

NAI Highland

Commercial Real Estate Services, Worldwide.

Vista

Shoppes at the Ball Park For Lease

6165 Barnes Rd & 4305 Tutt Blvd.

Colorado Springs, CO 80922

AREA RETAILERS



PROPERTY HIGHLIGHTS

Phase I: Fully Leased
 Phase II: Now Pre-Leasing
 1,200 – 7,200 SF
 Pad Site: For Sale or Lease
 4,800 SF Buildable

- Easy access & excellent visibility
- Close proximity to new & existing housing developments
- Adjacent to Rocky Mountain Vibes Stadium and close proximity to Costco & other national retailers

TRAFFIC COUNTS

Barnes Rd: 21,272 VPD (2018)

Tutt Blvd: 14,999 VPD (2018)

DEMOS

	1 mile	3 miles	5 miles
Total Population	12,601	105,242	208,219
Avg HH Income	\$92,581	\$87,826	\$86,454

Mark Useman

Senior Broker

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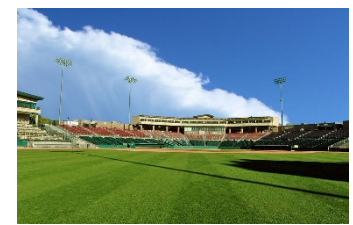
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 R 5/25/2021

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#	PHASE I	SF
A	Sola Salon	5,200
B	Hurts Donut Co.	3,250
C	Shangri-La	3,250
#	PHASE II	SF
A	AVAILABLE	1,200
B	AVAILABLE	1,200
C	AVAILABLE	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200
	PAD SITE AVAILABLE	SF
	BUILDABLE	4,800



Join the Switchbacks & Rocky Mountain Vibes at this prime retail location!

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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