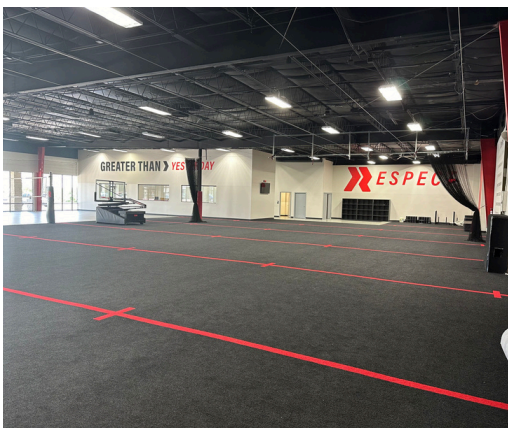




FOR LEASE

PEAK LIFESTYLE CENTER

2340 MONTEBELLO SQUARE DR., COLORADO SPRINGS, CO 80918



PROPERTY overview

Join Colorado Springs' most vibrant mix of tenants, curated for the Colorado Lifestyle. Strong demographics and traffic counts, along with great signage and ample parking. Now available for lease is the former Redline Athletics space, which has brand new buildout with fresh turf, baseball cages, newly updated ADA restrooms, volleyball court, and weight training area. Call today for more information.

OFFERING summary

Suite:	2340 Montebello Square Drive Suite D
Available SF:	12,000 SF
Lease Rate:	Contact Broker
NNN:	\$5.41 SF/yr (2026 Est.)

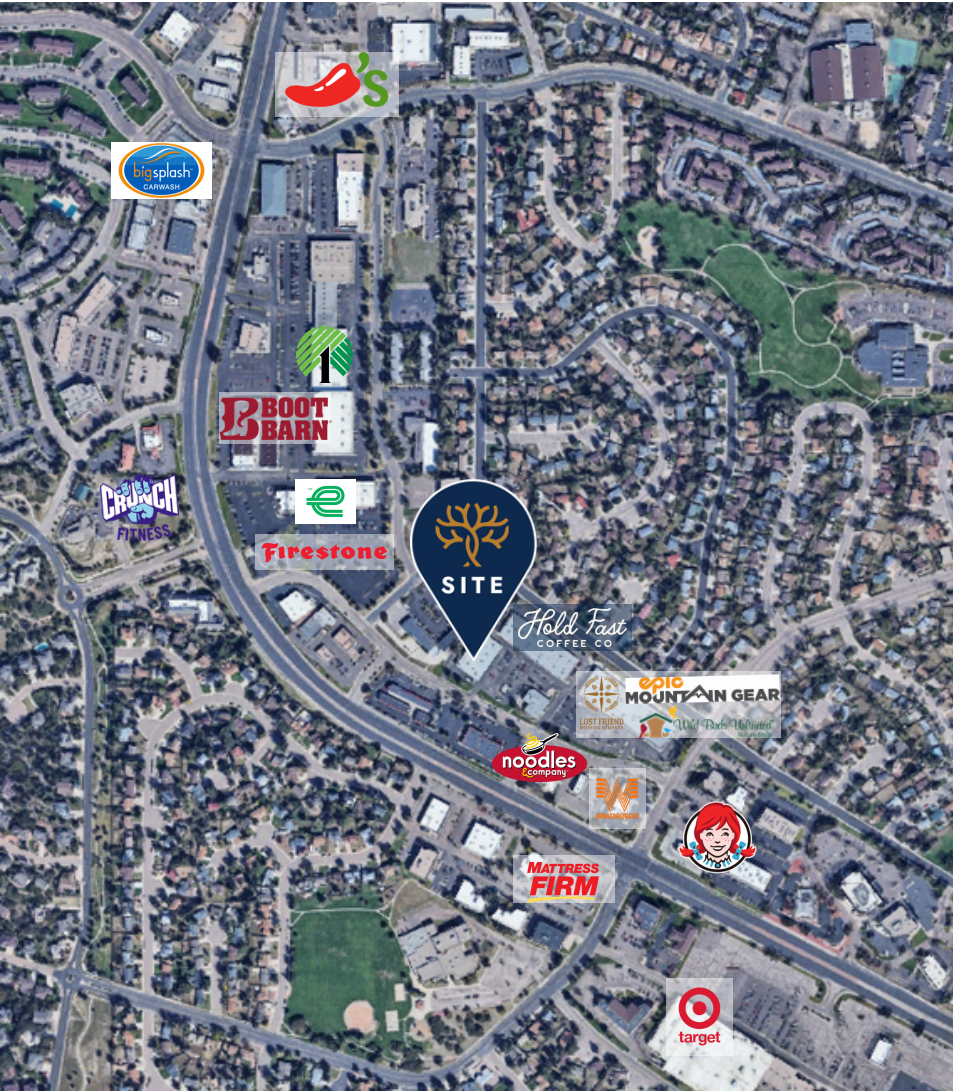
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CONTACT US

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AREA demographics

2 MILES

2026 Total Households	18,701
2026 Total Population	45,728
Average HH Income	\$106,911

5 MILES

2026 Total Households	108,187
2026 Total Population	267,840
Average HH Income	\$111,684

10 MILES

2026 Total Households	219,057
2026 Total Population	555,248
Average HH Income	\$110,625

TRAFFIC COUNT

(N. ACADEMY & MONTEBELLO): 41,694 VPD

TENANT list

Suite Number	RETAILER
2454	Epic Mountain Gear
2450	Wild Birds Unlimited
2458	Lost Friend Brewing Co.
2460	RECEPTION Coffee + Cocktails
2360 H1	Hold Fast Cafe
2360 H2	Hold Fast Coffee Co.
2360 G	Kindred Salon & Spa

Suite Number	RETAILER
2360 F	AVAILABLE
2360 E	Zoom Room
2360 D	Peak Performance Fitness & Yoga
2360 B & C	Cies Mixed Martial Arts
2360 A	Gigi's Playhouse
2350	Urban Lights
2340 D, E & F	AVAILABLE
2340 A & B	Super Quality Cleaners

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