



Springs Ranch

3703-3739 Bloomington Street :: Colorado Springs, CO 80922

RETAIL FOR LEASE

UNIT 3715 - 4,000 SF AVAILABLE



PROPERTY OVERVIEW

Great Leasing opportunity in a prime location at North Carefree Circle & North Powers Boulevard. Do not miss the chance to join this flourishing shopping center shadow anchored by Super Target and many other national retailers. Located just off of the fast growing Powers Corridor. The surrounding area continues to grow featuring many multifamily and single family neighborhoods, including the newest walkable development, Greenways at Sand Creek, on the southeast corner of N. Carefree Circle & Tutt Blvd, which is set to offer over 600 homes and 300 apartments.

AVAILABLE SPACES

BUILDING C

- 4,000 SF Available
- Pylon Signage Opportunity
- Lease Rate: \$26.00 PSF
- NNN Est.: \$10.50 PSF



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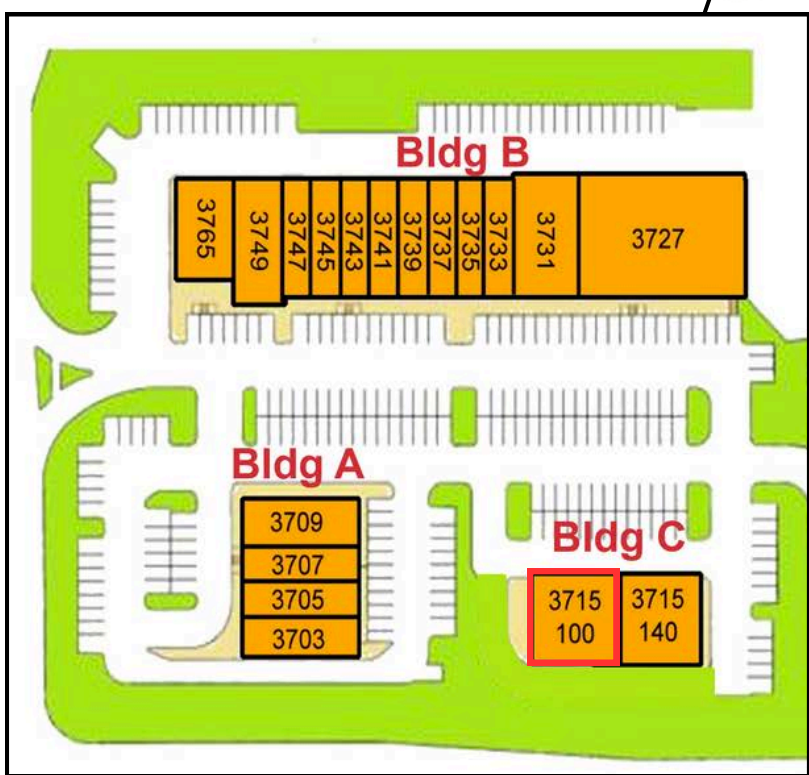
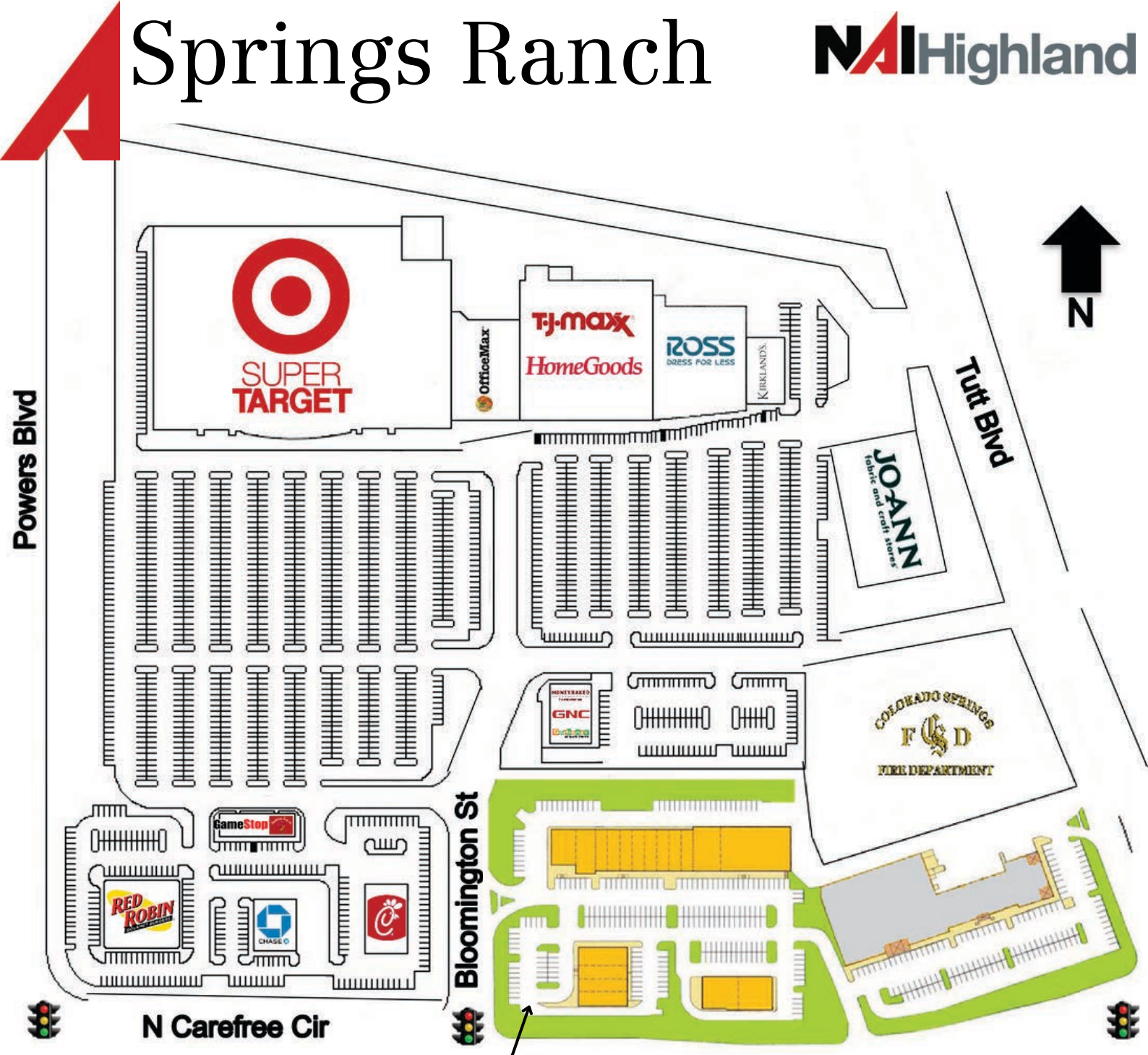
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09/17/2024

BUILDING A

3703-3705	3,633 SF	COMING SOON VCA Animal Hospital
3707	1,867 SF	MiCi
3709	2,500 SF	Qdoba

BUILDING B

3727	9,705 SF	Ultimate Buffet
3731	2,287 SF	Sun Studio
3733	1,400 SF	K-Bop Korean Fusion Cafe
3735	1,400 SF	Fat Shack
3737	1,400 SF	Styles Salon
3739	1,400 SF	Arham Thai
3741	1,400 SF	Chief Vapor
3743	1,400 SF	Sarap!
3745-3747	2,800 SF	Eric & Mia Nail Spa
3749	2,353 SF	Ink Spot Studios
3765	2,459 SF	Amy's Donuts

TRAFFIC COUNTS

N Powers Blvd at Carefree Circle S	74,972 Vehicles Per Day
N Powers Blvd at Carefree Circle N	62,376 Vehicles Per Day
Carefree Circle N at Tutt Blvd	21,824 Vehicles Per Day
Carefree Circle N at Bloomington St	22,294 Vehicles Per Day

BUILDING C

3715 100	4,000 SF	AVAILABLE SPACE
3715 140	4,000 SF	All Smiles Dentistry



DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	12,695	118,058	252,690
HOUSEHOLDS	5,017	45,337	96,875
AVG HH INCOME	\$98,651	\$96,919	\$94,380
AVG HOME VALUE	\$354,743	\$354,186	\$363,145
BUSINESSES	640	4,641	11,452
EMPLOYEES	6,587	33,759	78,579



