

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	5 Minutes	10 Minutes	15 Minutes		
Population	13,170	39,635	103,679	On Interstate 25 north of North Gate Blvd	107,201 Cars/day
Average HH Income	\$172,602	\$175,728	\$170,647	On Interstate 25 south of North Gate Blvd	108,311 Cars/day
Employees	7,805	19,420	50,569	On North Gate Blvd east of Interstate 25	14,360 Cars/day
				On Voyager Pkwy south of North Gate Blvd	6,101 Cars/day

Source: Applied Geographic Solutions, 2025 Estimates (Drive Times)

Source: CDOT 25



FOR MORE INFORMATION, PLEASE CONTACT

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 - NOW OPEN
- Texas de Brazil coming soon.
- Join: Bass Pro Shops, TopGolf, iFly, Air City 360, Overdrive Raceway, Boot Barn, Boot Barn Hall, Dart Warz, and more!
- OVER 1,400 new residential units coming to Polaris Point.
- Retail, hotel and commercial mixed use sites available.
- FOR SALE & FOR LEASE
- New shop building proposed up to 8,000 SF.
- Delivering Spring 2026

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CLICK HERE FOR
BROKER DISCLOSURE

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	SIGNED LOI	1.078 AC
PARCEL 4	SURF SHACK	1.125 AC
PARCEL 5	AVAILABLE	5.509 AC

AVAILABLE FOR SALE (South of Powers Blvd)		
OUTPARCELS		
PARCEL 1	STARBUCKS	30,100 SF
PARCEL 2	KeyBank	35,309 SF
PARCEL 3	BURGER KING	29,217 SF
PARCEL 4	verizon	1.55 AC
PARCEL 5	Under Constr.	0.64 AC
PARCEL 6	Under Contract	0.79 AC
PARCEL 7	AVAILABLE	1.19 AC
PARCEL 8	LEASED	1.22 AC
PARCEL 9	AVAILABLE	1.23 AC
PARCEL 10	AVAILABLE	1.23 AC
PARCEL 11	AVAILABLE	1.31 AC
PARCEL 12	Under Contract	5.82 AC
PARCEL 13	TEXAS de BRAZIL	1.62 AC
PARCEL 14	Under Contract	1.69 AC
PARCEL 15	AVAILABLE	7.15 AC

