

# MARKETPLACE AT AUSTIN BLUFFS



**NWC Academy Blvd & Austin Bluffs Pkwy  
Colorado Springs, Colorado**



- ❖ King Soopers, Colorado's #1 grocery chain, anchors this 229,210 square foot community shopping center situated at one of Colorado Springs busiest intersections.
- ❖ Marketplace At Austin Bluffs with its enviable list of other outstanding tenants including 24 Hour Fitness and Ace Hardware generates frequent shopping visits from the densely populated trade area.
- ❖ Excellent visibility and access from Academy Boulevard and Austin Bluffs Parkway.

Total Rental Area Size:	229,210 SF	Traffic Counts:	
Anchor Tenants:	King Soopers, 24 Hour Fitness & Ace Hardware	Academy Boulevard Austin Bluffs Parkway	55,000 VPD 48,000 VPD
Primary Demographics:		3 Mile	5 Mile
2018 Population		126,932	307,354
2023 Population		137,796	334,352
Projected Growth		1.7%	1.8%
2018 AHI		\$88,165	\$87,865



Corporate Headquarters  
333 Ludlow Street  
South Tower, 8th Floor  
Stamford, CT 06902  
203-327-2001

Leasing Information  
AmCap Properties, Inc.  
950 South Cherry Street, 1120  
Denver, CO 80246  
303-321-1500

[www.AmCap.com](http://www.AmCap.com)



# Mississippi Avenue

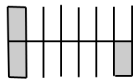


Havana Street



**KING**  
*Scoopers*

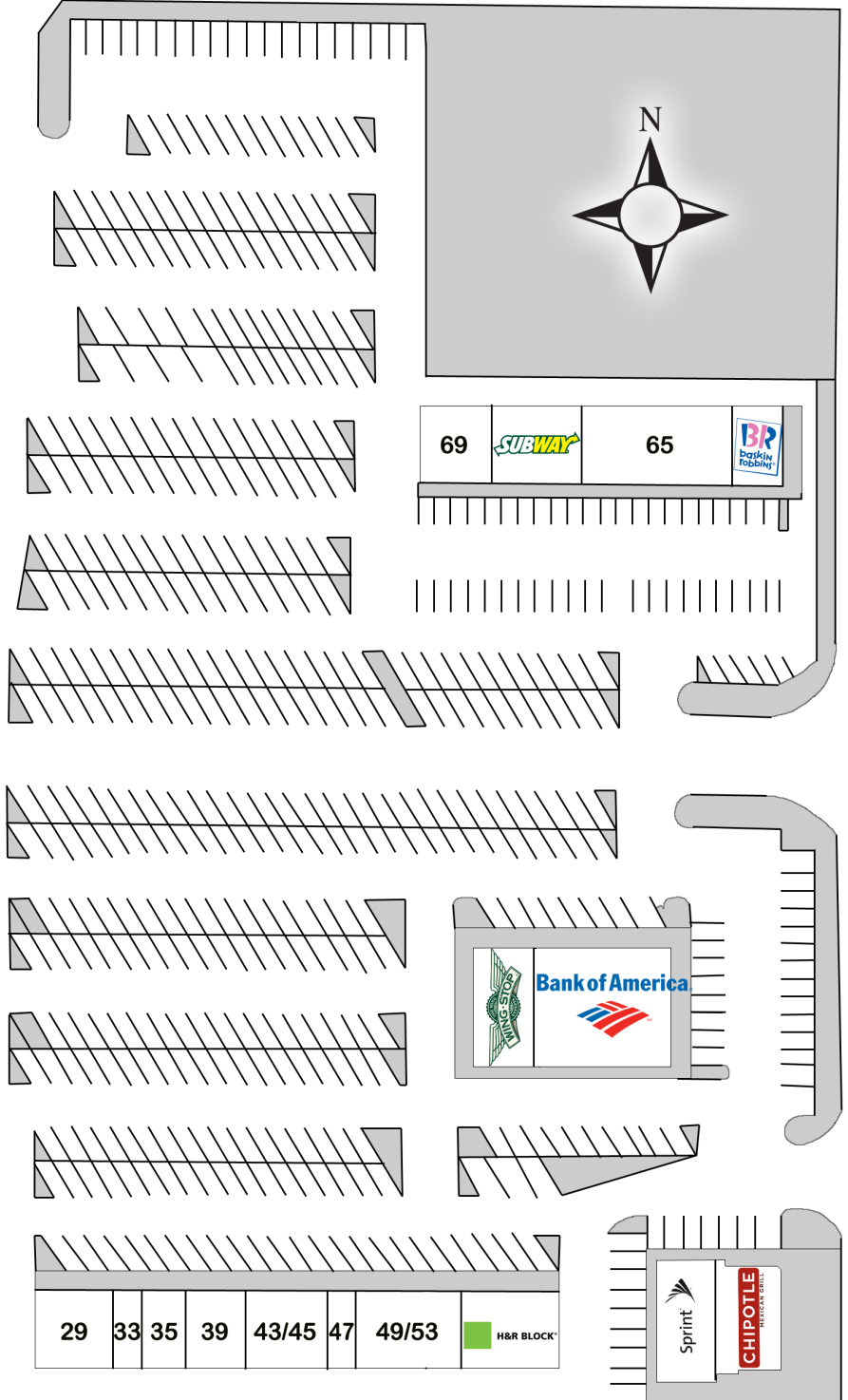
- 5
- 9
- 11
- 12
- 13



*Rainbow*

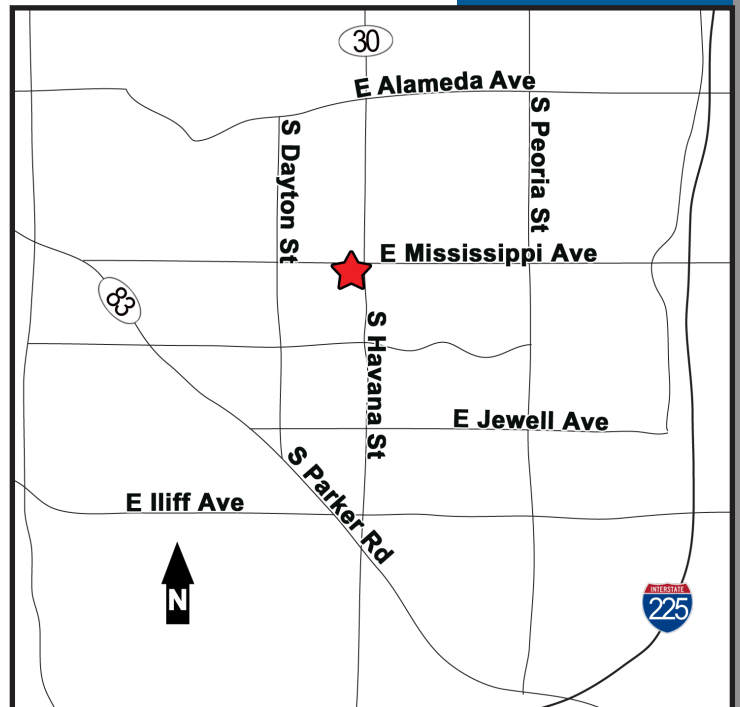
  
**DOLLAR TREE**

- 25
- 27

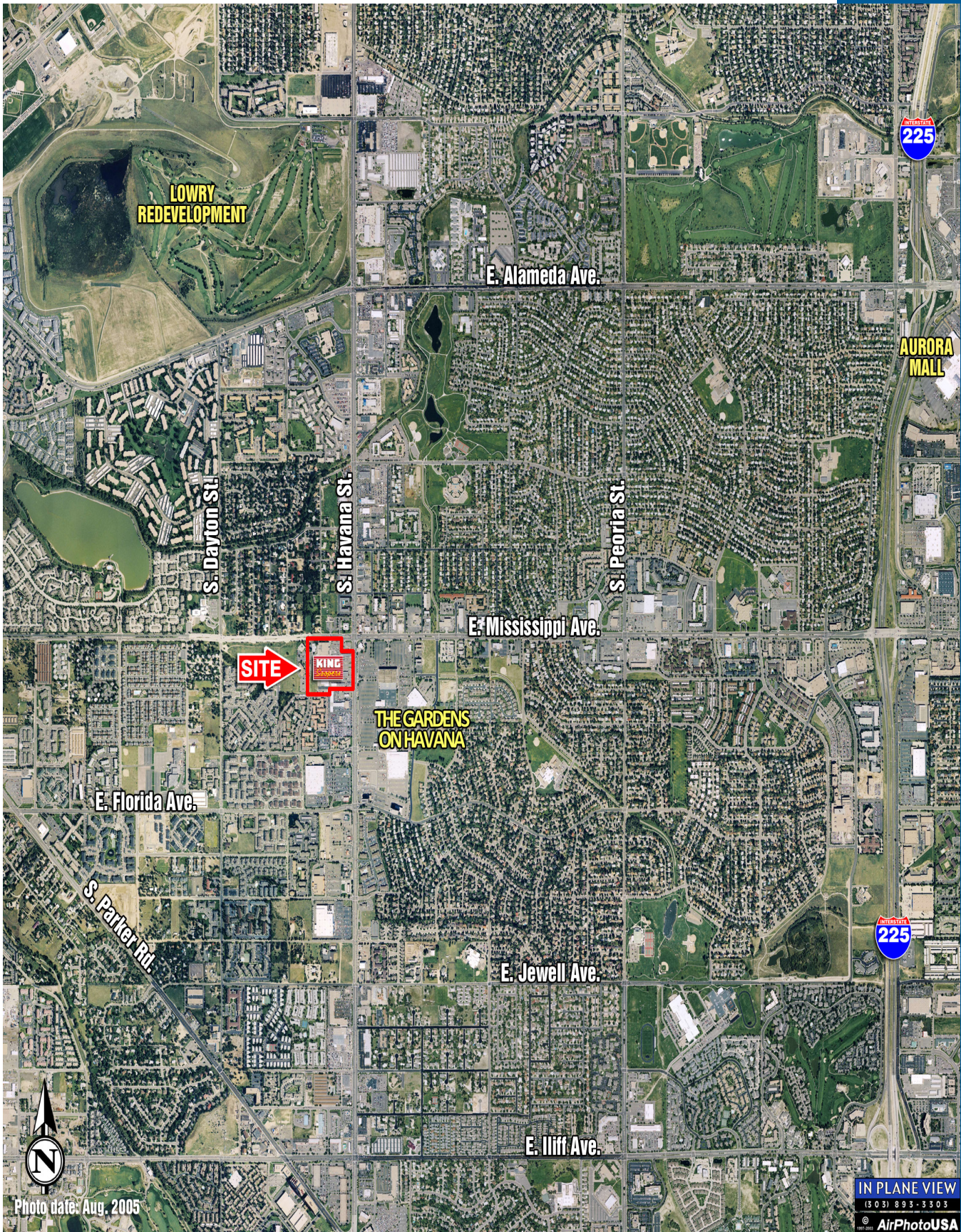




1155-1205 South Havana Street		
A	King Soopers	61,518
5	Available	2,100
9	Fantastic Sam's	1,300
11	A+ Mail Room	1,320
12	Ace Cash Express	1,080
13	Fred Loya Insurance Agency	1,100
15	Rainbow Apparel	6,000
23	Dollar Tree	12,285
25	Bright Stars Child Care & Preschool	4,000
27	Available	2,800
29	Buckingham Easy Clean Laundry	1,600
33	New Age Barbershop	600
35	Koshari Time Cafe	880
39	Available	1,200
43/45	Windsor Dental Care & Orthodontics	1,664
47	Available	584
49/53	D'Lux Spa & Nails	2,120
55	H&R Block	2,000
B1	Chipotle Mexican Grill	2,200
B2	Sprint	1,377
63	Baskin-Robbins	1,000
65	M&H Discount Liquors	3,000
67	Subway	1,340
69	Big Daddy's Pizza	1,430
A1	Bank of America	4,000
A2	Wing Stop	2,000
<b>Total</b>		<b>120,498</b>







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