

RESTAURANT SUB-LEASE

5820 STETSON HILLS BLVD

Colorado Springs, CO 80922

*Former
Restaurant*



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PROPERTY OVERVIEW

PROPERTY SUMMARY

5820 Stetson Hills Blvd, Colorado Springs, CO is a free-standing building and former restaurant in the bustling Ridgeview neighborhood, just off Powers Blvd - a major commercial corridor.

This site offers excellent visibility and access, making it ideal for a quick-serve restaurant. The surrounding area is densely populated with residential communities and anchored by high-traffic retailers, ensuring strong drive-by exposure.

PROPERTY HIGHLIGHTS

- 24 Hour King Soopers as Anchor
- Signalized Entrance for Ease of Access
- Top Producing National, Regional and Local Tenants
- Proven Trade Area
- Powers Boulevard Retail Corridor
- Superior Overall Demographic
- High Volume Traffic



PROPERTY SPECIFICATIONS

BUILDING SIZE	5,373 SF
AVAILABLE SPACE	5,077 SF
• Lease Rate	\$36.85
OPERATING EXPENSES	Call Broker
ZONING	MX-M AO



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DEMOGRAPHICS

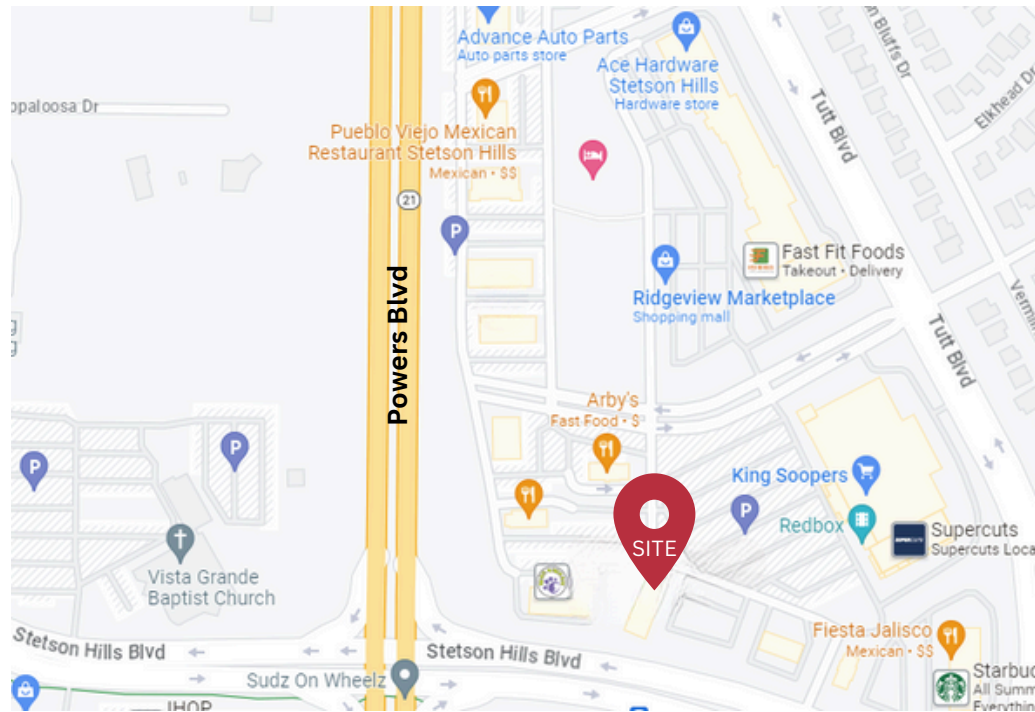
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	17,286	122,487	249,870
HOUSEHOLDS	6,360	45,379	93,718
AVE HH INCOME	\$109,591	\$108,192	\$105,867

COMBINED TRAFFIC COUNTS

Powers Blvd	Stetson Hills Blvd	24,374	VPD	2024
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*Sourced by CoStar



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AERIAL MAP



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