

New Development Retail Space • Interquest Town Center

Retail Sites For Lease
Now Preleasing
\$28.00-\$30.00 PSF, NNN



Interquest Town Center

10937 & 10859-10885 New
Allegiance Drive
Colorado Springs, Colorado
80921

- Explosive growth in this trade area
- Excellent visibility and access to Interquest Parkway
- Adjacent to Air Force Academy
- Over 2 million square feet of Planned Development in this trade area
- 48,178 SF available
- Zoned PUD (Planned Unit Development) & HR (High Rise)

Exclusively Marketed By:



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R 01/28/15 LPN#19072450



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Susan Karsh

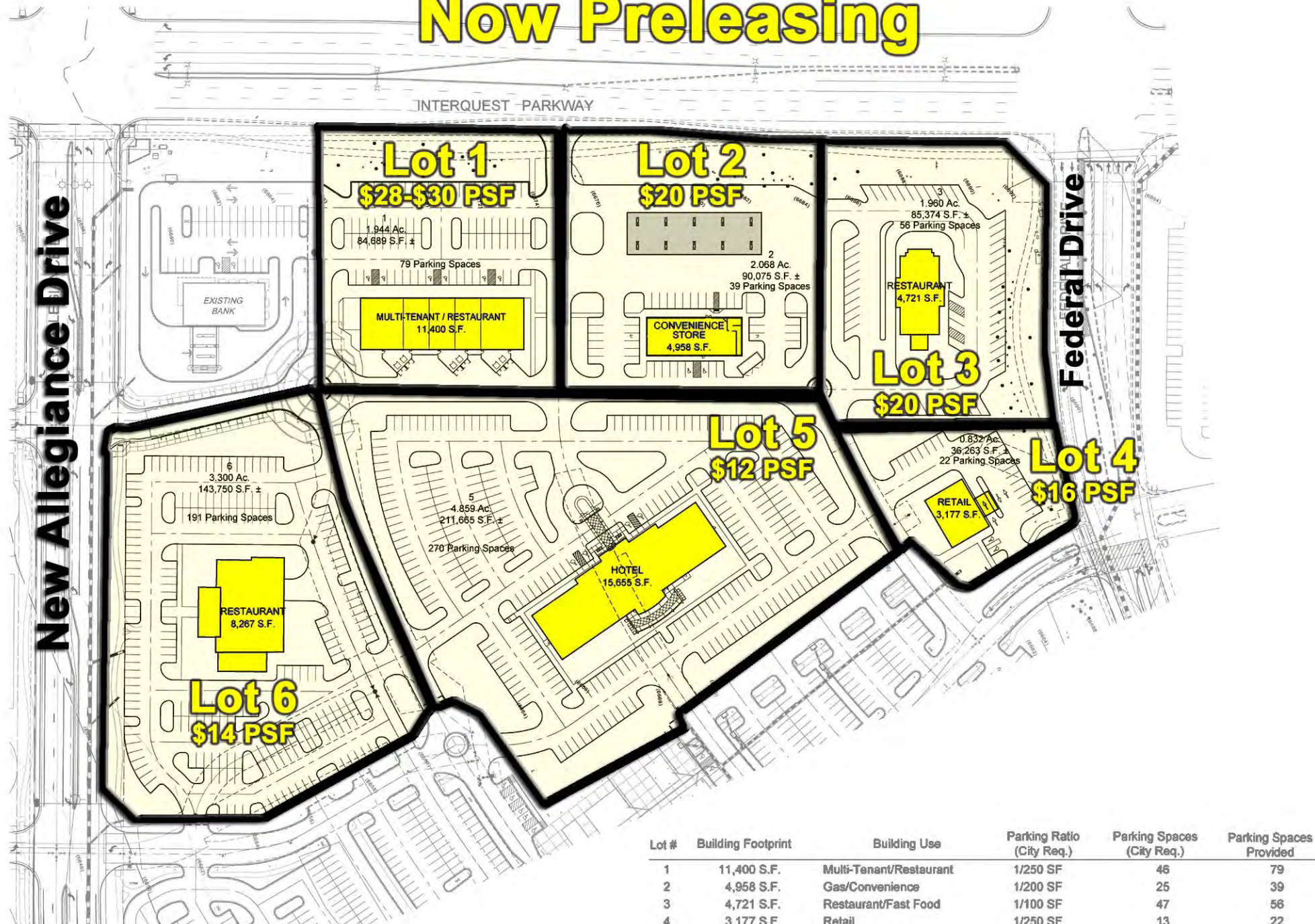
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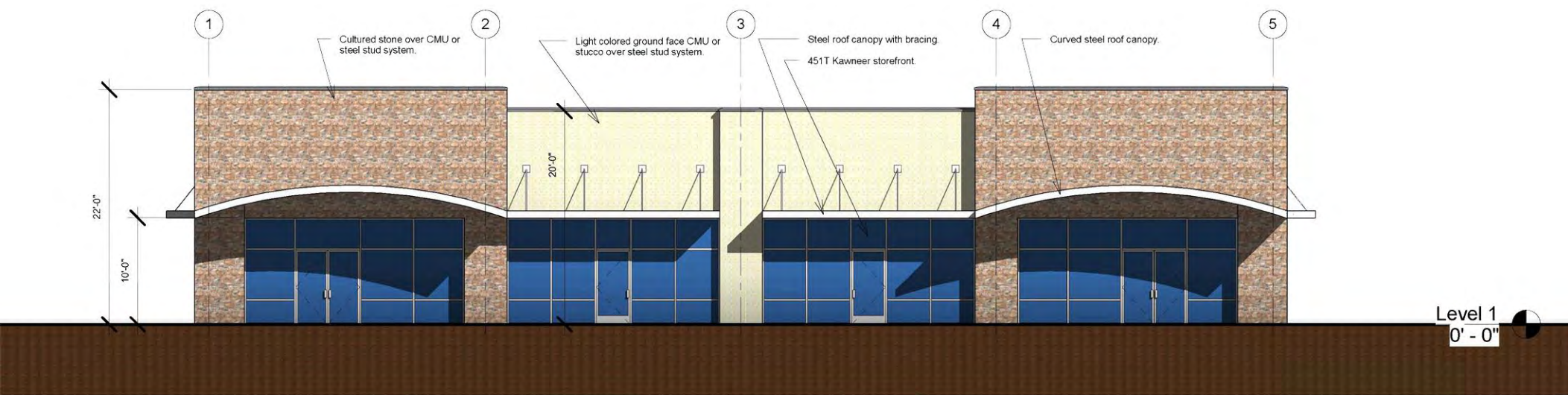
THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO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

Now Preleasing



Lot #	Building Footprint	Building Use	Parking Ratio (City Req.)	Parking Spaces (City Req.)	Parking Spaces Provided
1	11,400 S.F.	Multi-Tenant/Restaurant	1/250 SF	46	79
2	4,958 S.F.	Gas/Convenience	1/200 SF	25	39
3	4,721 S.F.	Restaurant/Fast Food	1/100 SF	47	56
4	3,177 S.F.	Retail	1/250 SF	13	22
5	15,655 S.F.	Hotel (82-150 rooms)	1/ROOM	82-150	270
6	8,267 S.F.	Restaurant	1/100 SF	83	191

Elevations – Building C



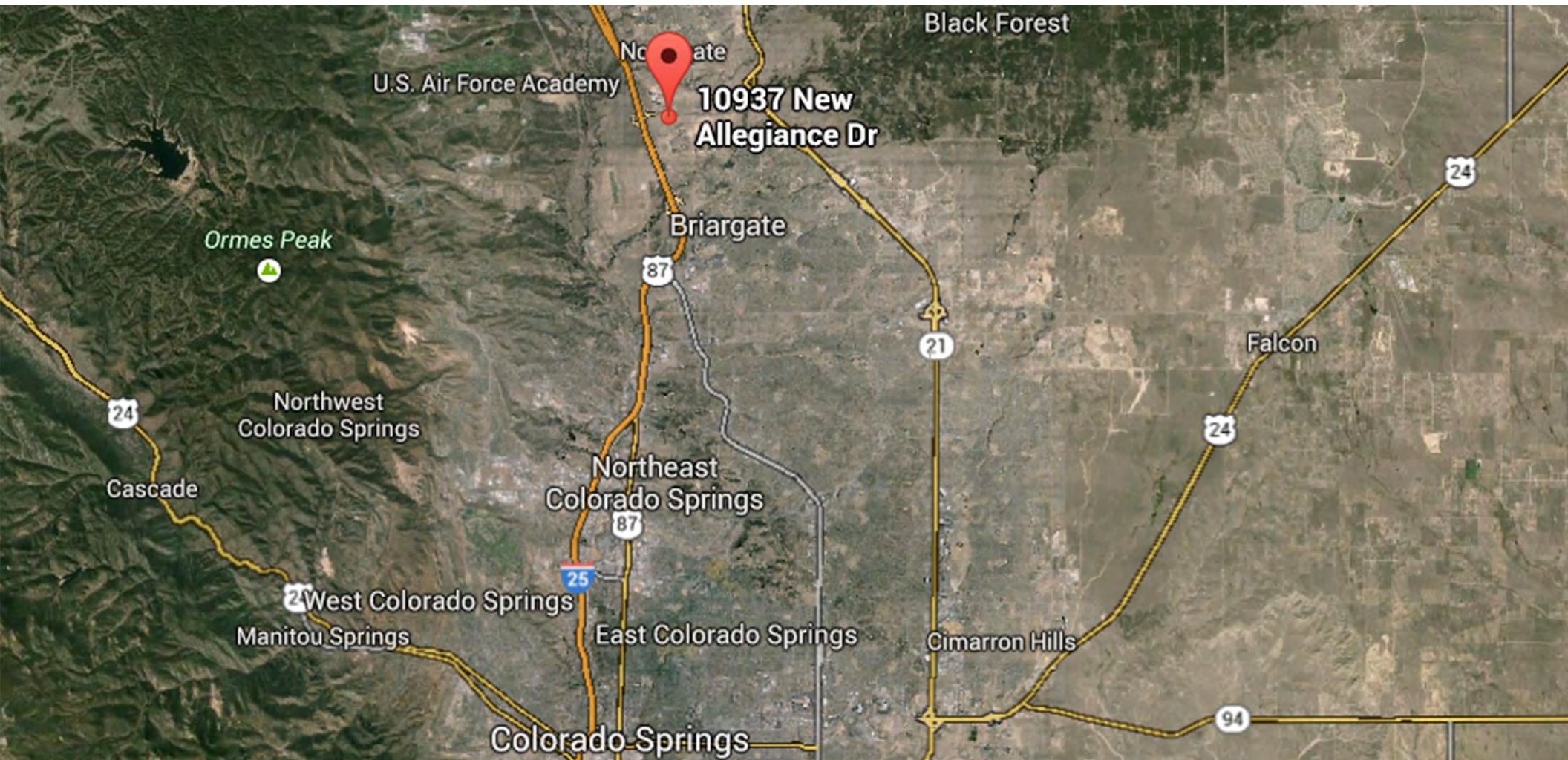
1 South Elevation
3/32" = 1'-0"



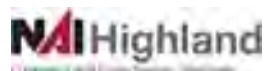
3D Perspective of Southwest Elevation

Demographics

Population	
1-Mile	271
3-Mile	21,289
5-Mile	96,522
Hhlds	
1-Mile	101
3-Mile	7,342
5-Mile	33,371
Avg Hhld Income	
1-Mile	\$147,792
3-Mile	\$129,419
5-Mile	\$109,535
Avg Net Worth	
1-Mile	\$1,003,424
3-Mile	\$1,008,633
5-Mile	\$875,329
Avg Home Value	
1-Mile	\$428,629
3-Mile	\$400,936
5-Mile	\$337,625
Businesses	
1-Mile	44
3-Mile	1,331
5-Mile	6,393
Employees	
1-Mile	1,124
3-Mile	14,882
5-Mile	43,889



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