

TRADE AREA DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	12,238	36,620	91,071
Average HH Income	\$144,062	\$136,590	\$132,007
Employees	8,348	21,642	48,895

Source: Applied Geographic Solutions, 2022 Estimates

TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	103,782 Cars/day
On Interstate 25 south of North Gate Blvd	104,479 Cars/day
On North Gate Blvd east of Interstate 25	14,588 Cars/day
On Voyager Pkwy south of North Gate Blvd	15,244 Cars/day

Source: CDOT 2022



New AFA Visitors Center (Under Construction)
1 Million Visitors Per Year

FOR MORE INFORMATION, PLEASE CONTACT



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POLARIS POINTE

RETAIL SITES AVAILABLE FOR SALE NEW IN-LINE RETAIL FOR LEASE

SEQ OF INTERSTATE 25 & NEW POWERS BOULEVARD EXTENSION - COLORADO SPRINGS, CO



- Announcing: The Sunset Outdoor Amphitheater: 8,000 Seats - Opening Summer 2024
- Join: Bass Pro Shops, TopGolf, iFly, Air City 360, Overdrive Raceway, Boot Barn, Boot Barn Hall, Dart Warz, and more!
- Close to 1,400 new residential units coming to Polaris Pointe.
- Retail, hotel and commercial mixed use sites available **FOR SALE & FOR LEASE.**
- 13491 Bass Pro Dr. - 1,500 SF +/- high visibility; endcap - For Lease
- 7 Spectrum Loop - 1,180 SF For Lease.

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POLARIS POINTE

SEQ OF INTERSTATE 25 & NEW POWERS BOULEVARD EXTENSION - COLORADO SPRINGS, CO

DAVID
HICKS
LAMPERT

AVAILABLE FOR SALE (North of Powers Blvd)

LOTS		
LOT 16	AVAILABLE	1.03 AC
LOT 17	IFly	1.80 AC

OUTPARCELS		
PARCEL 1	TACO BELL	0.84 AC
PARCEL 2	Under Contract	1.057 AC
PARCEL 3	AVAILABLE	1.078 AC
PARCEL 4	Under Contract	1.125 AC
PARCEL 5	AVAILABLE	5.509 AC

AVAILABLE FOR LEASE: 1,500 SF +/-

AVAILABLE FOR SALE (South of Powers Blvd)

OUTPARCELS		
PARCEL 1	Under Contract	30,100 SF
PARCEL 2	KeyBank	35,309 SF
PARCEL 3	BURGER KING	29,217 SF
PARCEL 4	verizon	1.55 AC
PARCEL 5	AVAILABLE	0.66 AC
PARCEL 6	AVAILABLE	1.0 AC
PARCEL 7	AVAILABLE	1.10 AC
PARCEL 8	New Shop Building	1.19 AC
PARCEL 9	LEASED	1.22 AC
PARCEL 10	AVAILABLE	1.23 AC
PARCEL 11	AVAILABLE	1.23 AC
PARCEL 12	AVAILABLE	1.31 AC
PARCEL 13	AVAILABLE	5.82 AC
PARCEL 14	AVAILABLE	1.62 AC
PARCEL 15	AVAILABLE	1.69 AC
PARCEL 16	AVAILABLE	7.15 AC



Outparcel #8

AVAILABLE
8,900 SF
Proposed In-Line
Retail Building
(2024 Delivery)

AVAILABLE FOR LEASE
±1,500 SF

OUTPARCEL #5
283,516 SF
(5.509 Acres)

Outparcel #4
1.125 AC (U/C)

Outparcel #3
46,955 SF
(1.078 AC)

Outparcel #2
1.057 AC (U/C)

NOW OPEN!

PHASE 2
Powers Extension
Projected Opening Dec. 2024

7 Spectrum Loop

AVAILABLE
1,180 SF

The Sunset Amphitheater
(Opening Summer 2024)

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:
Polaris Pointe - Located SEQ of Interstate 25 & North Gate Blvd, Colorado Springs, CO _____ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC



Broker