

Retail For Lease

Polaris Pointe

162 Tracker Drive
Colorado Springs, CO 80921

Former Restaurant Space



PROPERTY SUMMARY

Shops at Polaris Pointe is the main local shopping destination for the rapidly growing community within the Northeast Corridor of Colorado Springs. It offers excellent visibility and easy access to I-25. The space available is a former restaurant and is surrounded by large retailers and entertainment businesses including Bass Pro Shops, Overdrive Raceway, Ford Amphitheater, AirCity 360, Dart Wars and Top Golf.

SHOPPING CENTER FEATURES

| | | |
|----------------------------|-------------------------|-------------------|
| TOTAL BUILDING SIZE | 8,878 SF | |
| AVAILABLE | SIZE | LEASE RATE |
| • STE 130 | 2,400 RSF | \$40.00 PSF |
| OPERATING EXPENSES | \$18.03 PSF (Est. 2026) | |
| YEAR BUILT | 2016 | |
| ZONING | PDZ HR | |



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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2025 POPULATION | 6,728 | 31,503 | 61,925 |
| HOUSEHOLDS | 2,400 | 11,354 | 21,416 |
| AVE HH INCOME | \$162,190 | \$171,305 | \$171,652 |

COMBINED TRAFFIC COUNTS

| | | | | |
|----------------|-------------------|--------|-----|------|
| Northgate Blvd | Meadowgrass Dr NE | 16,182 | VPD | 2025 |
|----------------|-------------------|--------|-----|------|

*Sourced by CoStar



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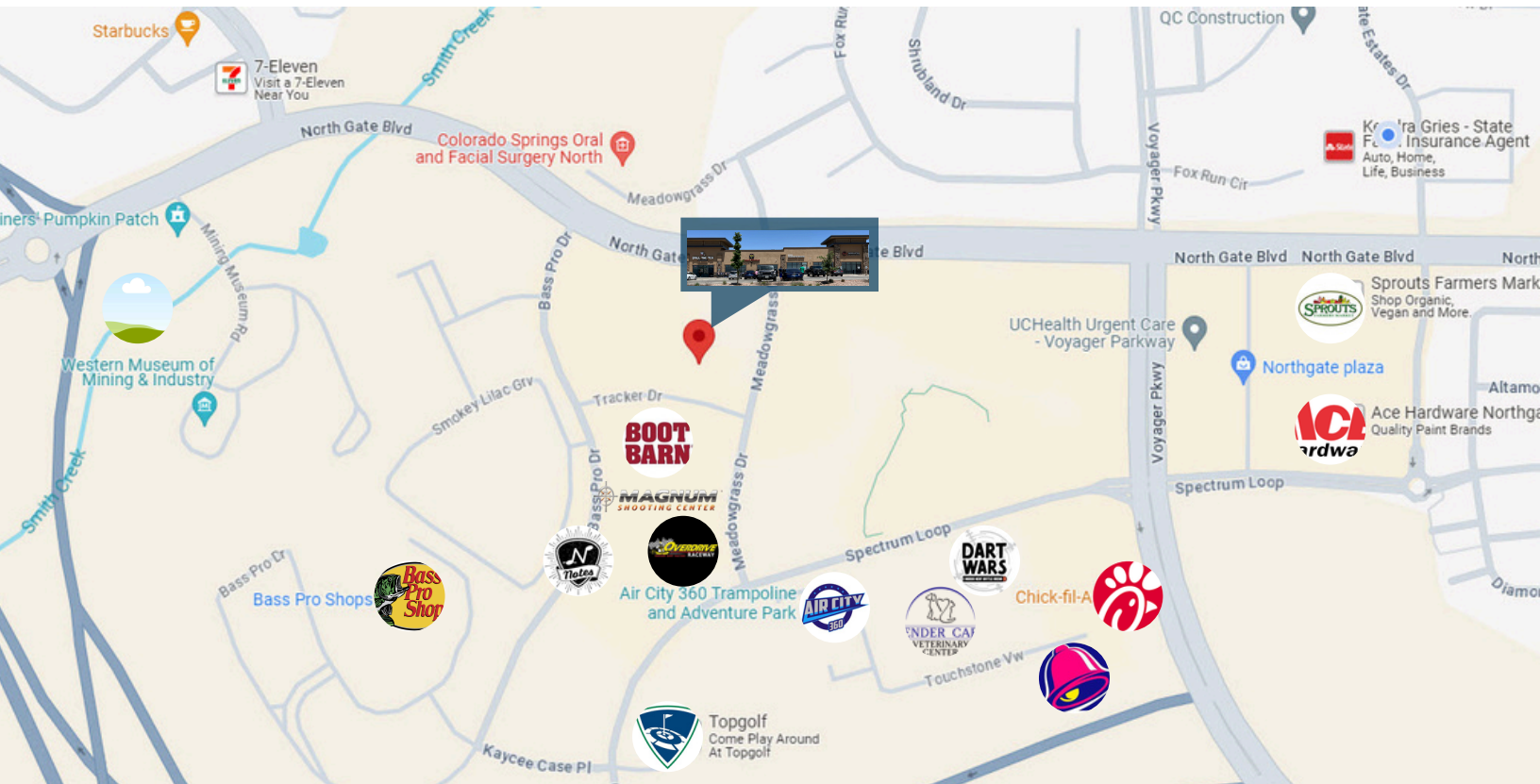
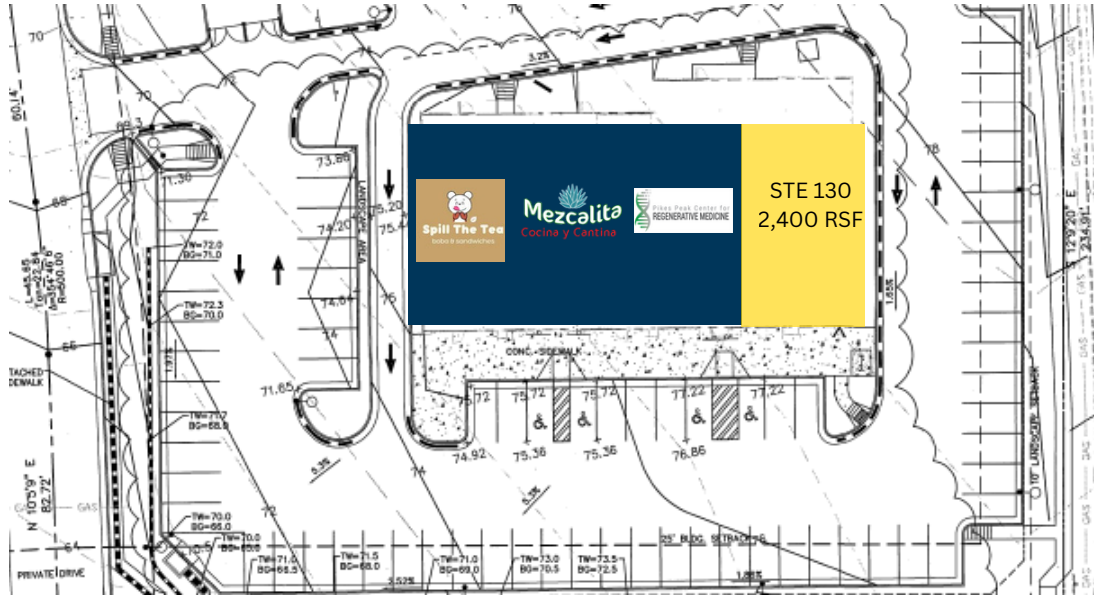
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