

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

TOTAL CENTER SIZE	153,241 SF
--------------------------	------------

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

OPERATING EXPENSES	\$5.88 PSF (EST 2025)
---------------------------	-----------------------

YEAR BUILT	1983
-------------------	------

ZONING	C5 CUP
---------------	--------

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

CENTERPOINTE PLAZA

5785 North Academy Blvd
Colorado Springs, CO 80918



Suite	Tenant	RSF	Suite	Tenant	RSF	Suite	Tenant	RSF
5605	Akarui Sushi & Wok	4,000 SF	5643	Adapt & Overcome Fitness	2,145 SF	5703	Soft Landing	3,000 SF
5609	La Tequila	1,600 SF	5649	Fred Astaire Dance Studios	3,600 SF	5705	Int'l Beauty Academy	17,041 SF
5611	Rocky Mtn Sewing & Vacuum	4,000 SF	5665-5669	Take a Peak Consignment	8,100 SF	5765-5767	Fermentations	4,300 SF
5613	Del Pueblo Helados y Snacks	1,643 SF	5671	Budget Blinds	6,109 SF	5769	Jazzercise	1,700 SF
5617	L.E. Beauty Supply	1,557 SF	5673	Dollar Tree	10,005 SF	5773	AVAILABLE	3,113 SF
5619	Armed Forces Career Center	2,400 SF	5677	Spas of Colorado	9,521 SF	5775-5777	Youth Eternal	5,252 SF
5621	AVAILABLE	1,490 SF	5684	AVAILABLE	2,413 SF	5781-5783	Whiskey Baron	11,916 SF
5623-5625	Boot Barn	6,579 SF	5681	Gamer's Haven	4,800 SF	5713	Rose Nails	1,201 SF
5631	GeoFossiles	4,245 SF	5689	Lendmark Financial Svcs	1,600 SF	5721	Armed Forces Career Ctr	5,950SF
5633	AVAILABLE	1,825 SF	5691	Guiry's	6,400 SF	5725-5727	KeyBank	3,750 SF
5635	My Salon Suites	5,386 SF	5701	Winnelson Supply	6,618 SF			

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

CENTERPOINTE PLAZA

5785 North Academy Blvd
Colorado Springs, CO 80918



DEMOGRAPHICS

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

COMBINED TRAFFIC COUNTS

N Academy	Vickers Dr N	47,418	VPD	2022

*Sourced by CoStar

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com

