

POLARIS POINTE

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



PROPERTY HIGHLIGHTS

- **NOW OPEN:** 8,000 Seats
- Texas de Brazil coming soon.
- Join: Bass Pro Shops, TopGolf, iFly, Air City 360, OverdriveRaceway, Boot Barn, Dart Warz, and more!
- OVER 1,400 new residential units coming to Polaris Pointe.
- Retail, hotel and commercial mixed use sites available.
- FOR SALE & FOR LEASE
- **AVAILABLE FOR BULK SALE:** 5.5 Acres
7.2 Acres

VIBRANT TRADE AREA

POLARIS POINTE:



TRAFFIC COUNTS

On Interstate 25 north of North Gate Blvd	108,395 CPD
On Interstate 25 south of North Gate Blvd	124,840 CPD
On North Gate Blvd east of Interstate 25	11,312 CPD
On Voyager Pkwy south of North Gate Blvd	15,068 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
POPULATION	15,530	44,644	111,136
AVERAGE HH INCOME	\$188,937	\$181,149	\$170,094
EMPLOYEES	8,195	22,400	58,625

Source: Applied Geographic Solutions, 2025 Estimates

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AVAILABLE

LOT 1 - 32,418 SF

LOT 2 - 31,652 SF

LOT 3 #1 - 55,315 SF

LOT 3 #2 - 31,716 SF

LOT 4 - **SOLD**

LOT 5 - 55,459 SF

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AVAILABLE FOR SALE
(North of Powers Blvd)

LOTS

LOT 16	SOLD	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	VECTRA BANK COLORADO	1.078 AC
PARCEL 4	SURF SHACK	1.125 AC
PARCEL 5	AVAILABLE	5.509 AC



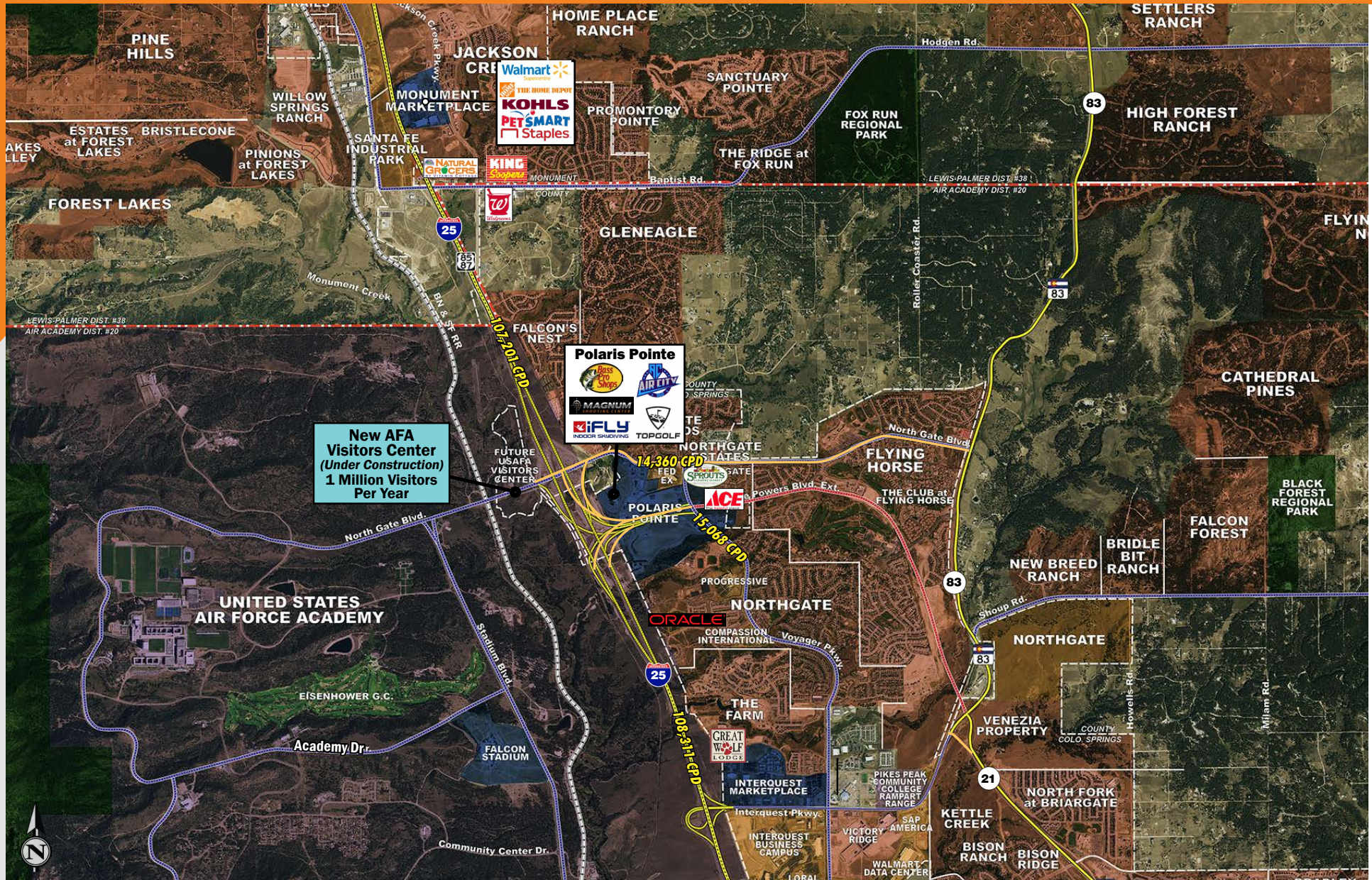
OUTPARCELS

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	 CHIPOTLE MEXICAN GRILL	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 & BONANZA COUNTRY STORE & RESTAURANT	1.62 AC
PARCEL 14	Under Contract	1.69 AC
PARCEL 15	AVAILABLE	7.15 AC



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