

RESTAURANT SUB-LEASE HIGHLANDS AT BRIARGATE

9291 Highland Ridge Heights, STE 110
Colorado Springs, CO 80920



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



PROPERTY OVERVIEW

PROPERTY SUMMARY

9291 Highland Ridge Heights, Colorado Springs, CO is a vibrant, family-friendly retail location in the Briargate area. If you're looking to tap into the bustling Briargate community, this location is ideal for food and beverage concepts with an outdoor patio space.

PROPERTY HIGHLIGHTS

- **Retail Type:** Multi-tenant retail center.
- **Location Perks:** High-traffic area with strong neighborhood demographics and proximity to shopping and dining destinations.
- **Visibility & Access:** Located near major roads with excellent visibility and easy access.
- **Community Appeal:** The area draws consistent foot traffic from nearby residential neighborhoods and shopping centers.



PROPERTY SPECIFICATIONS

BUILDING SIZE	8,000 SF
AVAILABLE SPACE	2,050 SF
SUB LEASE RATE	\$38.00 PSF NNN
OPERATING EXPENSES	\$13.49 NNN (est. 2025)
PROPERTY USE	Retail/Restaurant
ZONING	MX-M

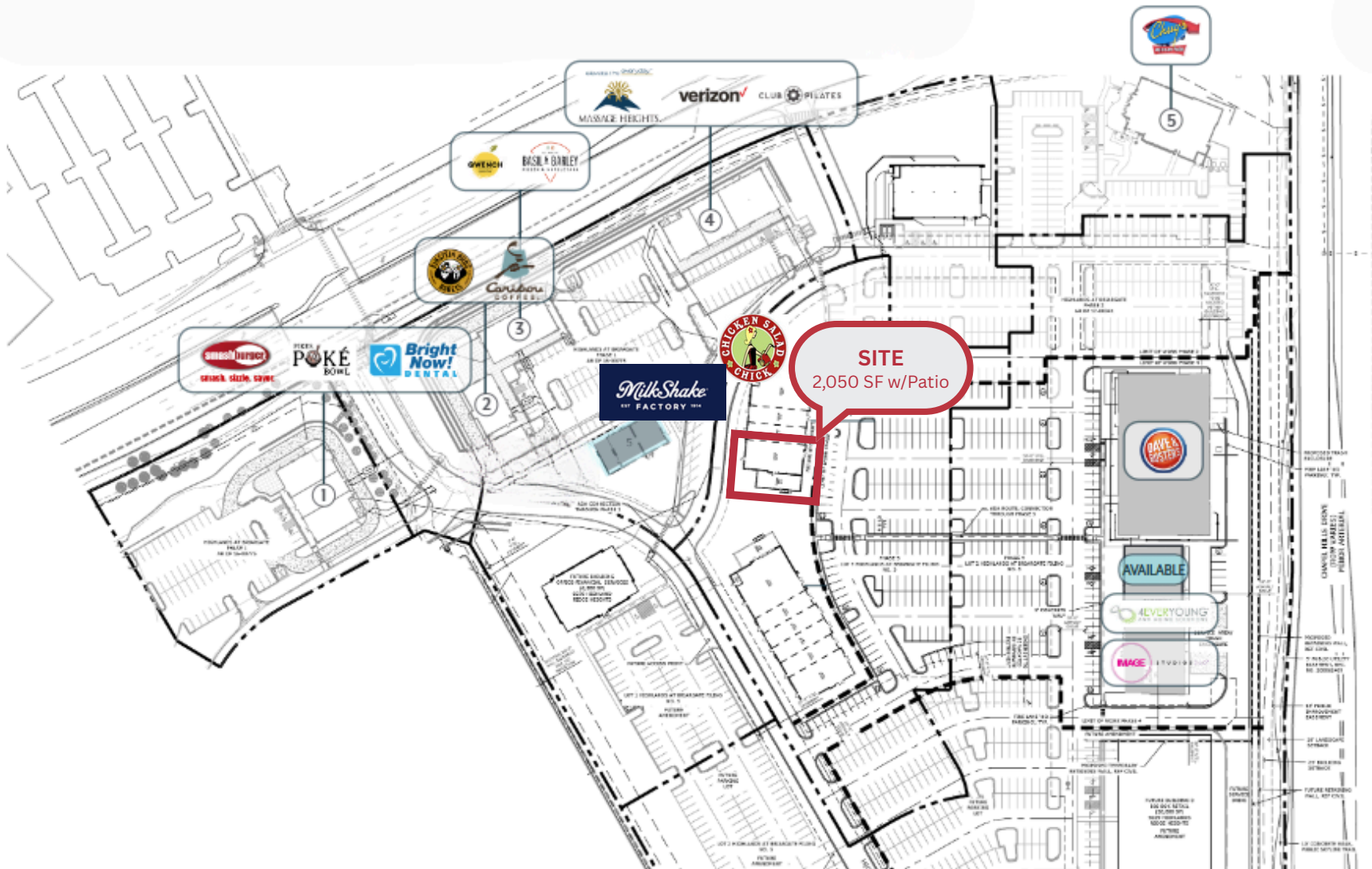


Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



SITE PLAN

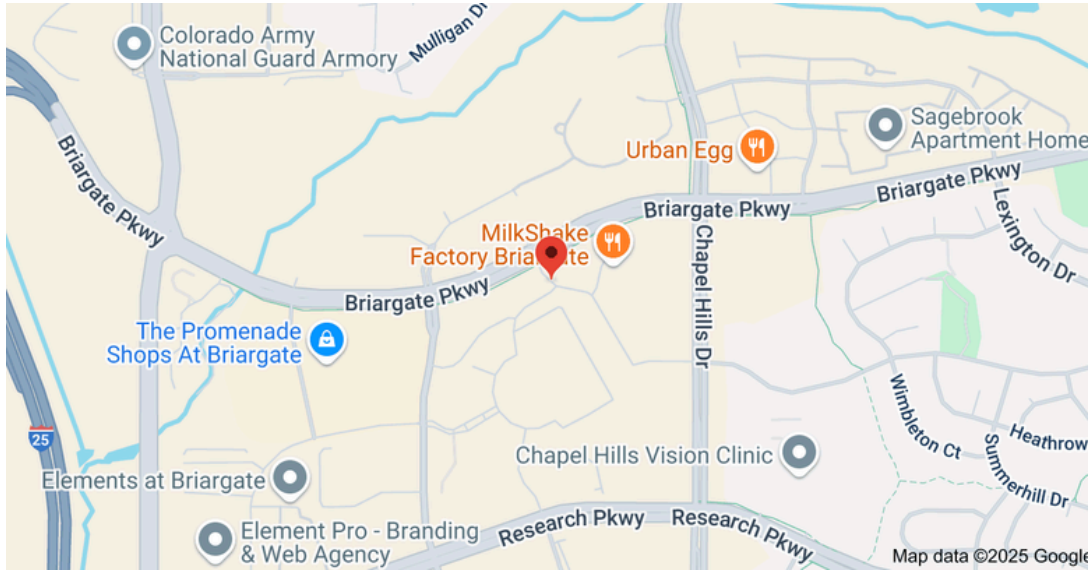


Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



DEMOGRAPHICS



POPULATION	3 Miles	5 Miles	10 Miles
2024 POPULATION	63,734	164,991	471,122
HOUSEHOLDS	23,090	60,683	184,141
AVE HH INCOME	\$97,052	\$93,703	\$77,004
TRAFFIC COUNT			
BRIARGATE PKWY	31,403 VPD		
CHAPEL HILLS DRIVE	8,851 VPD		

*Sourced by CoStar

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



AERIAL MAP



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com

