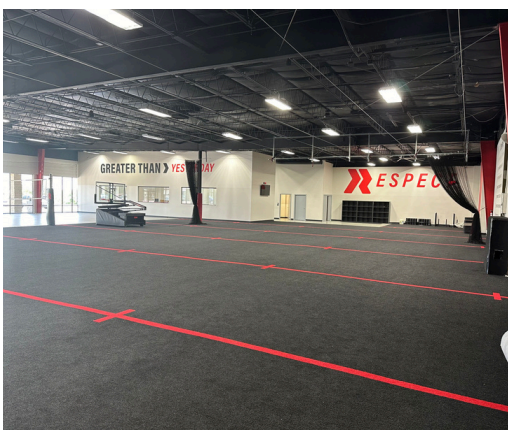


# PEAK LIFESTYLE CENTER

2340-2460 MONTEBELLO SQUARE DR., COLORADO SPRINGS, CO 80918



## PROPERTY overview

Join Colorado Springs' most vibrant mix of tenants, curated for the Colorado Lifestyle. Strong demographics and traffic counts, along with great signage and ample parking. Now available for lease is the former Redline Athletics space, which has brand new buildout with fresh turf, baseball cages, newly updated ADA restrooms, volleyball court, and weight training area. Also available is a former karate studio, which can be delivered as is or finished for another use. Call today for more information.

## OFFERING summary

Suite: 2340 Montebello Square  
Drive Suite D

Available SF: 12,000 SF

Lease Rate: \$12.00

NNN: \$5.31 SF/yr (2026 Est.)

Suite: 2360 Montebello Square  
Drive Suite D

Available SF: 3,880 SF

Lease Rate: \$17.50

NNN: \$5.31 SF/yr (2026 Est.)

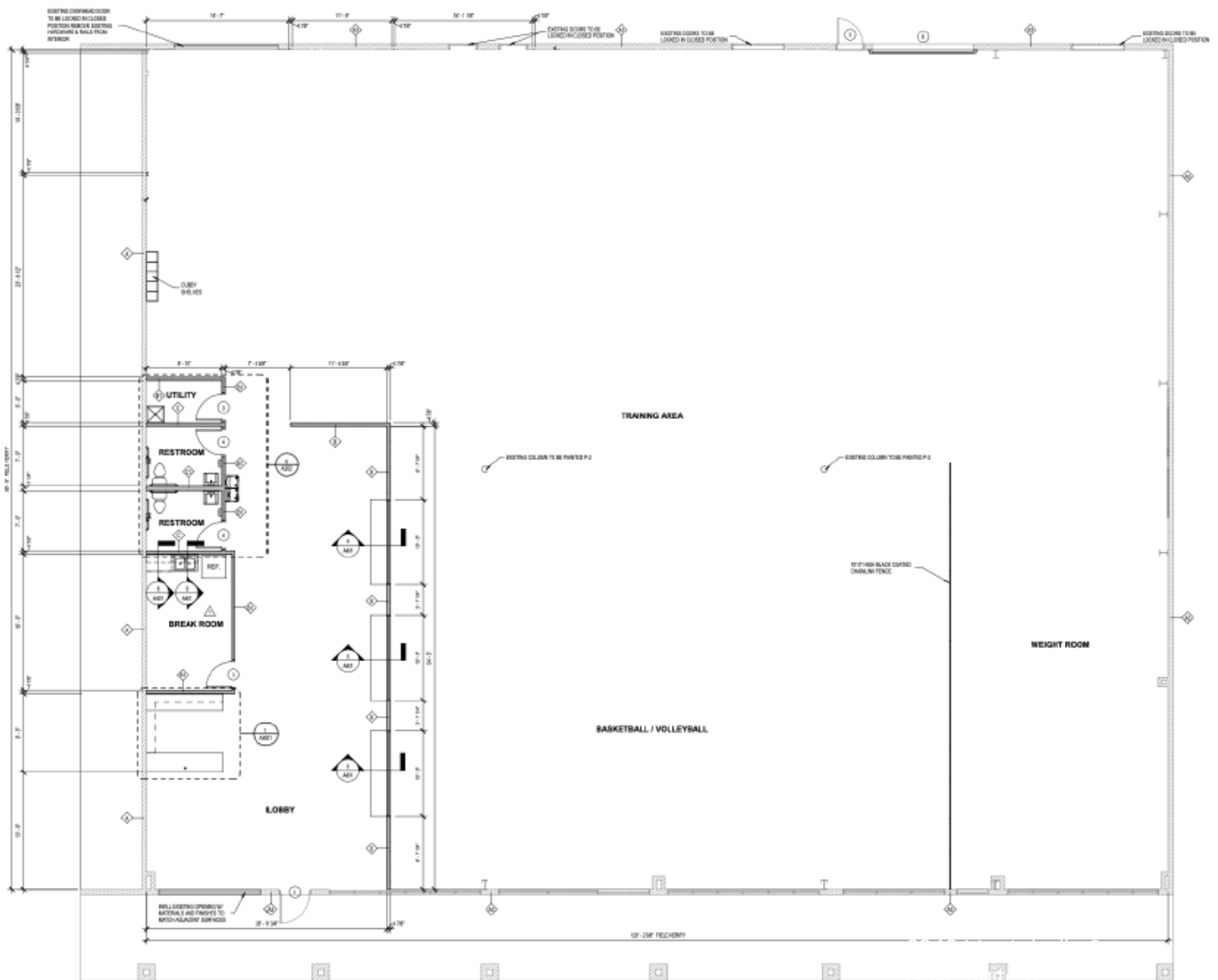
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## CONTACT US

**LOGAN HARRISON | 719.314.6833**  
logan@thrivecommercialpartners.com

# BUILDING floorplan

## 2340 Montebello Square Drive Suite D



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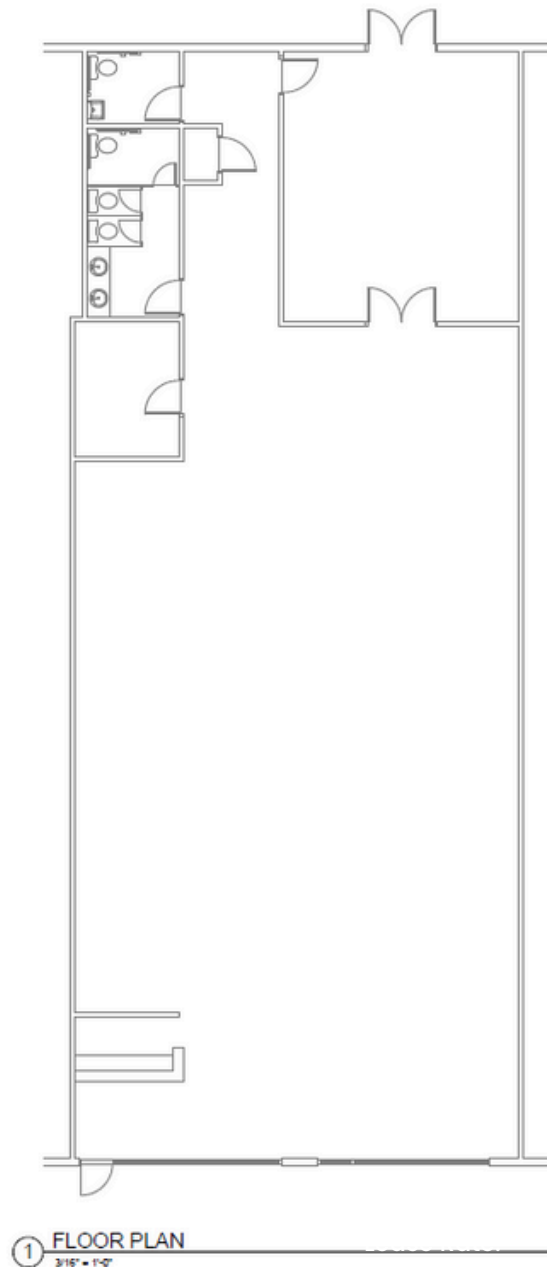
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# BUILDING floorplan

## 2360 Montebello Square Drive Suite D



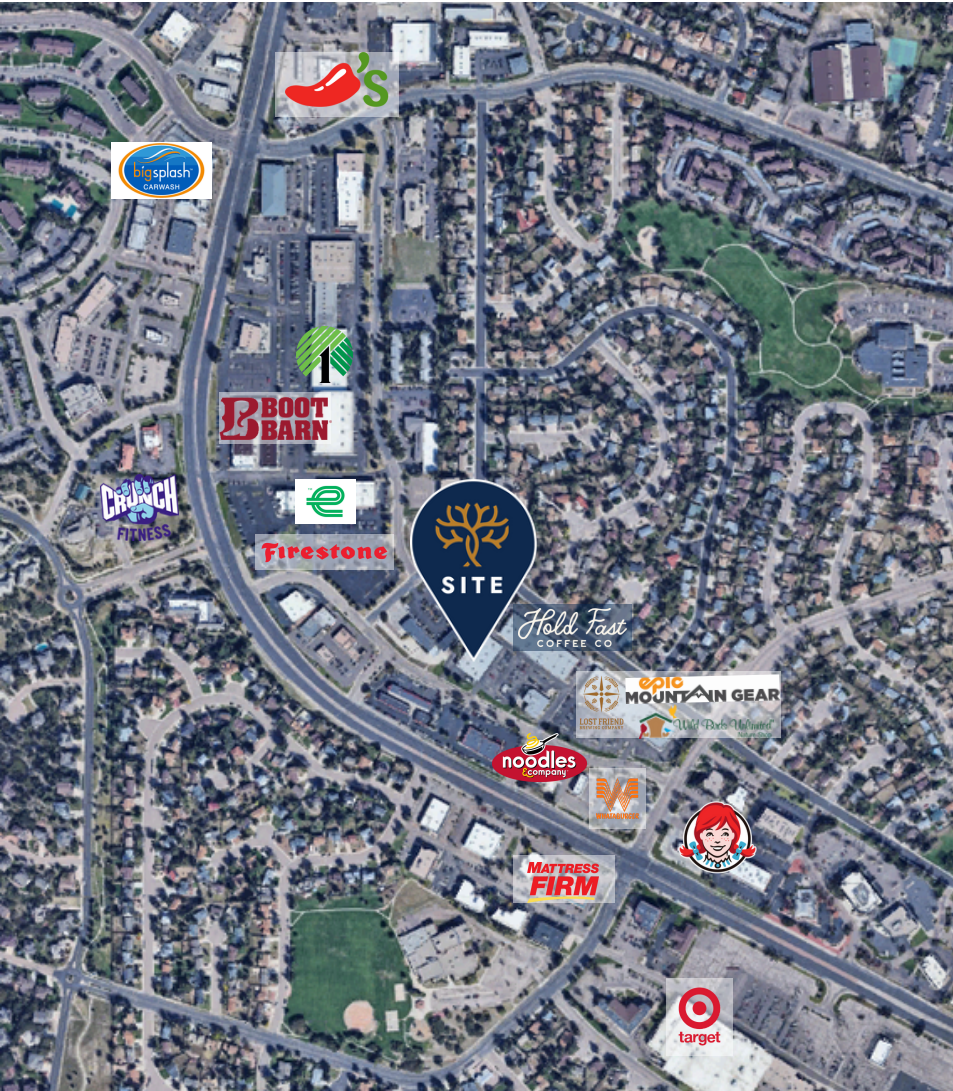
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## AREA demographics

### 1 MILE

2023 Total Households	6,418
2023 Total Population	15,674
Median HH Income	\$84,783

### 3 MILES

2023 Total Households	45,040
2023 Total Population	108,585
Median HH Income	\$88,489

### 5 MILES

2023 Total Households	111,545
202 Total Population	278,814
Median HH Income	\$94,248

### TRAFFIC COUNT

(N. ACADEMY & MONTEBELLO): 41,694 VPD

## TENANT list

Suite Number	RETAILER
2454	Epic Mountain Gear
2450	Wild Birds Unlimited
2458	Lost Friend Brewing Co.
2460	RECEPTION Coffee + Cocktails
2360 H1	Hold Fast Cafe
2360 H2	Hold Fast Coffee Co.
2360 G	The Rage Salon & Spa

Suite Number	RETAILER
2360 F	Ultimate Barber Co.
2360 E	Zoom Room
2360 D	<b>AVAILABLE</b>
2360 B & C	Cies Mixed Martial Arts
2360 A	Goodwill of Colorado: Journey's
2350	Urban Lights
2340 D, E & F	<b>AVAILABLE</b>
2340 A & B	Super Quality Cleaners

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