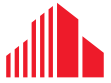


CAREFREE POWERS CENTER



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

5710-5780 N CAREFREE CIR.
COLORADO SPRINGS, CO 80917



uhealth
EASTVIEW
MEDICAL CENTER

SUITE
230

63,588 VPD



N CAREFREE CIR

N POWERS BLVD

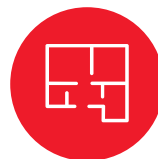
RIO VISTA DR

SERVICE
STREET

Kum & Go



BUILDING SIZE
33,168 SF



AVAILABLE SPACE
1,750 SF



LEASE RATE
\$14-16 PER RSF NNN



EXPENSES
\$5.64 PER RSF (2024 EST.)



STORIES
2 (ADA ACCESSIBLE)



YEAR BUILT
1988



ZONING
PBC



PARKING
3 PER 1,000 RSF

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,705	48,728	103,329



POPULATION

1 MILE	3 MILES	5 MILES
14,924	126,945	266,656

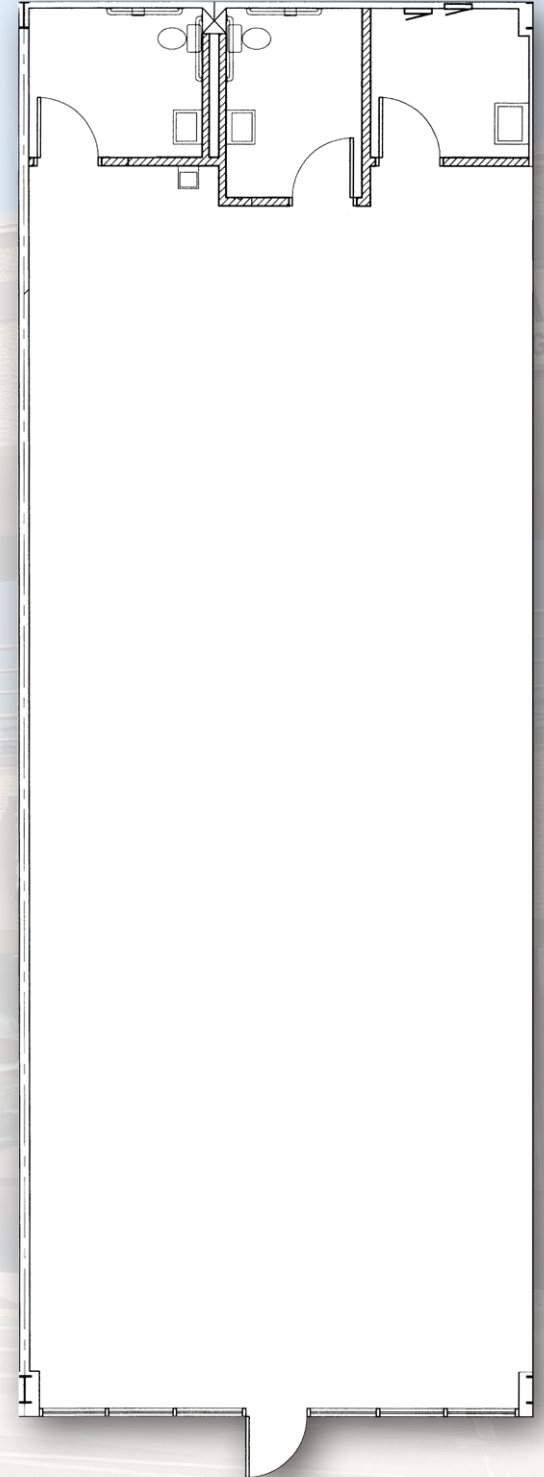


AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$86,782	\$89,337	\$87,730

FLOORPLAN

SUITE 230: 1,750 SF
SECOND FLOOR





AMAZING *last* STUDIO
SALLY BEAUTY SUPPLY
LANE BRYANT FIVE GUYS BURGERS and FRIES
AI TWISTED TENDERS
maurices
EST. 1961 APPLEJACK WINE & SPIRITS
ULTA SPORTING GOODS
WOLBY WOLF
AT&T
Red Lobster
ROCK BOTTOM RESTAURANT
Massage Envy SPA
DICK'S SPORTING GOODS
UBREAKIFIX
COLD STONE ICE CREAMERY
Panera BREAD
Buckle
FLOYD'S BARBERSHOP
verizon
MATTRESS FIRM
KNEADERS BAKERY & CAFE
LENSCRAFTERS
TAN YOUR HOPE
OLD CHICAGO
COFFEE & TEA ZONE

BIG R STORES
BIG B Little Cakes
Bubba's
Planet Fitness
SUPER CUTS
KUMON
WHATABurger
Jorjey Mike's SUBS
SONIC
HUHOT MONGOLIAN GRILL
IHOP

COST PLUS
WORLD MARKET Unique, authentic, and always affordable.
IN-N-OUT BURGERS
PET SMART
Huntington
Party City
PAINTS EXPRESS
KFC

SPROUTS FARMERS MARKET
Canes CHICKEN FINGERZ
Burlington meat factory
PARRY'S PIZZERIA & BAR
LONGHORN STEAKHOUSE
five BELOW
Bank of America
LEE'S SANDWICHES
CHICKEN SAID CHICK
CAPTAIN D'S SEAFOOD HOUSE
CHABA HUT TOASTED SUBS

FAMOUS footwear
PETCO Where the pets go.
FARMERS INSURANCE
Papa Murphy's TAKE & BAKE PIZZA
Michael's
UPS
jiffylube
BURGER KING
PAPA JOHN'S

xfinity
HOBBY LOBBY
FedEx Office
SIERRA TRADING POST
OLD NAVY
noodles comping
FAS
Quick Quack CAR WASH
First Watch
MARDEL CHRISTIAN & EDUCATION
O'Reilly AUTO PARTS
ON THE BORDER
SECURITY SERVICE
Starbucks

Kirkland's
TJ-maxx
LA BOY
Garbanzo MEDITERRANEAN GRILL
THE HONEY BAKED Ham
GameStop
Visionworks
Q DO BA
ULTIMATE BUFFET
AMY'S DONUTS
micci HANDCRAFTED ITALIAN
THE SALVATION ARMY
ROSS DRESS FOR LESS
Sun Studio
ABSOLUTE BODY BALANCE

STETSON MEADOWS APARTMENTS

ALPINE VISTA APARTMENTS

Affinity APARTMENTS

ENCHANTED SPRINGS APARTMENTS

TUTT BLVD

N POWERS BLVD

N POWERS BLVD

63,588 VPD

RIO VISTA DR

N CAREFREE CIR

S CAREFREE CIR

CONSTITUTION AVE



Colorado Springs Commercial

PATRICK KERSCHER
 Sr. Managing Director
 719 418 4065
 patrick@coscommercial.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.