

LEASE

Polaris Pointe Shops

13271 BASS PRO DR., UNIT 130

Colorado Springs, CO 80921

PRESENTED BY:

JOHN LUTKEWITTE

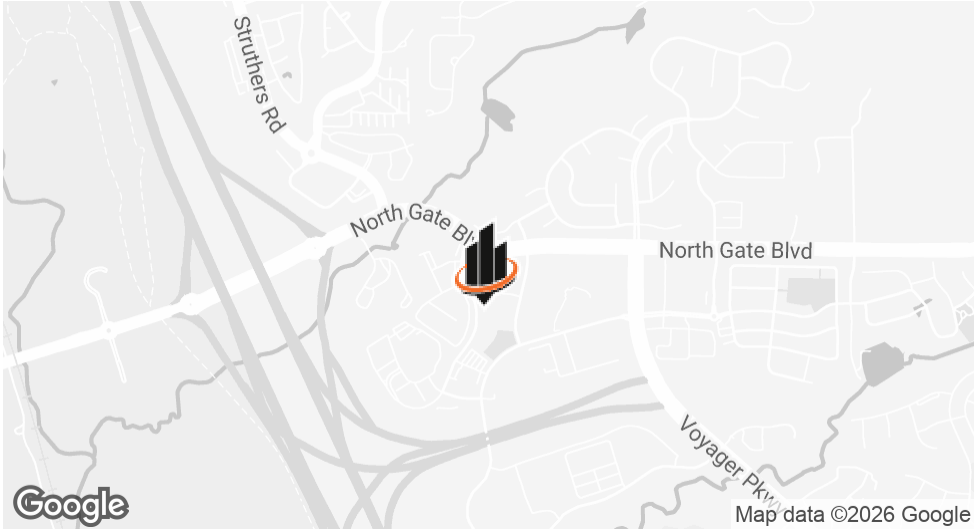
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Retail space with dressing rooms and private bathroom | Spacious layout for versatile use
- High visibility in busy shopping complex
- Ample parking for customers
- Modern and well-maintained interior

OFFERING SUMMARY

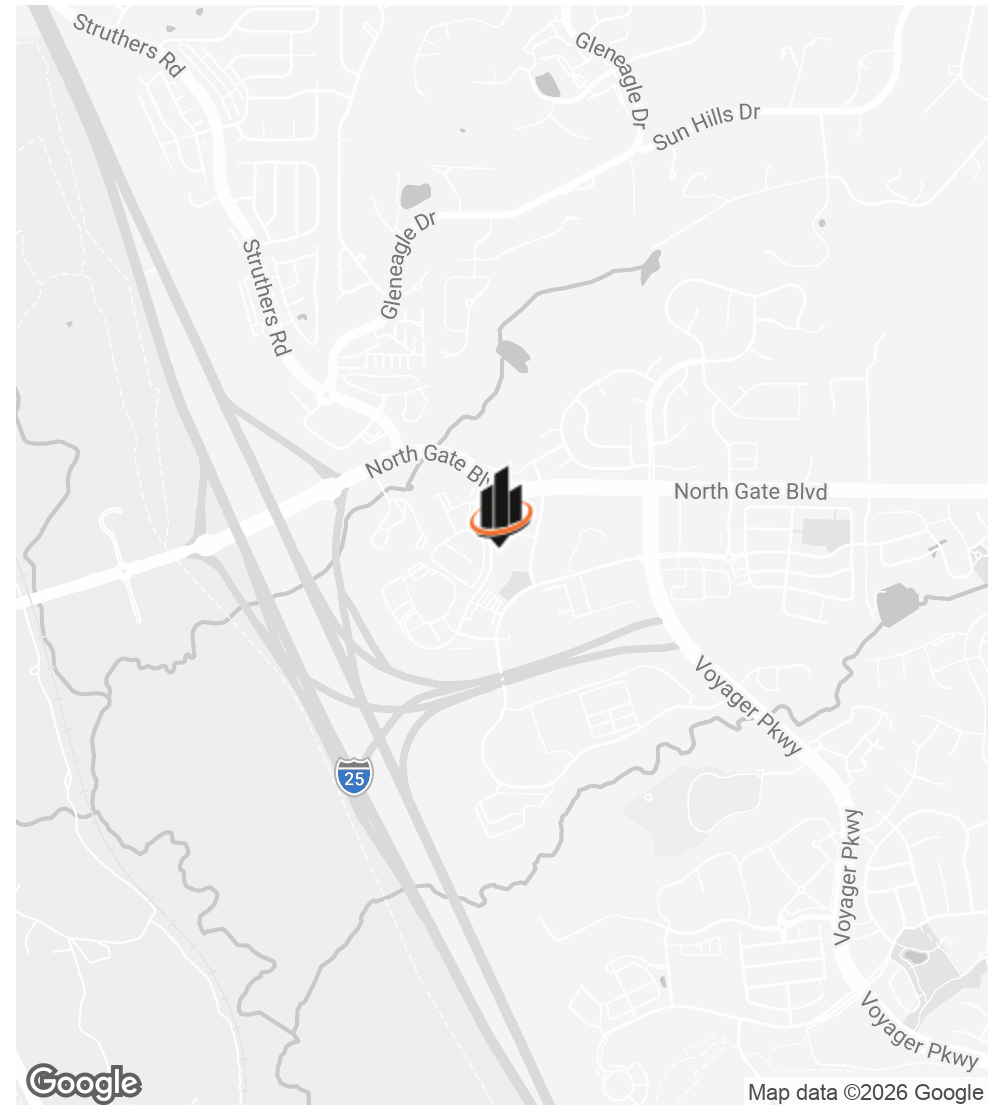
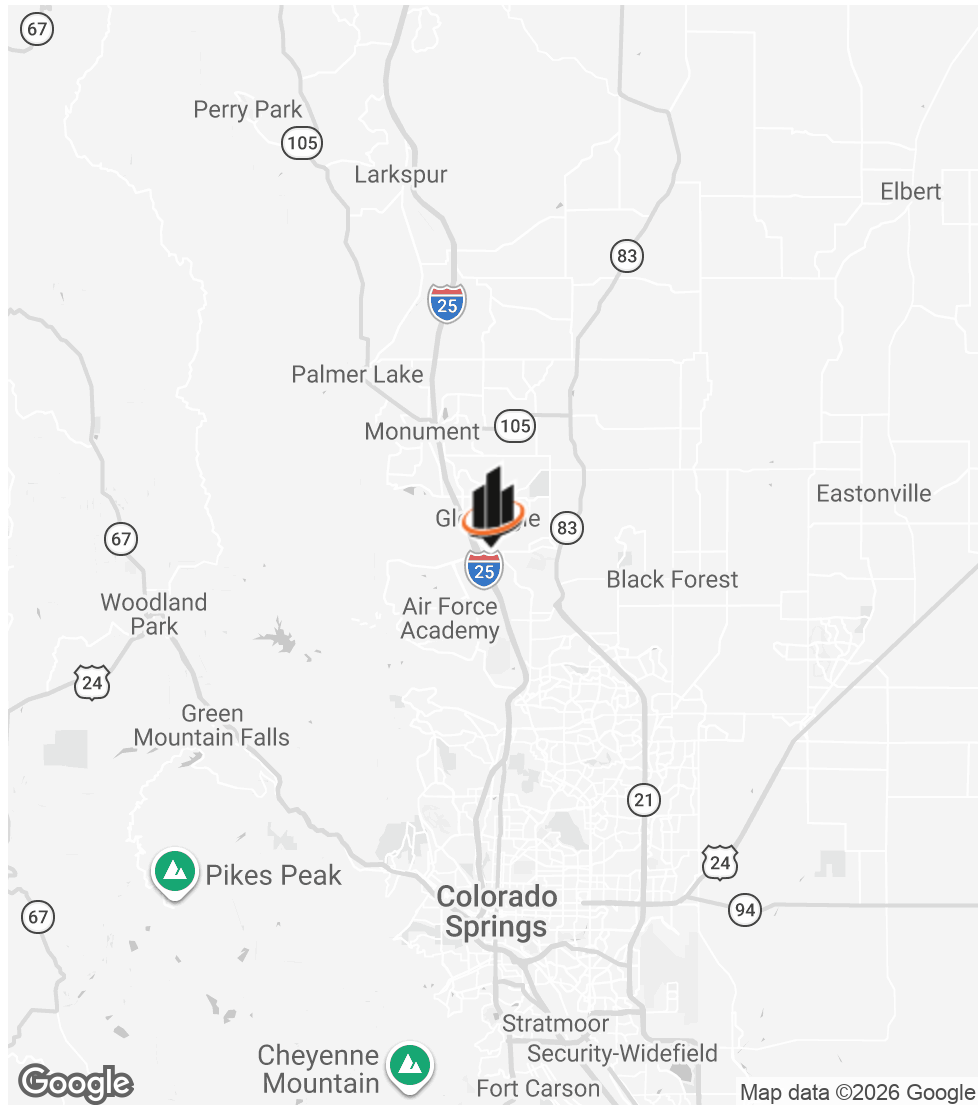
LEASE RATE:	\$32 SF/yr
NNN:	NNN: \$11.00 /SF/Yr
AVAILABLE SF UNIT 130:	1,544 SF

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PROPERTY DESCRIPTION

The Polaris Pointe Shops are strategically located in the heart of the hottest submarket of Colorado Springs. In the past few years the surrounding submarket has become the city's most dynamic "path of growth" and the subject property sits across the street from an extremely busy Bass Pro Shops and is surrounded by a premier mix of retailers such as Top Golf, Sprouts Natural Grocers, AT&T, Mod Pizza, Chick-fil-A, Jimmy John's, Costa Vida, Kneaders Baker, and many more. There continues to be a ton of development activity in the immediate area, including the recently delivered town home development directly across the street. As development in the area continues the property's location will continue to see a growth in both car and foot traffic in the immediate area. Some noteworthy tourist attractions and institutions in the area include the Ford Ampitheater, Air Force Academy, Garden of the Gods, The Broadmoor, Pike's Peak, US Olympic Training Center, Pro Rodeo Hall of Fame, and spectacular views of the Colorado Rocky Mountain Front Range.

LOCATION MAP



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RETAILER MAP



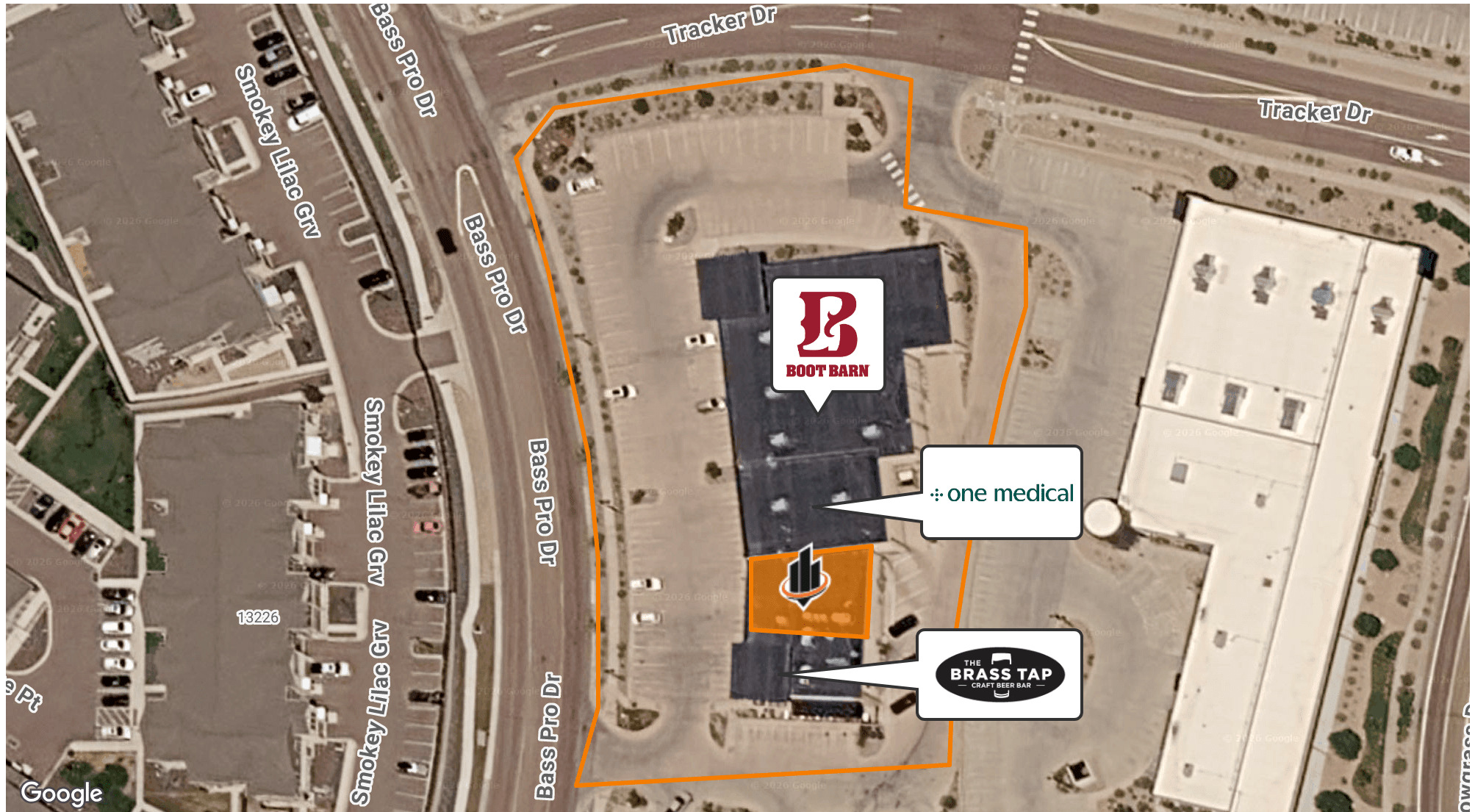
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SITE PLAN



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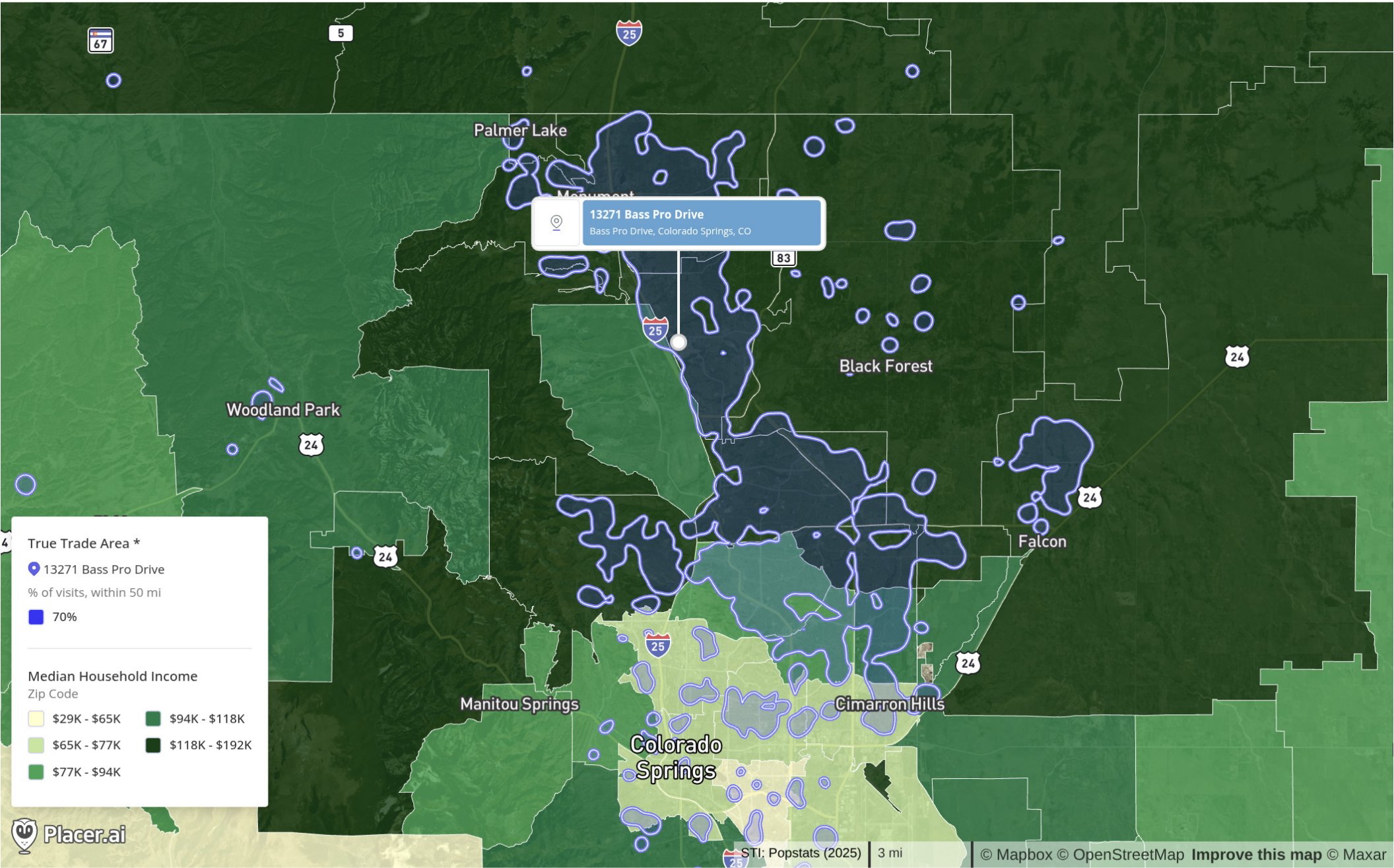
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Trade Area Demographics

70% of Property Visitations Captured within the purple Trade Area outline

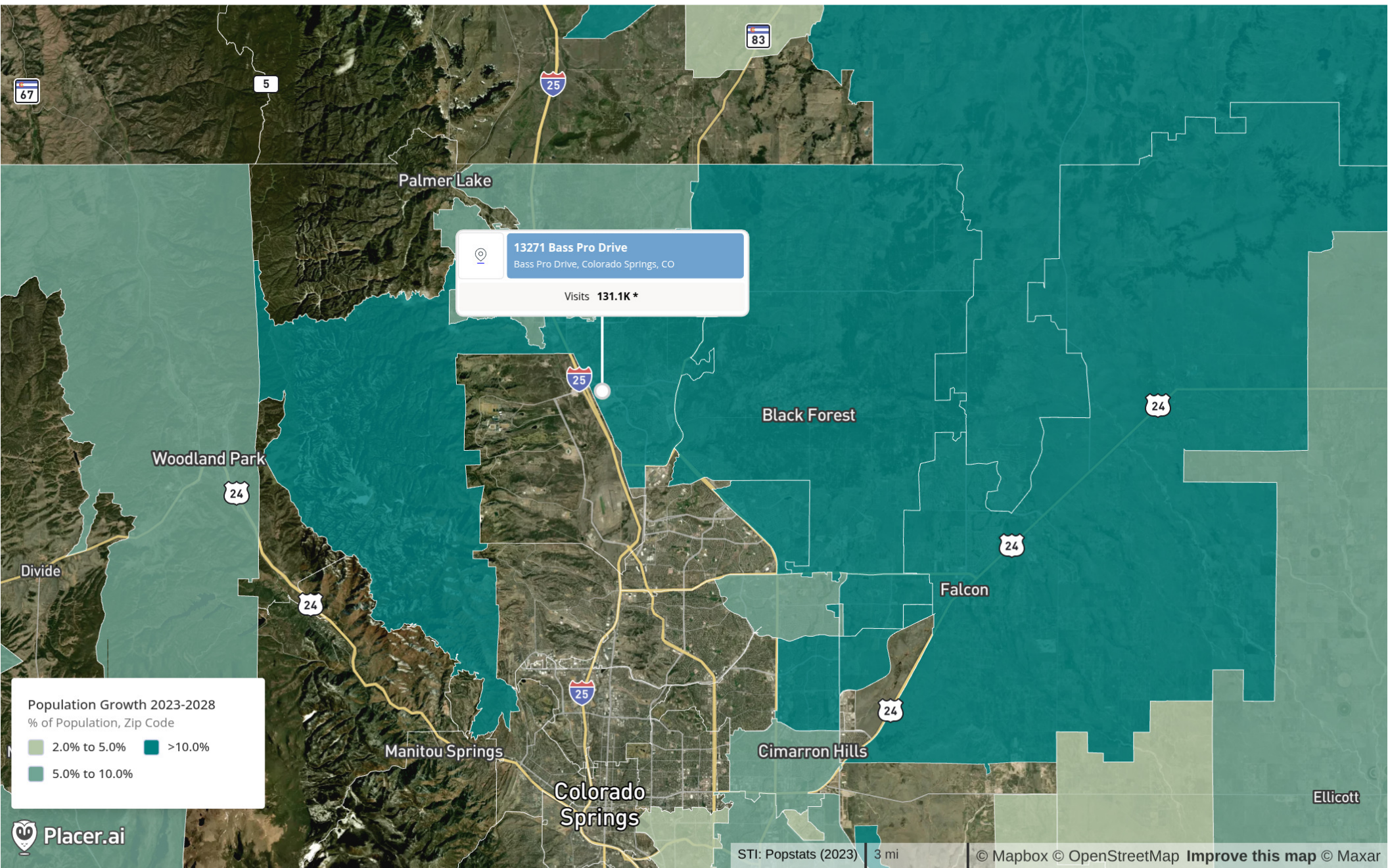


* Visitation data for POI is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Sep 1, 2025 - Aug 31, 2026

Data provided by Placer Labs Inc. (www.placer.ai)





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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

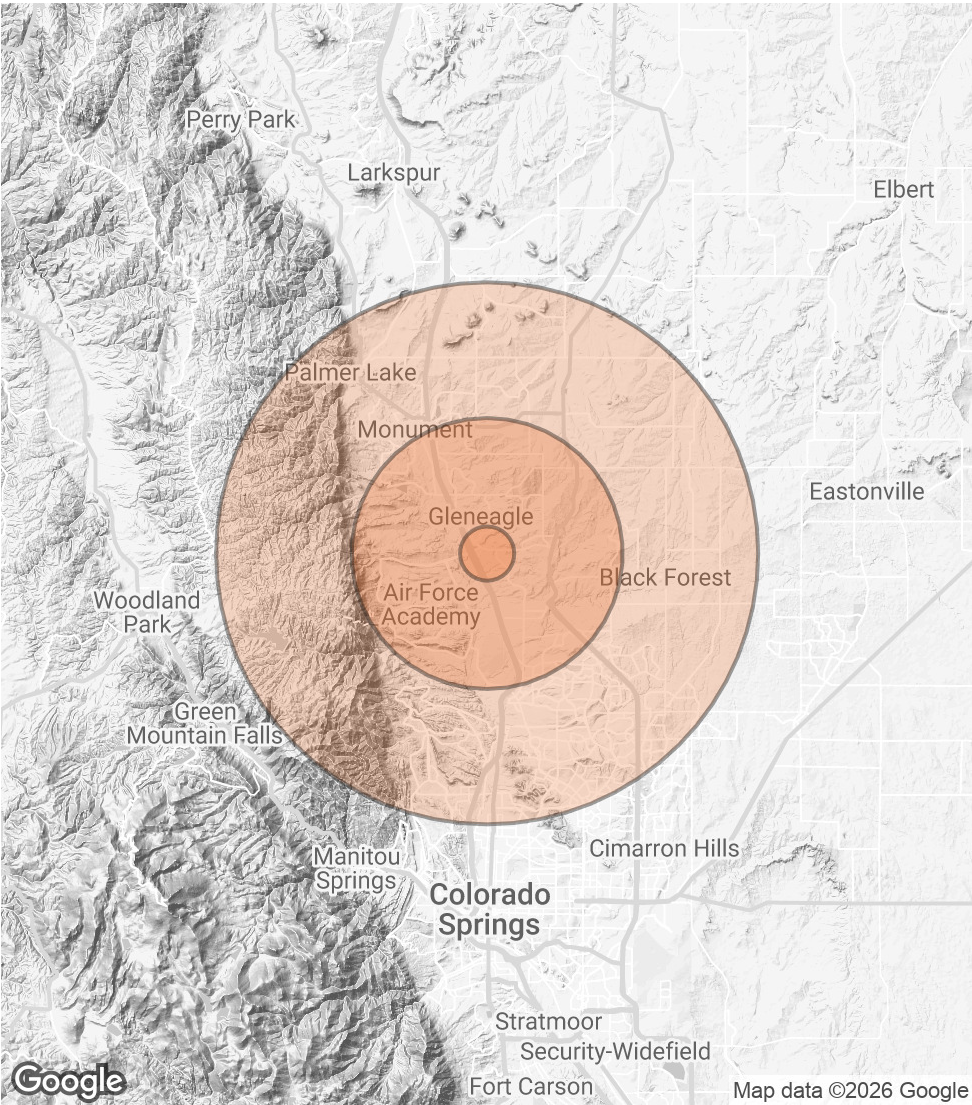
TOTAL POPULATION	3,115	44,531	235,996
AVERAGE AGE	36.1	34.6	36.7
AVERAGE AGE (MALE)	35.3	33.7	35.7
AVERAGE AGE (FEMALE)	36.3	35.0	37.4

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	968	12,129	83,937
# OF PERSONS PER HH	3.2	3.7	2.8
AVERAGE HH INCOME	\$117,294	\$120,311	\$93,811
AVERAGE HOUSE VALUE	\$403,754	\$408,408	\$339,078

2020 American Community Survey (ACS)



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