

# For Lease Shopping Center

## CENTERPOINTE PLAZA

5785 North Academy Blvd  
Colorado Springs, CO 80918



### PROPERTY SUMMARY

Centerpointe Plaza is a shopping center located in a prime retail corridor on North Academy Boulevard in Colorado Springs. It has excellent visibility with full access from a lighted intersection.

Surrounded by these fellow retailers:



### PROPERTY SPECIFICATIONS

<b>TOTAL CENTER SIZE</b>	153,241 SF
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AVAILABLE SPACE	Size	Lease Rate
• Suite 5621	1,490 SF	\$24.00 PSF
• Suite 5633	1,825 SF	\$14.00 PSF
• Suite 5684	2,413 SF	\$16.00 PSF
• Suite 5773	3,113 SF	\$15.00 PSF

<b>OPERATING EXPENSES</b>	\$5.88 PSF (EST 2025)
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<b>YEAR BUILT</b>	1983
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<b>ZONING</b>	C5 CU P
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Suite	Tenant	RSF
5605	Akarui Sushi & Wok	4,000 SF
5609	La Tequiza	1,600 SF
5611	Rocky Mtn Sewing & Vacuum	4,000 SF
5613	Del Pueblo Helados y Snacks	1,643 SF
5617	L.E. Beauty Supply	1,557 SF
5619	Armed Forces Career Center	2,400 SF
5621	AVAILABLE	1,490 SF
5623-5625	Boot Barn	6,579 SF
5631	GeoFossiles	4,245 SF
5633	AVAILABLE	1,825 SF
5635	My Salon Suites	5,386 SF

Suite	Tenant	RSF
5643	Adapt & Overcome Fitness	2,145 SF
5649	Fred Astaire Dance Studios	3,600 SF
5665-5669	Take a Peak Consignment	8,100 SF
5671	Budget Blinds	6,109 SF
5673	Dollar Tree	10,005 SF
5677	Spas of Colorado	9,521 SF
5684	AVAILABLE	2,413 SF
5681	Gamer's Haven	4,800 SF
5689	Lendmark Financial Svcs	1,600 SF
5691	Guiry's	6,400 SF
5701	Winnelson Supply	6,618 SF

Suite	Tenant	RSF
5703	Soft Landing	3,000 SF
5705	Int'l Beauty Academy	17,041 SF
5765-5767	Fermentations	4,300 SF
5769	Jazzercise	1,700 SF
5773	AVAILABLE	3,113 SF
5775-5777	Youth Eternal	5,252 SF
5781-5783	Whiskey Baron	11,916 SF
5713	Rose Nails	1,201 SF
5721	Armed Forces Career Ctr	5,950 SF
5725-5727	KeyBank	3,750 SF

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	13,496	99,714	260,231
<b>HOUSEHOLDS</b>	5,670	41,544	104,687
<b>AVE HH INCOME</b>	\$91,625	\$93,105	\$101,224

### COMBINED TRAFFIC COUNTS

N Academy	Vickers Dr N	47,418	VPD	2022
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\*Sourced by CoStar

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