

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
	Ross & Ace Hardware	Austin Bluffs Parkway	48,000 VPD
<hr/>			
Primary Demographics:	3 Mile	5 Mile	
2023 Population	128,530	303,915	
2027 Population	129,307	308,113	
2023 AHI	\$84,331	\$86,375	

AmCap

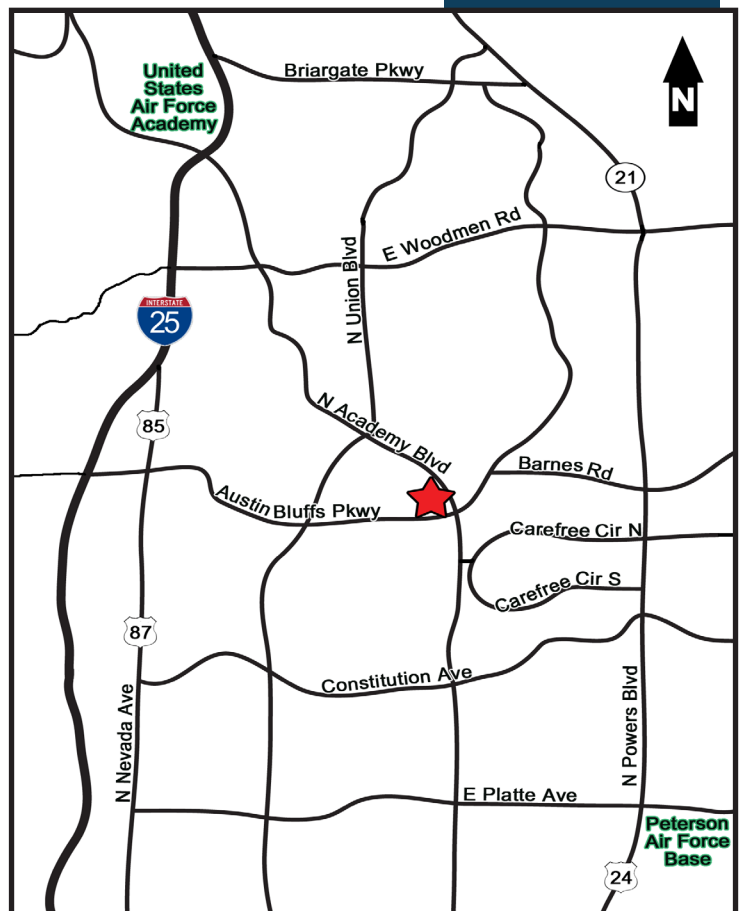
Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

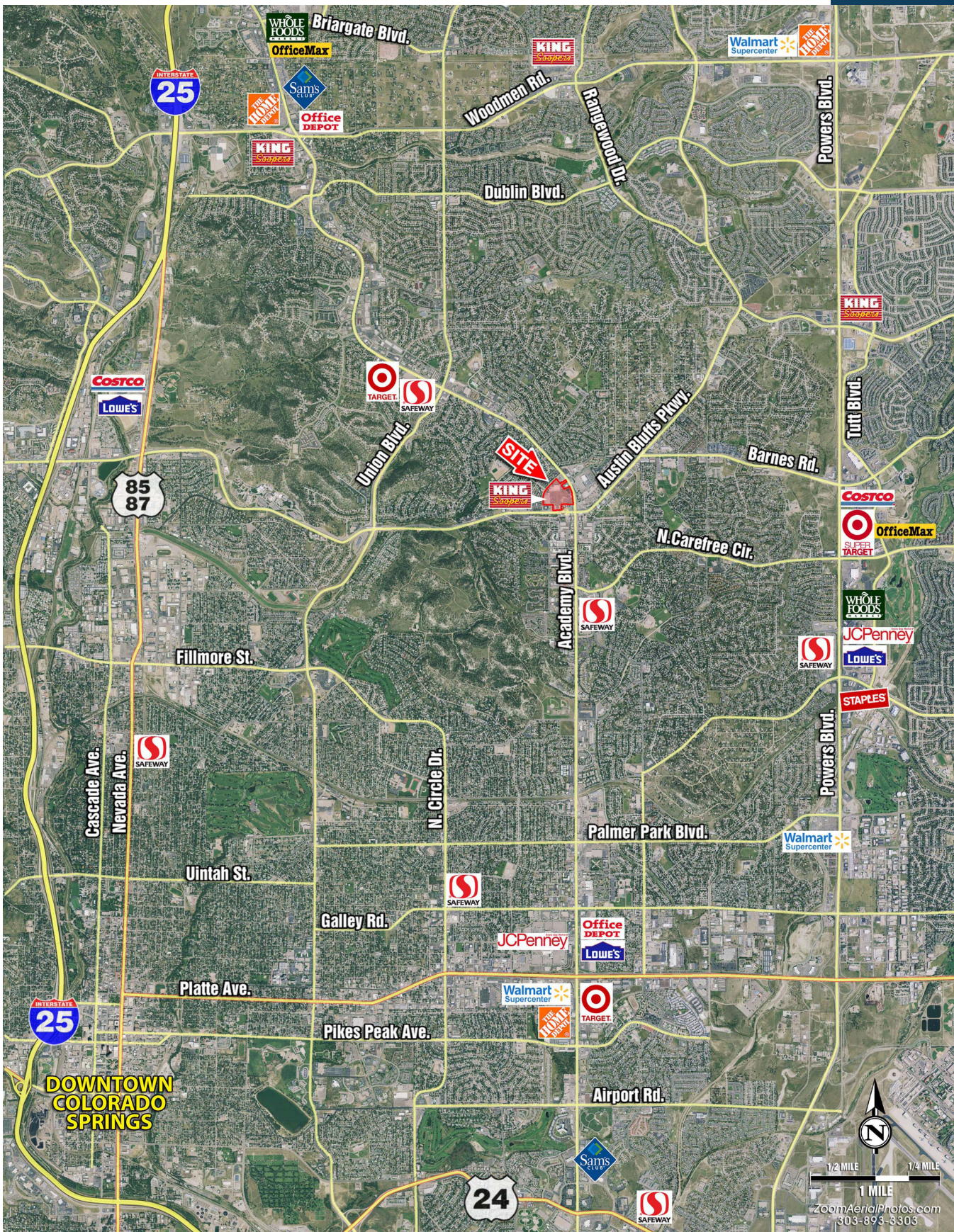
Leasing Information
AmCap Properties, Inc.
950 South Cherry Street, 1120
Denver, CO 80246
303-321-1500

www.AmCap.com



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
AVAILABLE	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
AVAILABLE	3100	1,378
Firehouse Subs	3110	1,821
AVAILABLE	3120	1,080
Pakwan Indian Restaurant	3140	2,860
Qdoba Restaurant	4100	2,300
Vitalant	4110-4130	3,359
Wing Zone	4140	1,512
Tan Your Hide	4268	2,130
Hungry Howie's	4272	1,424
Flavored Crust Pizza		
Banfield Pet Hospital	4276 - 4280	5,222
AVAILABLE	4284	6,924
Del Taco	4310	2,409
King Soopers Gas	Pad	175
PAD W/DRIVE-THRU	PAD	3,500
	TOTAL:	232,563





We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All marks displayed on this document are the property of their respective owners.

Revised 07-23