

6165 Barnes Rd & 4305 Tutt Blvd.

Colorado Springs, CO 80922

**AREA RETAILERS**



**PROPERTY HIGHLIGHTS**

Phase I: For Lease – Fully Built-Out  
Restaurant  
3,250 SF - Available

Phase II: Now Pre-Leasing  
1,200 – 7,200 SF

Pad Site: For Sale or Lease  
4,800 SF Buildable Available

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

**TRAFFIC COUNTS**

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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R 1/12/2021

# Shoppes at the Ball Park For Lease

SEC Barnes Rd & Tutt Blvd.  
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#	PHASE I	SF
A	Sola Salon	5,200
B	Hurts Donut Co.	3,250
C	Fully Built-Out Restaurant Available	3,250



#	PHASE II	SF
A	AVAILABLE	1,200
B	AVAILABLE	1,200
C	AVAILABLE	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200



PAD SITE	SF
AVAILABLE	4,800



*Join the Switchbacks & Rocky Mountain Vibes at this prime retail location!*



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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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