

Retail Outparcel Building For Lease

Briargate Crossing
9681 Prominent Point
Colorado Springs, CO 80924



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
BUILDING SIZE	8,540 SF
AVAILABLE SPACE	2,250 SF
LEASE RATE NNN	\$47.00 PSF
OPERATING EXPENSES	\$10.95 /PSF (Est. 2025)
PARKING SPACES	4.33/1,000 SF



SALLY
BEAUTY



WELLS
FARGO



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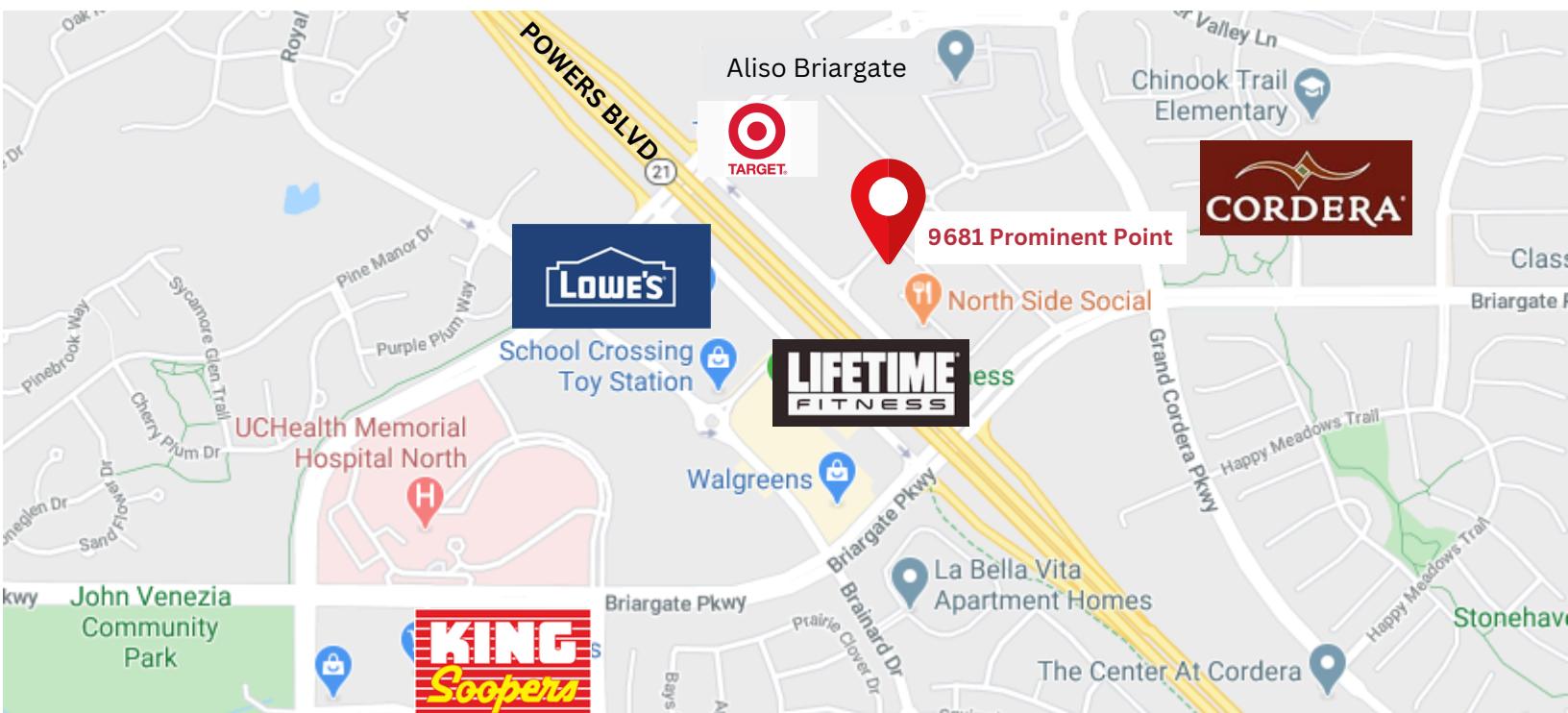
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,453	69,583	160,416
HOUSEHOLDS	4,014	24,434	58,706
AVE HH INCOME	\$155,728	\$136,341	\$125,229

COMBINED TRAFFIC COUNTS

North Powers Blvd	Prominent Peak Hts	16,199	VPD	2025
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*Sourced by CoStar

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