FREESTANDING QSR FOR SUBLEASE

33 Spectrum Loop, Colorado Springs, Colorado

PROPERTY OVERVIEW

- 1,246 SF QSR building with drive-thru available for sublease
- **New Asking Rent: $150,000 / year**
- 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

ADJACENT RETAILERS

Bass Pro Shops · TOPGOLF · CHIPOTLE MEXICAN GRILL · STARBUCKS COFFEE · SPROUTS FARMERS MARKET · Chick-fil-A

CONTACT

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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

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