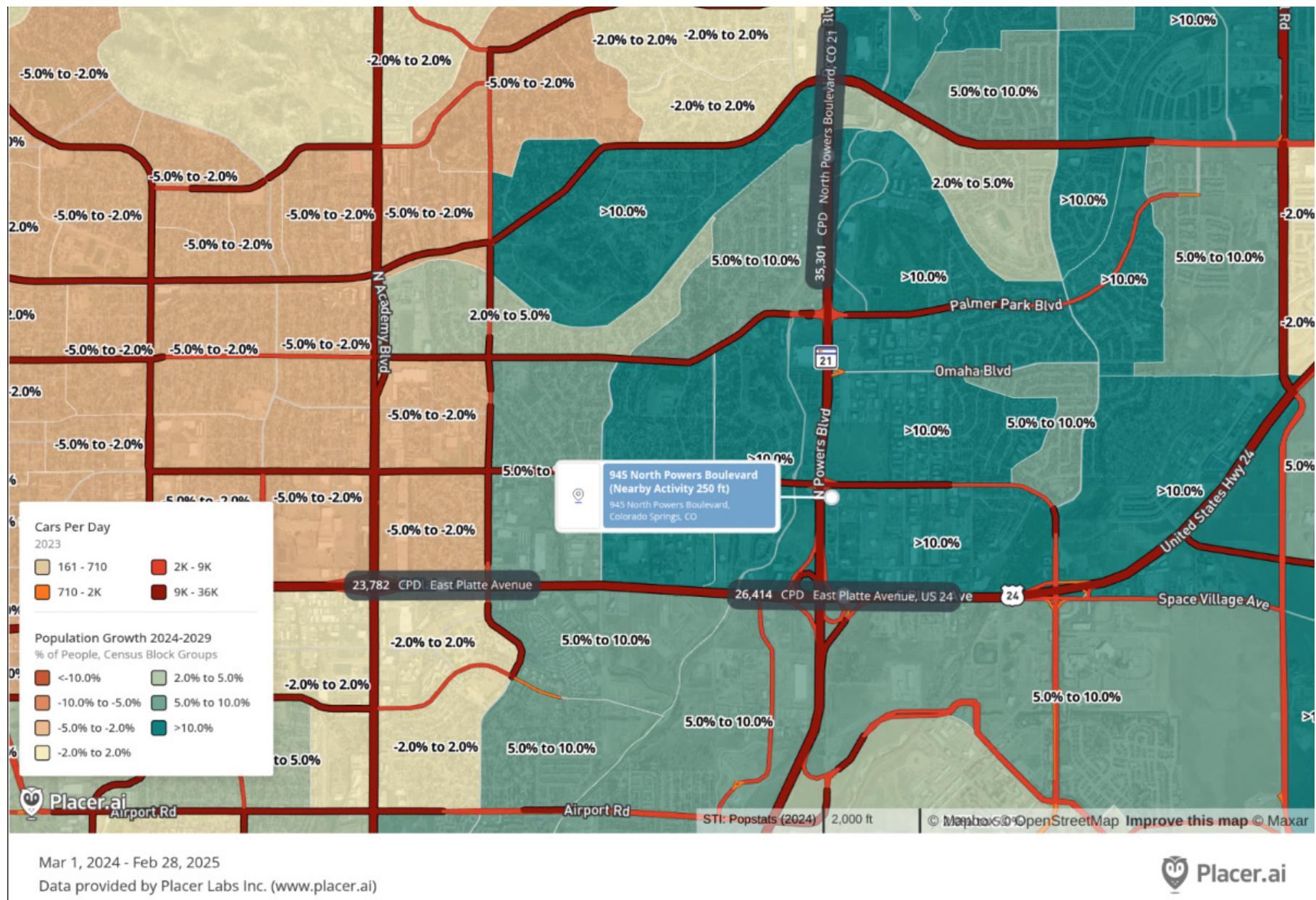


Commute Time: Minutes



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

## POPULATION GROWTH | 2024-2029 PER PLACER.AI



# CONSUMER MOSAIC SEGMENTS | PLACER.AI

