MARKETPLACE AT AUSTIN BLUFFS

NWC Academy Blvd & Austin Bluffs Pkwy
Colorado Springs, Colorado

- King Soopers, Colorado's #1 grocery chain, anchors this 229,063 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, Ross 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:	232,563 SF	Traffic Counts:	
Anchor Tenants:	King Soopers,	Academy Boulevard	55,000 VPD
	24 Hour Fitness, Ross & Ace Hardware	Austin Bluffs Parkway	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

AmCap
INCORPORATED

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

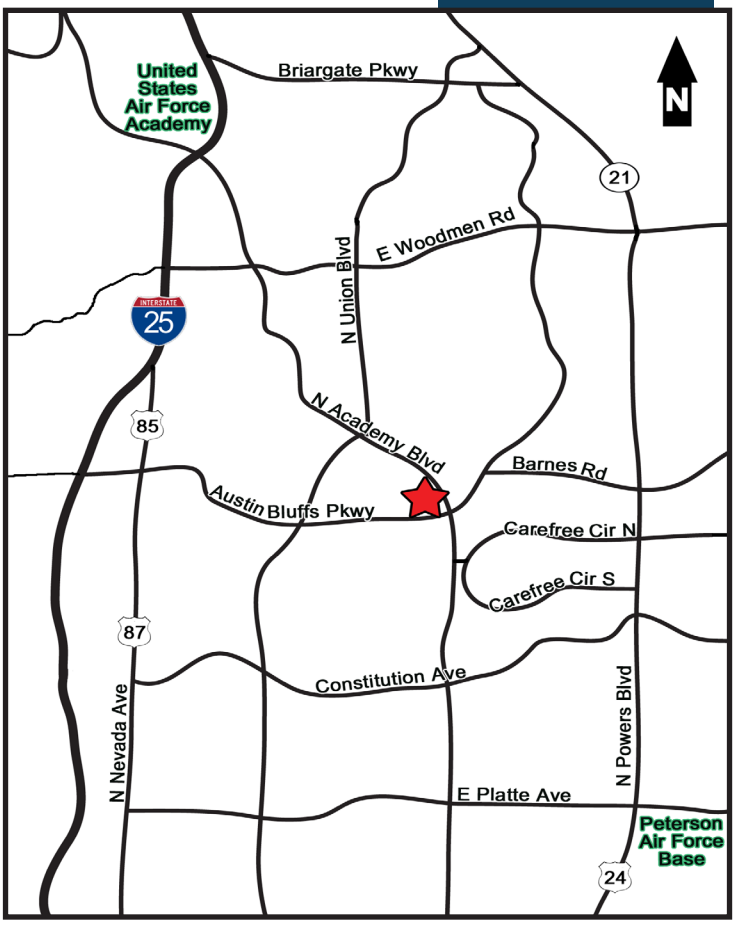
N
MORNING SUN AVENUE
WESTWOOD BOULEVARD
ACADEMY BOULEVARD
TCF BANK
DEL TACO
SCOOTER'S
24 HOUR FITNESS
ACADEMY KIDS
DENTAL · VISION ORTHODONTICS
B100
C130
D150
D160
D170
C190
4284
4280
4276
4272
4268
A120
A110
A100
KING Soopers
KING Soopers FUEL
ROSS DRESS FOR LESS
ACE The helpful place.
E200
E100
Potential Drive Thru
PAD
GOODYEAR
CREDIT UNION OF COLORADO
3140
3120
3110
3100
4140
4130
4110
4100
Jack in the box
OLD CHICAGO
AUSTIN BLUFFS PARKWAY

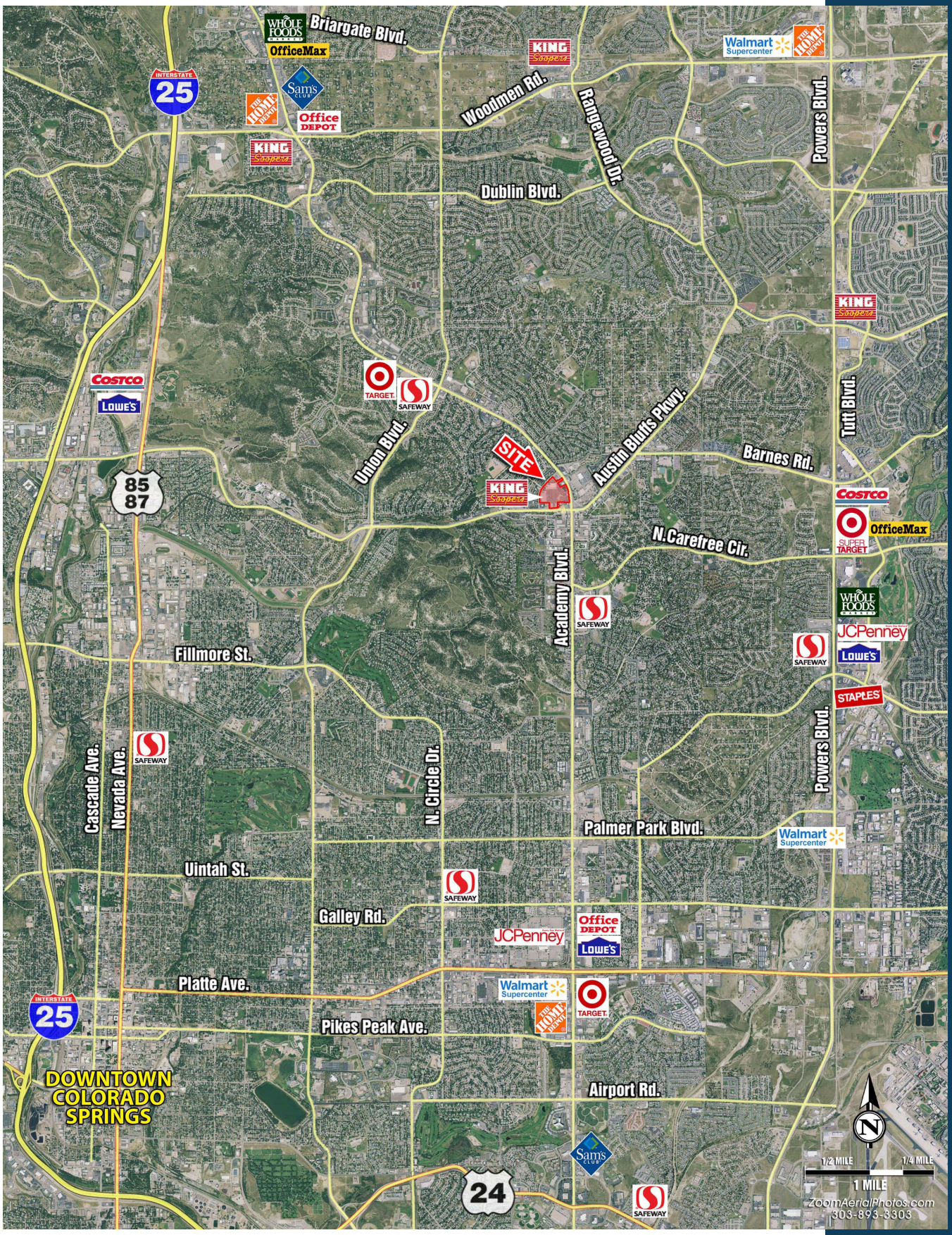
ACADEMY KIDS
DENTAL & ORTHODONTICS

KING Soopers
FOOD
DRUG
PHOTO

TENANT:	SUITE ID:	SF:
King Soopers	3620	74,000
Papa Murphy's	A100	1,322
Great Clips	A110	1,300
Fashion Nail & Spa	A120	1,854
Academy Kids Dental, Vision, Orthodontics	B100	15,766
Pet Supplies Plus	C130	9,074
24 Hour Fitness	C190	44,485
I Love Reflexology	D150	991
Jackson Hewitt	D160	1,230
Veteran's Liquor	D170	3,714
Ace Hardware	E100	21,940
Ross Dress For Less	E200	20,793
T-Mobile	3100	1,378
Firehouse Subs	3110	1,821
AVAILABLE	3120	1,080
AVAILABLE	3140	2,860
Qdoba Restaurant	4100	2,300
Vitalant	4110	2,361
A Mobile Locksmith	4130	998
AVAILABLE	4140	1,512
Tan Your Hide	4268	2,130
Hungry Howie's Flavored Crust Pizza	4272	1,424
AVAILABLE	4276	1,927
AVAILABLE	4280	3,295
AVAILABLE	4284	6,924
Del Taco	4310	2,409
King Soopers Gas	Pad	175
PAD W/DRIVE-THRU	PAD	3,500
	TOTAL:	232,563

MARKETPLACE
AT AUSTIN BLUFFS





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