

Pine Creek Village Center

9420 Briar Village Pt
420 Chapel Hills Dr
Colorado Springs, CO 80921

**NEW RETAIL
SPACE AVAILABLE
± 1,452-3,240 SF**



NAI Highland

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NEIGHBORHOOD DEMOGRAPHICS



1 Mile	7,731
3 Miles	63,475
5 Miles	164,240



\$137,359
\$128,011
\$123,798



0.9%
1.1%
1.0%



33,534 v.p.d. (2025)
Briargate Pkwy &
Chapel Hills Dr

Project Highlights

- Phenomenal Retail Opportunity in the Heart of the Prestigious Briargate Community
- Amazing Mountain Views & Easy Access to I-25
- Located in Close Proximity to The Promenade Shops at Briargate and Chapel Hills Mall
 - Home to a collection of national and regional retail tenants and delectable restaurants
- Briargate is a 9,600 acre master planned development with residential neighborhoods, Class A office space, schools, the Pine Creek Golf Course, and the Briargate Business Campus, which is home to fortune 500 companies like T. Rowe Price, Progressive Insurance, and Lockheed Martin.



NAI Highland

**9420 BRIAR VILLAGE PT
SUITE 105 & 140**

TOTAL AVAILABLE SPACE

± 1,900 SF - Suite 105

± 3,240 SF - Suite 140

LEASE RATE

\$24.00 - \$25.00 PSF, NNN

NNN EXPENSES

\$12.84 PSF (2025 Est.)



**460 CHAPEL HILLS DR
SUITE 110**

TOTAL AVAILABLE SPACE

± 1,452 SF - Suite 110

LEASE RATE

\$32.00 PSF, NNN

NNN EXPENSES

\$12.84 PSF (2025 Est.)



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