

# For Lease Shopping Center

# Rampart Village Center

7645-7689 North Union Blvd  
Colorado Springs, CO 80920



## PROPERTY SUMMARY

Rampart Village Center is a shopping center located in a prime location on Briargate Blvd and Union Blvd in Colorado Springs. It has excellent visibility with full access from a lighted intersection.

- Highly Trafficked Area
- Near Rampart High School
- Great Tenant Mix
- Briargate Trade Area

## PROPERTY SPECIFICATIONS

**TOTAL CENTER SIZE** 108,604 SF

AVAILABLE SPACE	Size	Lease Rate
• Suite 7611	1,150 SF	\$24.00 PSF
• Suite 7647	2,750 SF	\$17.00 PSF
• Suite 7655	55,142 SF	\$11.50 PSF
• Suite 7675	1,640 SF	\$21.00 PSF

**OPERATING EXPENSES** \$3.60 PSF (EST 2023)

**YEAR BUILT** 1985

**ZONING** PBC



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Suite	Tenant	RSF
7601	Special Grounds	706 SF
7603	McNulty Jeweler	1,000 SF
7605	Marias Tailor	1,000 SF
7607	Donuts & Noodles	1,000 SF
7609	Nail Design	850 SF
7611	<b>AVAILABLE \$24.00 PSF</b>	<b>1,150 SF</b>
7615	Tiger Rock Marial Arts	3,600 SF
7621	Ron De Vu Salon	1,490 SF

Suite	Tenant	RSF
7629	Good Company Bar	4,510 SF
7635	Rampart Liquor	2,400 SF
7639	100% Barber	1,200 SF
7641	Med Spa	1,200 SF
7645	Botoku Tattoo	1,400 SF
7647	<b>AVAILABLE \$17.00 PSF</b>	<b>2,750 SF</b>
7655	<b>AVAILABLE \$11.50 PSF</b>	<b>55,142 SF</b>
7657	232 Music Studios	1,700 SF

Suite	Tenant	RSF
7659	Best Friends Pet Salon	2,000 SF
7661	Studio Iku	3,000 SF
7669	Molly's Mountain Pies	2,000 SF
7673	Kohnami Sushi	706 SF
7675	<b>AVAILABLE \$21.00 PSF</b>	<b>1,640 SF</b>
7679	REC Comics & Collectibles	1,364 SF
7683	Petrie's Family Games	3,036 SF
7689	Celestial Salt	2,153 SF

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2022 POPULATION</b>	12,924	101,120	218,054
<b>HOUSEHOLDS</b>	5,207	37,674	83,011
<b>AVE HH INCOME</b>	\$94,929	\$108,838	\$105,971

## COMBINED TRAFFIC COUNTS

N Union Blvd	Briargate Blvd S	24,494	VPD	2022
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\*Sourced by CoStar

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