

Retail Outparcel Building For Lease

Briargate Crossing

9681 Prominent Point
Colorado Springs, CO 80924

JOIN



PROPERTY SUMMARY

9681 Prominent Point is located in the thriving and affluent Northeast sub-market of Colorado Springs. This Super Target anchored center offers convenient access from Powers Boulevard, Union Boulevard and Briargate Parkway. The building enjoys strong co-tenancy which has been carefully curated to include many national retailers, fun fitness concepts, and some of the area's favorite restaurants and quality service providers.

BUILDING FEATURES

TOTAL CENTER SIZE	407,459 SF
AVAILABLE SPACE	1,420 - 7,120 SF
LEASE RATE NNN	\$45.00 PSF (Interior Unit) \$47.00 PSF (End Caps)
OPERATING EXPENSES	\$9.95 /PSF (Est. 2023)



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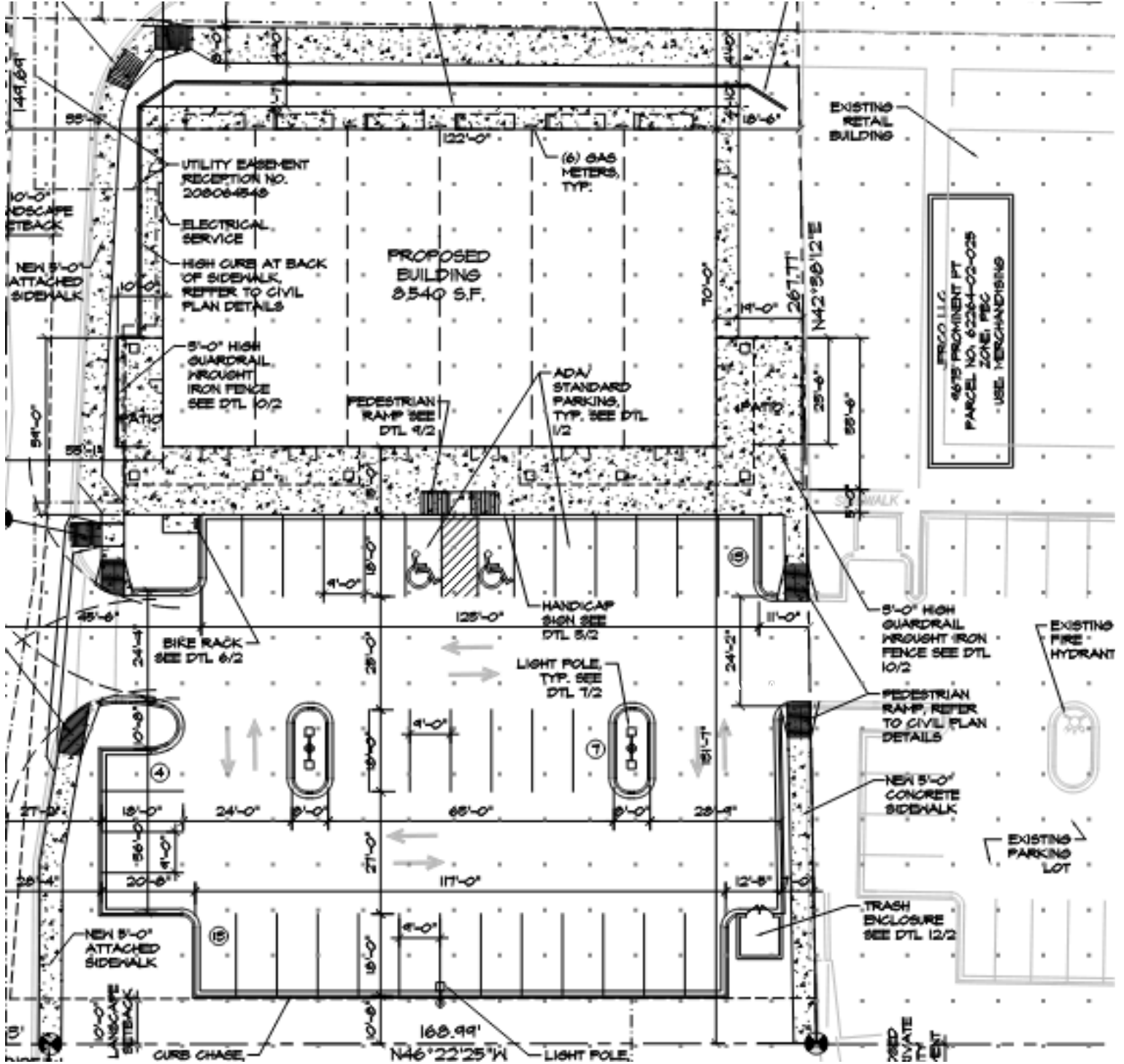
KCRE Advisors, LLC
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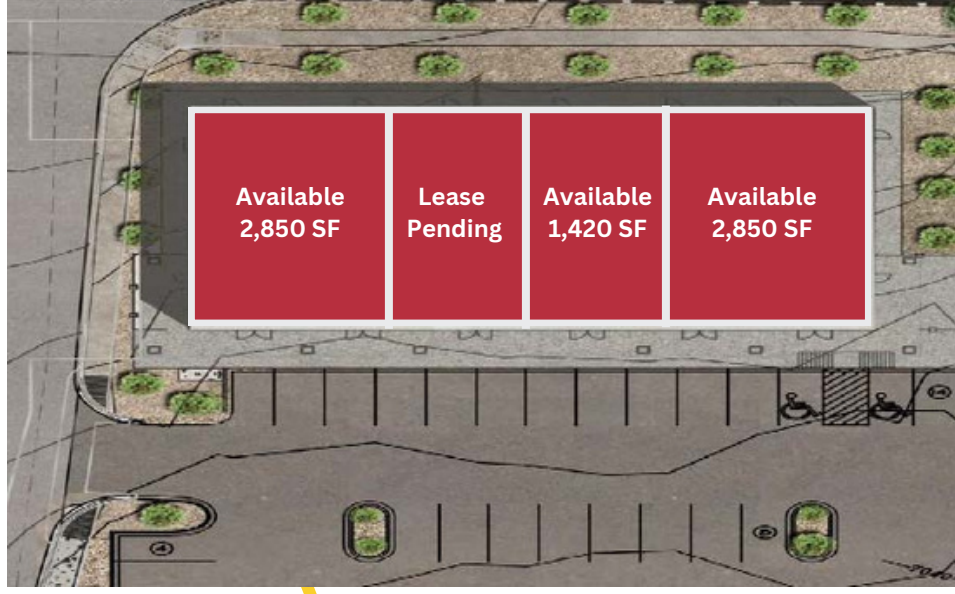
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	11,882	67,648	161,321
HOUSEHOLDS	3,761	21,157	58,344
AVE HH INCOME	\$158,010	\$128,584	\$117,837

COMBINED TRAFFIC COUNTS

North Powers Blvd	Prominent Peak Hts	15,704	VPD	2022
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*Sourced by CoStar

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