

# CITADEL CROSSING

507-907 N ACADEMY BLVD. COLORADO SPRINGS, CO 80909 **RETAIL SPACE FOR LEASE**



Colorado Springs  
Commercial





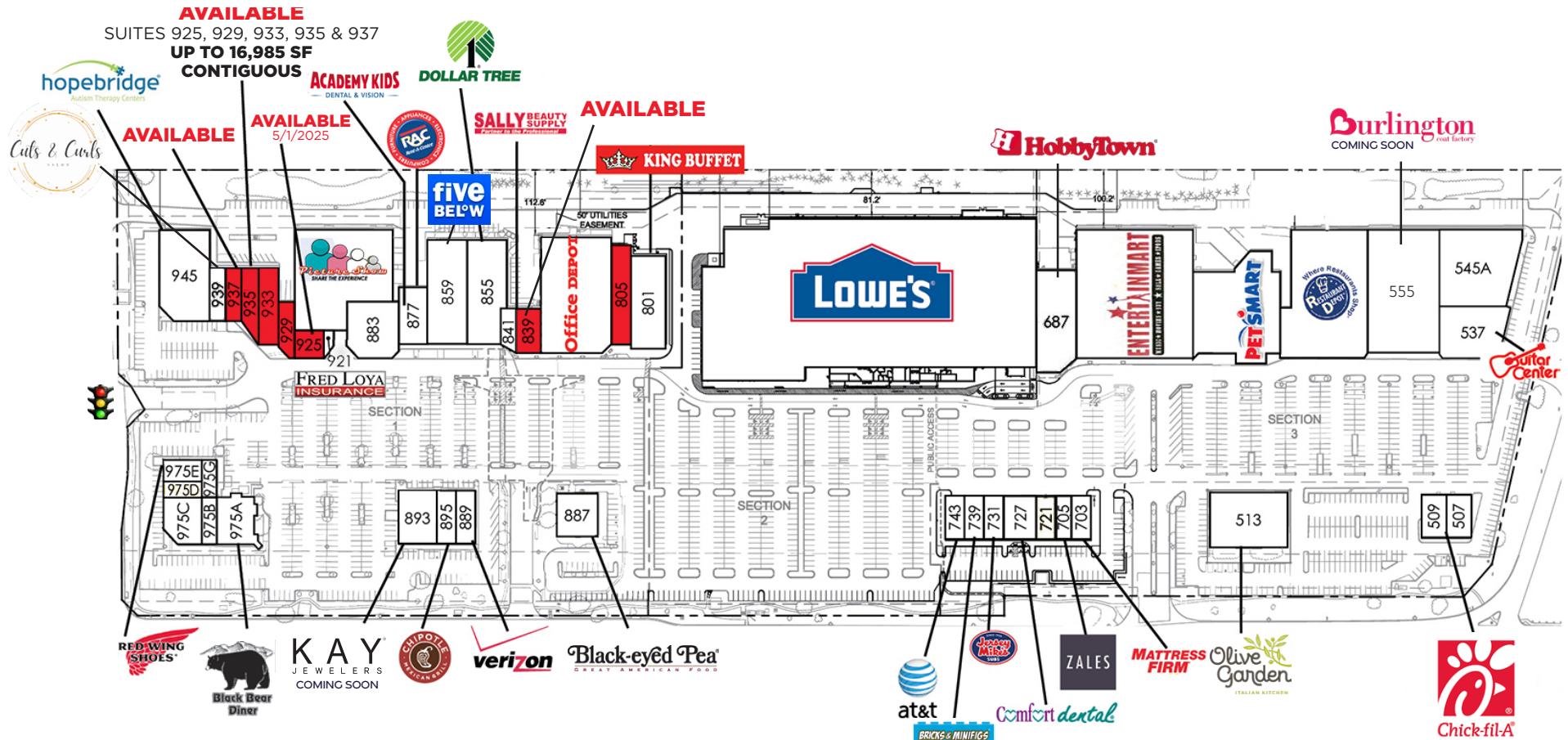


**DOMINANT POWER CENTER LOCATED ON MAJOR TRAFFIC THOROUGHFARES N. ACADEMY BLVD. & PLATTE AVE.**





# CITADEL CROSSING



#	TENANT	SF
507-509	CHICK-FIL-A	5,158 SF
513	THE OLIVE GARDEN	10,000 SF
537	GUITAR CENTER	9,500 SF
545A	FIRST TEE	15,311 SF
555	BURLINGTON	24,124 SF
563	RESTAURANT DEPOT	30,449 SF
571	PETSMART	28,176 SF
651	ENTERTAINMART	45,900 SF
687	HOBBYTOWN	12,000 SF
703	THE MATTRESS FIRM	4,851 SF
705	ZALES JEWELERS	1,386 SF
721	MOCHI THAI'M	2,000 SF

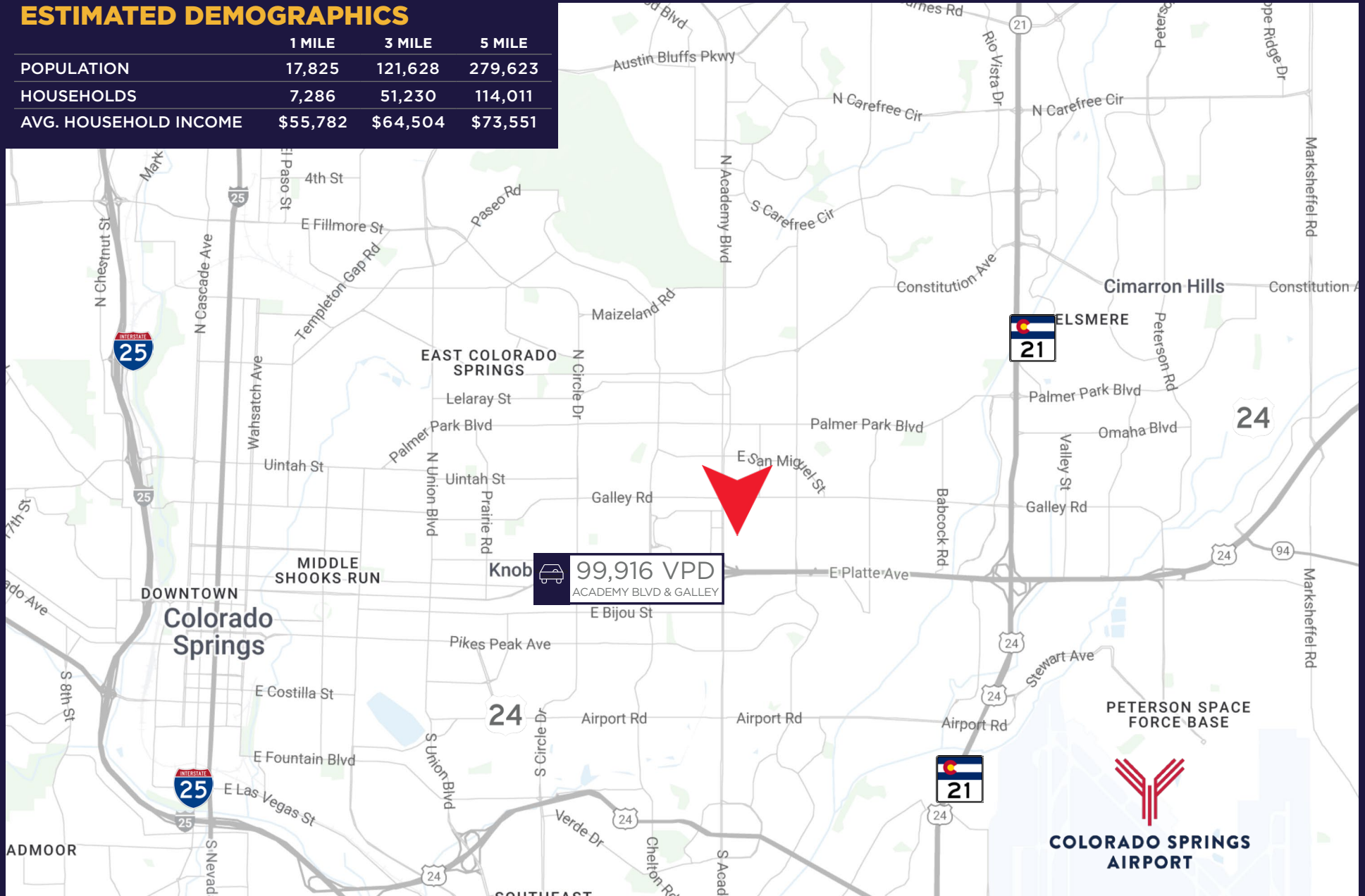
#	TENANT	SF
727	COMFORT DENTAL	3,715 SF
731	JERSEY MIKES	1,964 SF
739	BRICKS & MINIFIGS	2,828 SF
743	AT&T	2,665 SF
801	KING BUFFET	12,373 SF
<b>805</b>	<b>AVAILABLE</b>	<b>3,530 SF</b>
823	OFFICE DEPOT	22,500 SF
<b>839</b>	<b>AVAILABLE</b>	<b>4,675 SF</b>
841	SALLY BEAUTY	1,893 SF
855	DOLLAR TREE	13,459 SF
859	FIVE BELOW	12,096 SF

#	TENANT	SF
877	RENT-A-CENTER	5,000 SF
883	ACADEMY KIDS DENTAL & VISION	7,005 SF
887	BLACK EYED PEA	5,200 SF
889	VERIZON WIRELESS	3,200 SF
893	KAY JEWELERS	3,230 SF
901	PICTURE SHOW	21,820 SF
921	FRED LOYA INSURANCE	1,525 SF
<b>925</b>	<b>AVAILABLE 5/1/2025</b>	<b>4,000 SF</b>
<b>929</b>	<b>AVAILABLE</b>	<b>1,922 SF</b>

#	TENANT	SF
<b>935</b>	<b>AVAILABLE</b>	<b>4,490 SF</b>
<b>933</b>	<b>AVAILABLE</b>	<b>3,873 SF</b>
<b>937</b>	<b>AVAILABLE</b>	<b>2,700 SF</b>
939	CUTS & CURLS SALON	1,200 SF
945	HOPEBRIDGE AUTISM THERAPY	11,800 SF
975A	BLACK BEAR DINER	5,735 SF
975B	CHIEF VAPOR	1,070 SF
975C	TOMO SUSHI	4,260 SF
975D	LATIN AMERICAN MARKET	1,489 SF
975E&F	RED WING SHOES	1,900 SF
975G	HOLLYWOOD NAILS	1,140 SF

## ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,825	121,628	279,623
HOUSEHOLDS	7,286	51,230	114,011
AVG. HOUSEHOLD INCOME	\$55,782	\$64,504	\$73,551



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**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

**DAN RODRIGUEZ**

*Sr Managing Director*

+1 719 233 8043

dan@coscommercial.com