CUSHMAN & WAKEFIELD | Colorado Springs Commercial

CBRE

153 -ACRE MIXED-USE DEVELOPMENT

VICTORY RIDGE

COLORADO SPRINGS, CO 80921

VICTORY RIDGE

SHOP, LIVE, WORK, PLAY, RELAX

With its excellent location just off I-25 on the southeast corner of Interquest & Voyager Parkway, Victory Ridge is at the crossroads of opportunity in north Colorado Springs. In recent years, this area has emerged as one of the city's hottest residential and commercial hubs; it's home to increasing numbers of restaurants, stores hotels, apartments, townhomes and major employers, among others.

A DESTINATION FOR SOUTHERN COLORADO

With its town center, mixed-use design and variety of retail and entertainment amenities, Victory Ridge is a vibrant destination winning over both local and regional consumers.

A PREMIER LOCATION AT VOYAGER AND INTERQUEST PARKWAYS

Top national retailers, such as In-N-Out Burger, Scheels, Ent Federal Credit Union and Penrose-St. Francis Health Services, have built or are in the process of building facilities in this rapidly developing area off I-25 in north Colorado Springs, immediately east of the U.S. Air Force Academy.

UPSCALE LIFESTYLE

Retail tenants at Victory Ridge will have access to savvy, smart suburban shoppers who live in southern Colorado, as well as the millions of people who visit the area every year. Consumers will love the energetic vibe of the blend of stores, restaurants and entertainment venues. Everyone will love coming to enjoy the breathtaking majestic mountain views in this thriving epicenter of development.

DOWNLOADABLE SITE PLAN

BLDG. #	SIZE (SF)
1	2,500
2	3,500
3	3,000
5	3,250
6	6,500
7	6,500
9	6,500
10	33,485
11	83,635

BLDG. #	SIZE (SF)
1	3,200
2	3,000
3	3,000
4	3,100
5	3,800
6	5,500
7	3,700
8	4,800
9	3,500
10	3,192
11	20,682
12	13,000

VICTORY RIDGE

VICTORY RIDGE

Victory Ridge redefines the concept of mixed-use development with its integrated blend of retail, office space, entertainment, residential, and hotel. **HOME TO COLORADO'S FIRST IN-N-OUT BURGER**, Victory Ridge is a master planned development that checks all of the boxes: residential/mixed use, townhomes, condos, apartments, and a huge neighborhood park for residents and guests alike.

153-acre development

1.6 million square feet of stores, restaurants and offices

125,000-square-foot **Class A+** office building recently completed

15-screen ICON Cinema with 106' mega screen with **400**-seat auditorium

1,100-space parking garage

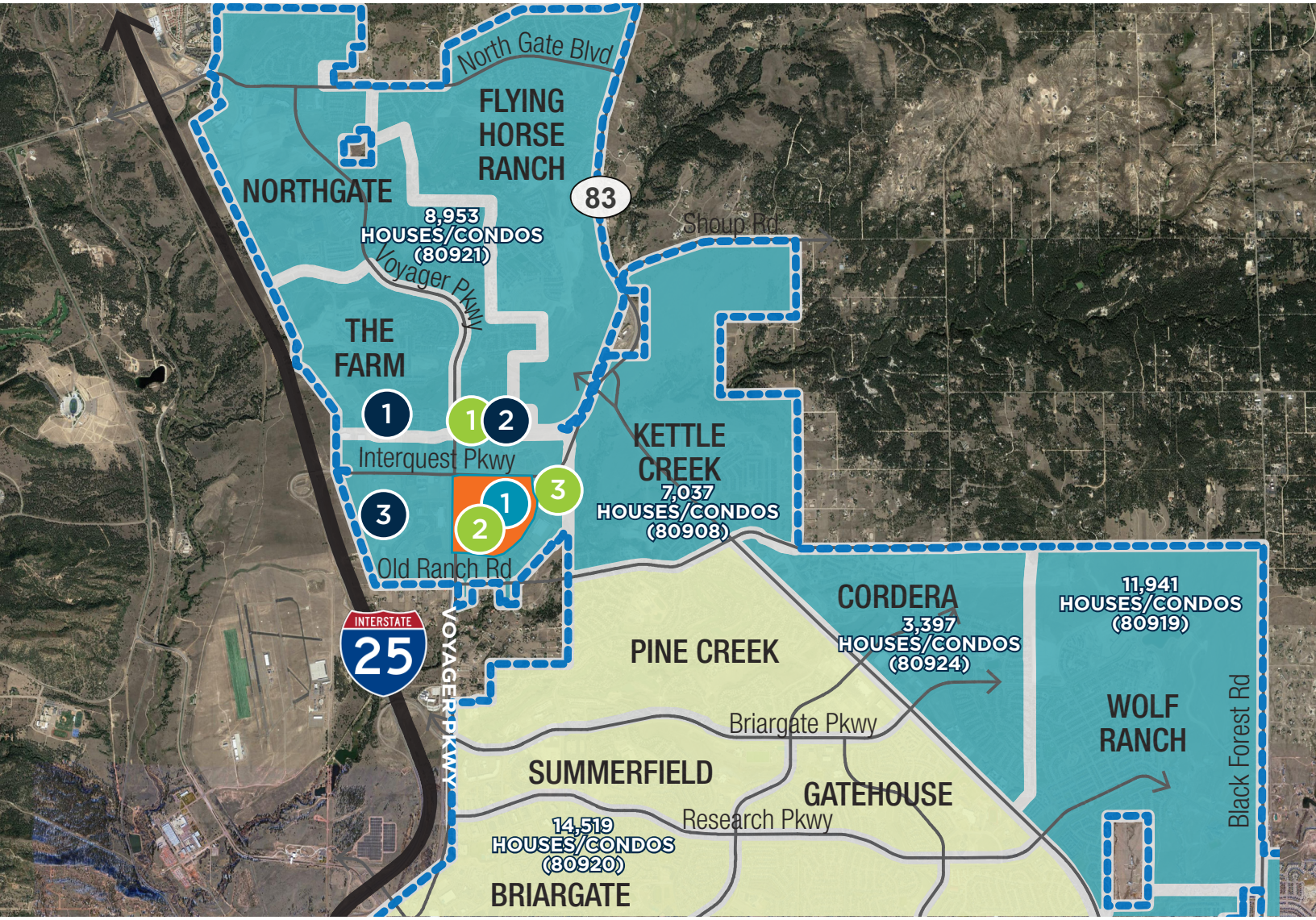
JOIN

IN-N-OUT BURGER
ICON CINEMA
H MART Groceries & More
CAMBRIA hotels
PANDA EXPRESS GOURMET CHINESE FOOD
Kum & Go
CHIPOTLE MEXICAN GRILL
CHEBA HUT "TOASTED" SUBS
SHERWIN WILLIAMS
LOKAL
SLIM CHICKENS
PROGRESSIVE

FO4R will be the premiere dining and entertainment destination in North Colorado Springs. With several unique concepts, the complex will truly offer something for everybody.

Longboard Tacos
CANSANO Italian Steakhouse
MANHATTAN ROOM
PAUSE Ultra Lounge & Sushi

RESIDENTIAL COMMUNITIES
INTERQUEST



MULTI-FAMILY NEW CONSTRUCTION & PROPOSED MULTIFAMILY PROJECTS

RECENTLY COMPLETED

1. Springs at Foothill Farms
   264 Units
2. Volta at Voyager
   200 Units
3. FalconView
   288 Units

UNDER CONSTRUCTION

1. The District at Victory Ridge
   221 Units

PLANNED/PROSPECTIVE

1. Volta at Voyager II
   120 Units
2. Victory Ridge
   474 Units
3. College Creek
   240 Units

VICTORY RIDGE

INTERSTATE 25
PolarisPointe Shops
Bass Pro Shops
ACE The helpful place.
SPROUTS FARMERS MARKET
BOOT BARN
SUBWAY
Chick-fil-A
JIMMY JOHN'S Since 1983 GOURMET SANDWICHES
Carl's Jr.
BOURBON BROTHERS SMOKEHOUSE & TAVERN
MOD
BROKEN BONES SMOKIN' GOOD BARBECUE
Wendy's
KNEADERS BAKERY & CAFE
InterQuest Marketplace
WHATABURGER
GREAT WOLF LODGE
REGAL
SCHEELS EMPLOYEE OWNED
DICKEY'S
Arby's
BURGER KING
Jersey Mike's SUBS
noodles & company
PARRY'S PIZZERIA & BAR
TACO BELL
DRURY INN & SUITES
Powers Blvd
36,459 VPD
INTERSTATE 25
Interquest Pkwy
35,000 VPD
VICTORY RIDGE
IN-N-OUT BURGER
PANDA EXPRESS GOURMET CHINESE FOOD
CAMBRIA hotels
SHERWIN WILLIAMS
CHIPOTLE MEXICAN GRILL
ICON CINEMA
SLIM CHICKENS
Kum & Go
MART Groceries & More
PROGRESSIVE
Voyager Pkwy
22,612 VPD
INTERSTATE 25
The Promenade Shops at BRIARGATE
Panera BREAD
Ted's MONTANA GRILL
ULTA BEAUTY
P.F. CHANG'S CHINA BISTRO
VICTORIA'S SECRET
Bath & Body Works
BANANA REPUBLIC
25 122,209 VPD

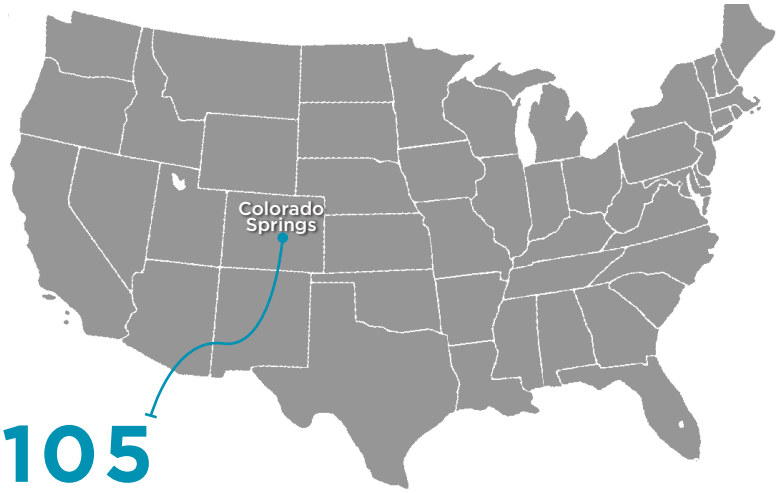
RETAIL MAP

INTERSTATE 25
Broke Ground July 2022
USAFA Visitor Center
$340M, delivers 2024
57 acres, 32,000 SF
Eisenhower Golf Club
Falcon Stadium
THE LODGE AT FLYING HORSE
Ent CU Headquarters
860 employees
5-story, 325,000 SF
GREAT WOLF LODGE
DRURY INN & SUITES
SPRINGHILL SUITES Marriott
WOODSPRING SUITES
CAMBRIA hotels
Residence Inn Marriott
Hampton Inn & Suites
Holiday Inn Express & Suites
Opens July 2023
Centura Health
St. Francis – Interquest
400 employees
72 beds, $170M
U.S. AIR FORCE ACADEMY
18,500 Acres
Hilton Garden Inn
HOMEWOOD SUITES Hilton
122,209 VPD
HOTEL MAP

COLORADO SPRINGS

Most Desirable Place to Live

Ranked #1, US News & World Report '19, '20, '21



755,105
2020 METRO POPULATION

$10B
increase in Colorado Springs GDP since 2015

1M
annual visitors to nearby U.S. Air Force Academy

300+
days of sunshine per year

AWARDS & ACCOLADES

#1 – U.S News & World Report, "Economic Stability & Potential (Colorado)"

#1 – LinkedIn, "Workforce Confidence Index"

#1 – Outside Magazine, "Best Town"

#1 – Money, "Big Cities to Live In"

#1 – Forbes, "America's Most Pet-Friendly City"

#1 – Men's Health, "Best Cities for Dogs"

#2 – Women's Health, "Best Cities for Women to Live"

#3 – Men's Fitness, "Top Sports Town"

#3 – Earth Day Network, "Best Places to Live"

#4 – Men's Health, "Most Serene City"

#4 – Frommer's Travel Guide, "Cities Ranked and Rated"

#5 – MSNBC, "Best Cities to Live Work and Play"

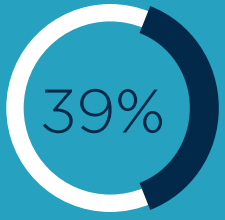
#6 – U.S News & World Report, "Best Places to Live"

#18 – National Geographic, "Happiest Cities in the US"

FAST FACTS

$68,119
MEDIAN INCOME

34.6%
MEDIAN AGE



BACHELOR'S DEGREE OR HIGHER

VICTORY RIDGE

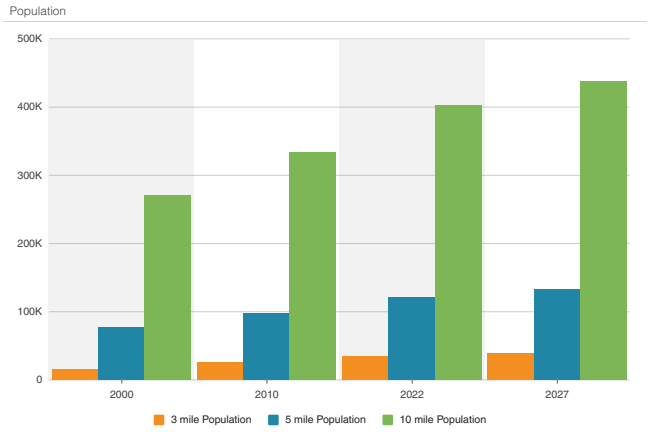
AREA DEMOGRAPHICS

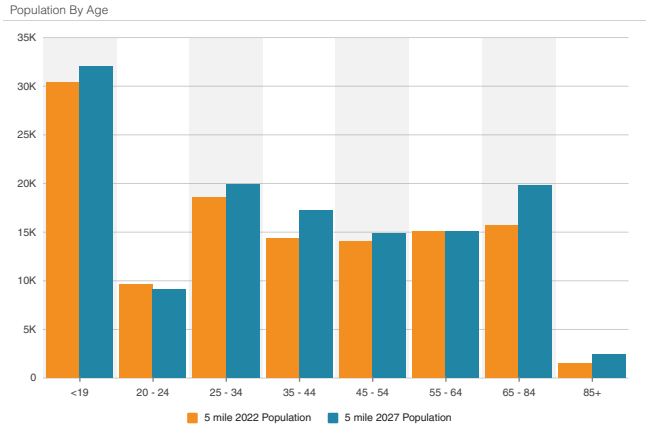
	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
2022 Population	2,167	15,990	34,659	121,005	402,744
Median Age	35.8	35.7	35.7	35.7	36.7
2022 Households	754	5,522	12,206	43,566	155,057
Median Household Income	$126,545	$132,135	$120,352	$101,903	$84,620

Source: CoStar

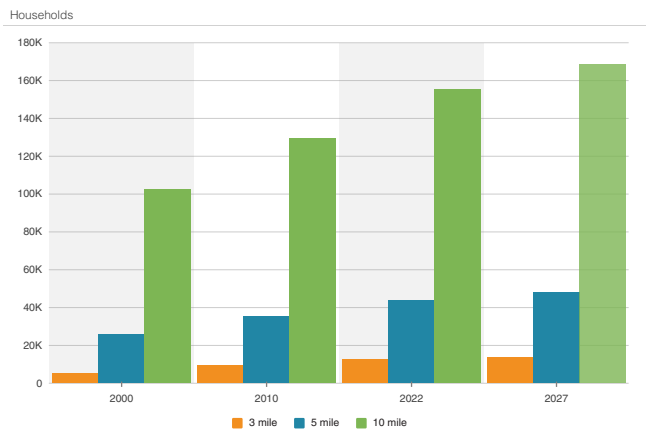
$451,895 **Median Home Value** *(3 mile radius)*

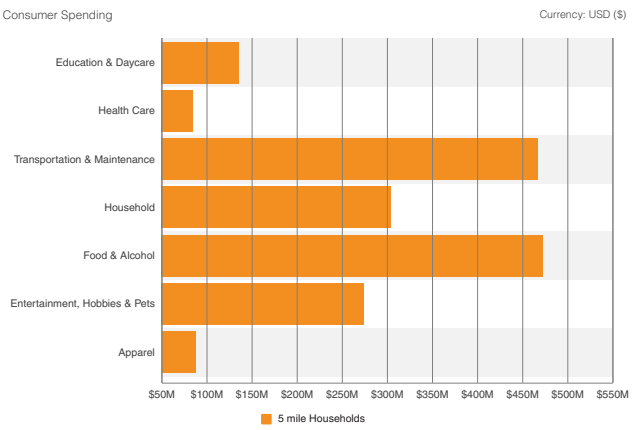
$143,416 **Average Household Income** *(3 mile radius)*





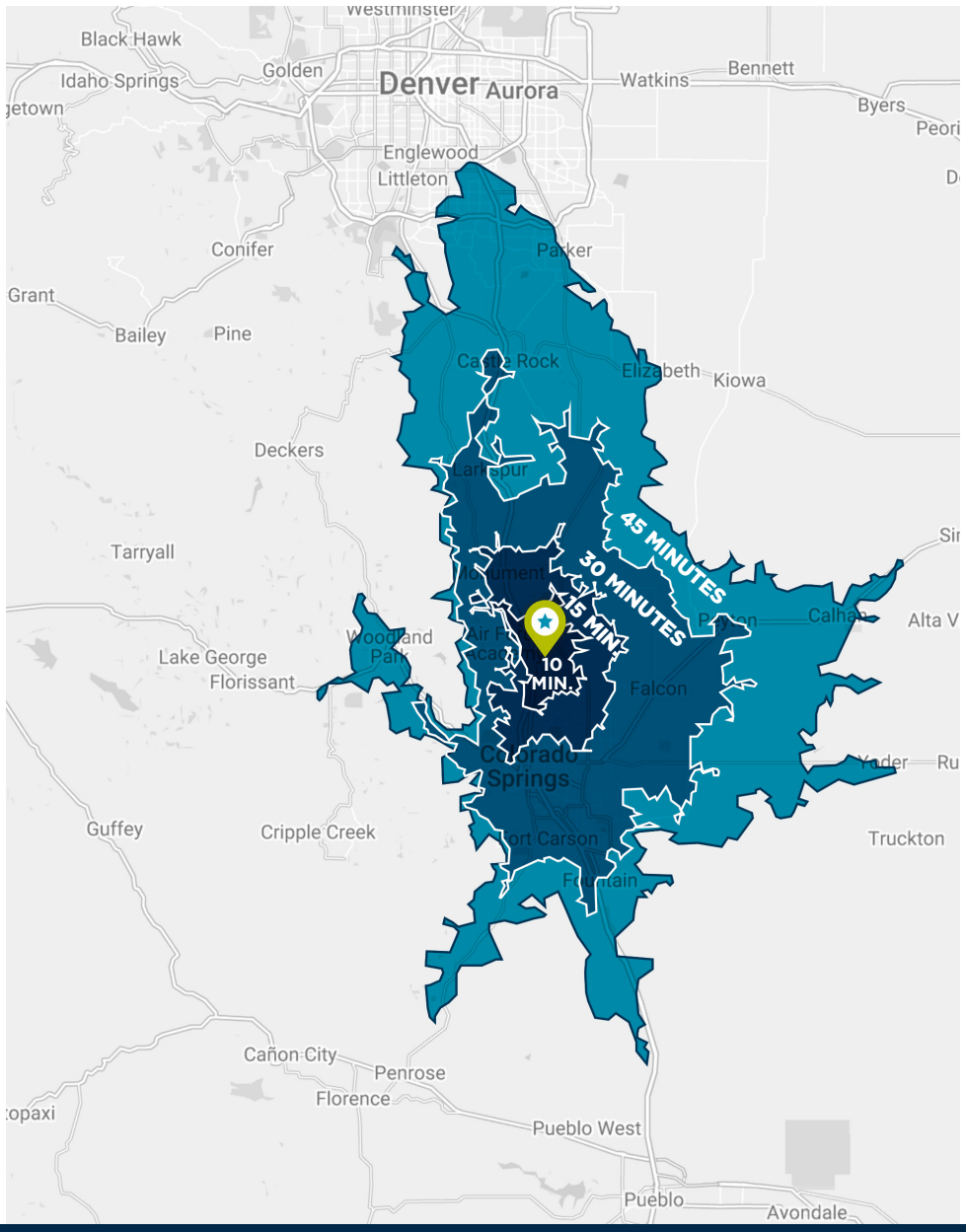
Source: CoStar





VICTORY RIDGE

DRIVE TIMES



IMMEDIATE
ACCESS TO I-25

8 MINUTES
TO US. AIR FORCE ACADEMY

15 MINUTES
TO DOWNTOWN COLORADO SPRINGS

30 MINUTES
TO COLORADO SPRINGS AIRPORT

45 MINUTES
SOUTH OF DENVER

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CUSHMAN & WAKEFIELD | Colorado Springs Commercial CBRE

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(TD20-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

Victory Ridge, Colorado Springs, CO

or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

◉ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

○ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

◉ **Customer.** Broker is the ☑ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☑ Show the premises ☑ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

○ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

○ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

_____	_____
Tenant	Tenant
_____	_____
Tenant	Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via email and retained a copy for Broker's records.

Brokerage Firm's Name: Colorado Springs Commercial

Whitney Johnson 10/13/2022

Broker Colorado Springs Commercial LLC By Whitney Johnson