

ARFA RFTAILFRS





































Phase I: For Lease – Fully Built-Out

Restaurant

3.250 SF - Available

Phase II: Now Pre-Leasing

1,200 - 7,200 SF

For Sale or Lease Pad Site:

4,800 SF Buildable Available



- Close proximity to new & existing housing developments
- Adjacent to Rocky Mountain Vibes Stadium and close proximity to Costco & other national retailers

HURTS DONUT COMPANY

TRAFFIC COUNTS

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Shoppes at the Ball Park

For Lease

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6165 Barnes Rd & 4305 Tutt Blvd.

Colorado Springs, CO 80922

Barnes Rd: 21,272 VPD (2018)

Tutt Blvd: 14,999 VPD (2018)

DEMOS	1 mile	3 miles	5 miles
Total Population	12,601	105,242	208,219
Avg HH Income	\$92,581	\$87,826	\$86,454

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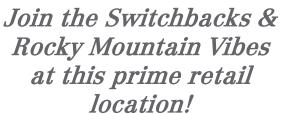


Shoppes at the Ball Park For Lease

SEC Barnes Rd & Tutt Blvd. Colorado Springs, CO 80922



#	PHASE I	SF		
Α	Sola Salon	5,200		
В	Hurts Donut Co.	3,250		
С	Fully Built-Out Restaurant Available	3,250		
#	PHASE II	SF		
Α	AVAILABLE	1,200		
В	AVAILABLE	1,200		
С	AVAILABLE	1,200		
D	AVAILABLE	1,200		
Е	AVAILABLE	1,200		
F	AVAILABLE	1,200		
PAD SITE SF				
AVAILABLE 4,800				
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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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