

For Lease Retail Space

Northgate Village

12229-12245 Voyager Parkway
Colorado Springs, CO 80911



PROPERTY SUMMARY

Northgate Village is a popular local shopping and dining destination for a rapidly growing community within the Northeast Corridor of Colorado Springs. This space offers high visibility from Voyager Parkway and easy access. This location benefits from the busy traffic generated by the surrounding retailers including Sushi Ato, The Parkway Tavern, and Fyzical Therapy & Balance Centers.



BUILDING FEATURES

CENTER SIZE	49,277 SF
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AVAILABLE SPACE

- | | |
|------------------------------|-----------|
| • 12245 Voyager Pkwy STE 174 | 1,200 RSF |
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RENTAL RATE	\$32.00 PSF
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OPERATING EXPENSE	\$10.94 PSF (Est. 2026)
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ZONING	PBC CU
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12245 Voyager Parkway		
Suite	Tenant	RSF
100	Goat Patch Brewery	3,600 SF
118-124	Northgate Family Chiropractic	2,400 SF
130	Deck Depot	1,200 SF
136	Famous American Barber	1,100 SF
142	PureLee Redefined	1,692 SF
148	Sushi Ato	4,091 SF
156-162	The Back Nine Store	2,400 SF
168	DM Beauty	1,200 SF
174	AVAILABLE	1,200 SF
180	Sierra Pacific Industries	1,200 SF

12229 Voyager Parkway		
Suite	Tenant	RSF
100	HOTWORX	2,136 SF
120	Ramen & Hawaiian Poke	1,600 SF
140	Zapata	1,600 SF
150	FYZICAL Therapy & Balance Centers	2,275 SF
160	Quality Massage	1,000 SF
170	Taste of Philly	1,542 SF

12225 Voyager Parkway		
Suite	Tenant	RSF
1-2	Parkway Tavern	3,035 SF
3	Coffee & Tea Zone	1,098 SF
4	Mail Stop Market	1,132 SF
5	Super Quality Cleaners	1,132 SF
6-8	Rocky Mtn Pediatric Dentistry	3,477 SF
9-11	Serenity Paws Grooming	3,693 SF
12-13	Northgate Animal Hospital	2,093 SF
14	Blow Me Beautiful	1,037 SF
15	Grand Nail Spa	1,005 SF
16	Zesty Thai	2,682 SF

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	8,030	29,308	76,462
HOUSEHOLDS	3,060	10,514	26,969
AVE HH INCOME	\$139,119	\$156,847	\$147,675

COMBINED TRAFFIC COUNTS

Voyager Pkwy	Middle Creek Pkwy NW	15,418	VPD	2025
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*Sourced by CoStar



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