

# RETAIL FOR SALE

# RIDGEVIEW MARKETPLACE

5910 Stetson Hills Boulevard  
Colorado Springs, CO 80923



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# PROPERTY OVERVIEW

## PROPERTY SUMMARY

**Ridgeview Marketplace** anchored by King Soopers is the premiere retail center in the submarket. At over 400,000 SF, Ridgeview Marketplace is conveniently located on the northeast corner of Powers Blvd and Stetson Hills Blvd. The center includes a large assortment of national tenants.

## PROPERTY HIGHLIGHTS

- 24 Hour King Soopers as Anchor
- Signalized Entrance for Ease of Access
- Top Producing National, Regional and Local Tenants
- Proven Trade Area
- Powers Boulevard Retail Corridor
- Superior Overall Demographic
- High Volume Traffic



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE</b>	7,000 SF
<b>LAND SIZE</b>	.80 AC
<b>SALE PRICE</b>	Call Broker
<b>YEAR BUILT</b>	2009
<b>ZONING</b>	PBC AO
<b>PARKING</b>	30 Spaces



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**FOUNTAIN COLONY** LLC  
A Griffis/Blessing Affiliate

# DEMOGRAPHICS

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	2 Mile	5 Miles	10 Miles
2022 POPULATION	65,078	248,300	532,428
HOUSEHOLDS	22,318	92,721	207,857
AVE HH INCOME	\$103,246	\$98,198	\$90,540

## COMBINED TRAFFIC COUNTS

Powers Blvd	Stetson Hills Blvd	57,126	VPD	2022
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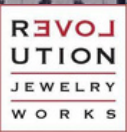


# SITE MAP



North Powers Blvd

Tutt Blvd



**RIDGEVIEW MARKETPLACE**



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# AERIAL MAP

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