

TRADE AREA DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	11,013	35,205	93,194
Average HH Income	\$152,963	\$167,934	\$161,472
Employees	6,653	17,545	45,271

Source: Applied Geographic Solutions, 2024 Estimates

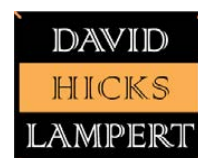
TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	107,963 Cars/day
On Interstate 25 south of North Gate Blvd	104,650 Cars/day
On North Gate Blvd east of Interstate 25	14,588 Cars/day
On Voyager Pkwy south of North Gate Blvd	15,083 Cars/day

Source: CDOT 2024



FOR MORE INFORMATION, PLEASE CONTACT



ALLEN LAMPERT
303.577.9960 Direct
allen.lampert@dhlb.com

POLARIS POINT

RETAIL SITES AVAILABLE FOR SALE IN-LINE RETAIL FOR LEASE

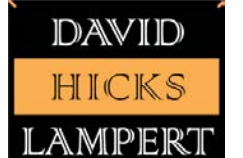
SEQ OF INTERSTATE 25 & NEW POWERS BOULEVARD EXTENSION - COLORADO SPRINGS, CO



- 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 Point.
- 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.

ALLEN LAMPERT

303.577.9960 Direct
allen.lampert@dhlb.com



POLARIS POINTE

SEQ OF INTERSTATE 25 & 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	Valvoline	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	DUNKIN'	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	AVAILABLE	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	UNDER CONTRACT	1.62 AC
PARCEL 15	AVAILABLE	1.69 AC
PARCEL 16	AVAILABLE	7.15 AC



AVAILABLE FOR LEASE
±1,500 SF

NOW OPEN!

PHASE 2
Powers Extension
Projected Opening Dec. 2025

The Sunset Amphitheater
(Opening Summer 2024)

7 Spectrum Loop

AVAILABLE
1,180 SF

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