

# 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

|                           |                          |
|---------------------------|--------------------------|
| <b>TOTAL CENTER SIZE</b>  | 407,459 SF               |
| <b>BUILDING SIZE</b>      | 8,540 SF                 |
| <b>AVAILABLE SPACE</b>    | 2,250 SF                 |
| <b>LEASE RATE NNN</b>     | \$47.00 PSF              |
| <b>OPERATING EXPENSES</b> | \$10.95 /PSF (Est. 2025) |
| <b>PARKING SPACES</b>     | 4.33/1,000 SF            |



**SALLY  
BEAUTY**



**WELLS  
FARGO**



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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 |
|-------------------|--------------------|--------|-----|------|

\*Sourced by CoStar

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