For Sale, Or Lease

13280 TOUCHSTONE VIEW
COLORADO SPRINGS, CO 80921

Contact Broker for Pricing

THRIVE™
COMMERCIAL PARTNERS

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TENANT IS STILL OPERATING – DO NOT DISTURB.

CONTACT BROKERS FOR MORE INFORMATION.

An irreplaceable real estate opportunity is now available for sale or lease in Colorado Springs' premier entertainment hub. This newly constructed, freestanding building is surrounded by high-end demographics from the prestigious Flying Horse neighborhood, with ongoing growth ensuring continued demand.

Located just off I-25 and Voyager Pkwy, the site enjoys excellent access to heavy consumer traffic and direct proximity to major regional attractions, including the Ford Amphitheater (8,000-seat entertainment venue), Bass Pro Shops, Phil Long Music Hall at Bourbon Brothers, and Topgolf. These power co-tenants have drawn the attention of other prominent retailers such as iFLY, AirCity 360 Trampoline and Adventure Park, Boot Barn, Magnum Shooting Center, Overdrive Raceway, Chick-fil-A, and more, all staking their claim in this dynamic retail and entertainment corridor.

With the incredible momentum of this development, this opportunity will not last long. Don't miss your chance to break into a highly competitive real estate market while you can!

Financing options available, please contact broker for more details

Size: 17,500 SF on 1.27 AC
Sale Price: Contact Broker
Lease Price: Contact Broker
Zoning: PDZ HR

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POPULATION 2024	HOUSEHOLDS 2024	AVERAGE HOUSEHOLD INCOME
1 Mile - 6,303	1 Mile - 2,233	1 Mile -$150,674
3 Miles - 29,625	3 Miles - 10,635	3 Miles - $156,038
5 Miles - 59,244	5 Miles - 20,422	5 Miles - $155,869

VEHICLES PER DAY	
SPECTRUM LOOP/VOYAGER PKWY EAST	2,343
VOYAGER PKWY/SPECTRUM LOOP N	12,656
VOYAGER PKWY/SPECTRUM LOOP S	11,792
I-25/NORTHGATE BLVD	73,525