

FREESTANDING QSR FOR SUBLEASE

33 Spectrum Loop, Colorado Springs, Colorado



PROPERTY OVERVIEW

- 1,246 SF QSR building with drive-thru available for sublease
- YOC: 2022
- Parking: 22 spaces
- 2025 Property Taxes: \$29,035.92
- Incredible co-tenants
- Nearby Ford Amphitheater, Top Golf, and Bass Pro Shops
- Close proximity to The U.S. Air Force Academy with 1.0M+ annual visitors

CONTACT

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ADJACENT RETAILERS



CROSBIE
REAL ESTATE
GROUP

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FORD AMPHITHEATER
8,000 Person Capacity

DEMOGRAPHICS

POPULATION

| | |
|---------|--------|
| 1 Mile: | 6,695 |
| 3 Mile: | 30,282 |
| 5 Mile: | 67,804 |

EMPLOYEES

| | |
|---------|--------|
| 1 Mile: | 5,908 |
| 3 Mile: | 15,207 |
| 5 Mile: | 27,662 |

AVG. HH INCOME

| | |
|---------|-----------|
| 1 Mile: | \$182,251 |
| 3 Mile: | \$182,148 |
| 5 Mile: | \$187,564 |

HOUSEHOLDS

| | |
|---------|--------|
| 1 Mile: | 2,548 |
| 3 Mile: | 11,419 |
| 5 Mile: | 22,770 |

TRAFFIC COUNTS

| | |
|------------------------------------|-------------|
| Voyager Pkwy south of N Gate Blvd: | 8,593 vpd |
| N Gate Blvd west of Voyager Pkwy: | 12,464 vpd |
| I-25 at N Gate Blvd: | 101,141 vpd |

CONTACT

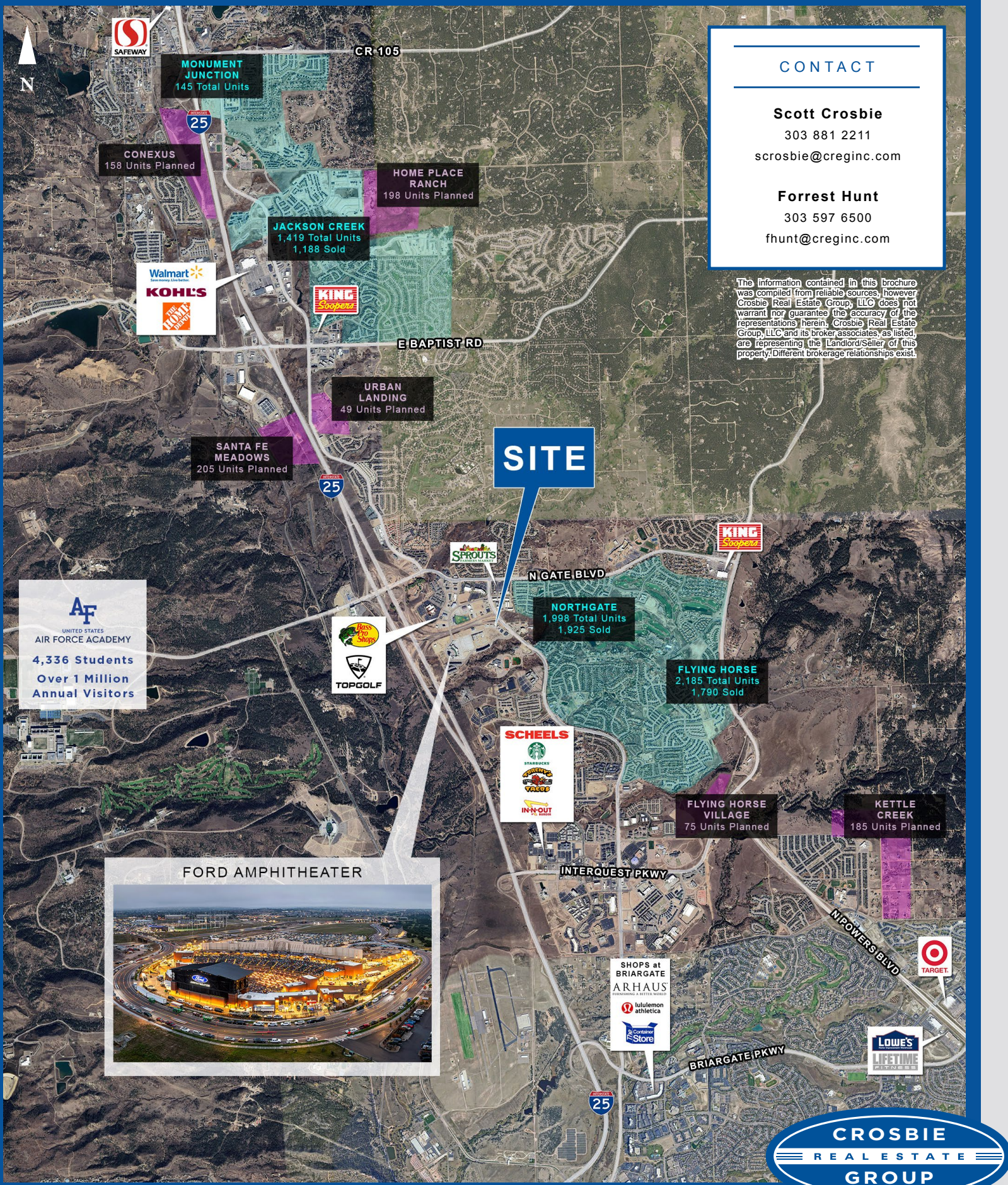
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SITE

MONUMENT JUNCTION
145 Total Units

CONEXUS
158 Units Planned

HOME PLACE RANCH
198 Units Planned

JACKSON CREEK
1,419 Total Units
1,188 Sold



URBAN LANDING
49 Units Planned

SANTA FE MEADOWS
205 Units Planned



NORTHGATE
1,998 Total Units
1,925 Sold

FLYING HORSE
2,185 Total Units
1,790 Sold



FLYING HORSE VILLAGE
75 Units Planned

KETTLE CREEK
185 Units Planned

AF
UNITED STATES
AIR FORCE ACADEMY
4,336 Students
Over 1 Million
Annual Visitors

FORD AMPHITHEATER



INTERQUEST PKWY

