

# FOR LEASE

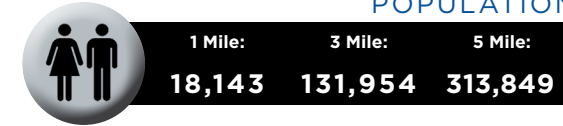
3760 Austin Bluffs Parkway, Colorado Springs, CO

**2.3 Million**  
Annual  
Visitors  
to Shopping  
Center

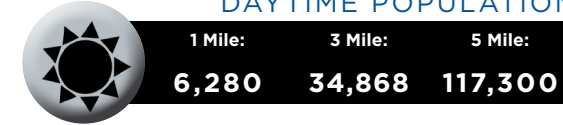


## DEMOGRAPHICS

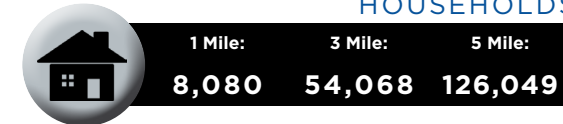
### POPULATION



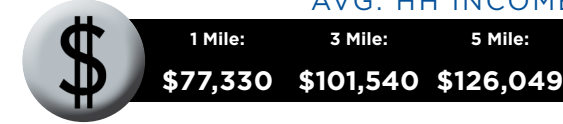
### DAYTIME POPULATION



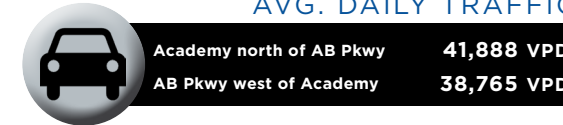
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information:

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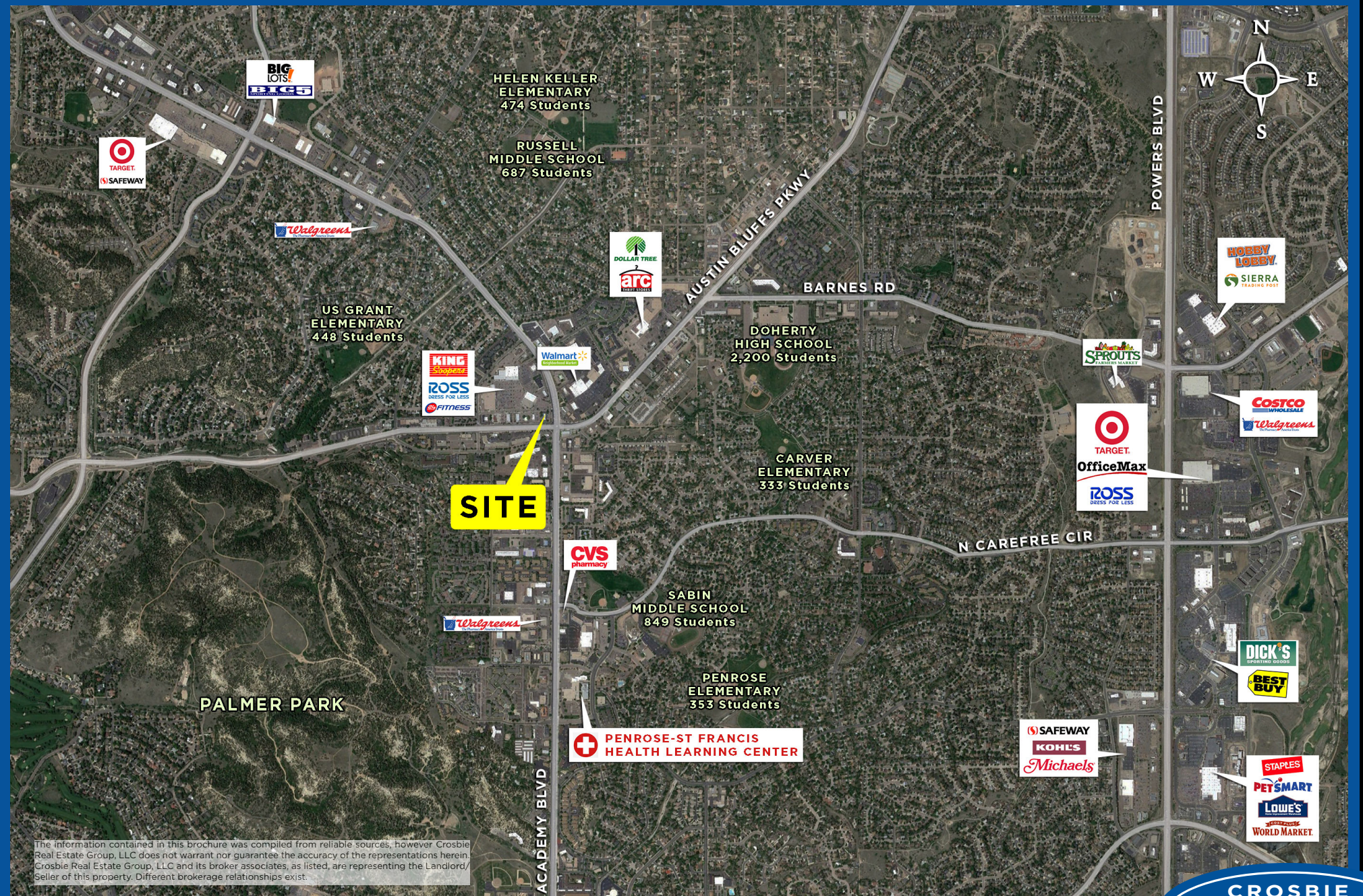
## PROPERTY OVERVIEW:

- Building lease or ground lease available
- **Land size: 38,996 SF | Building size: 12,903 SF**
- King Soopers anchored shopping center
- Heavy traffic and high visibility
- **Large parking field immediately adjacent to property with exclusive cross parking and access**

**CROSBIE**  
REAL ESTATE  
GROUP

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