



10855 HIDDEN POOL HTS. COLORADO SPRINGS, CO 80908



**VICTORY  
RIDGE**

**EXISTING RETAIL SPACE**

**FOR LEASE** 2,933-10,106 SF | **Market Rate Deals!**

**UNDER NEW OWNERSHIP!**







# VICTORY RIDGE

**UNDER NEW OWNERSHIP!**

10855 HIDDEN POOL HTS.  
COLORADO SPRINGS, CO 80908



## BUILDING SIZE

Building F: 109,059 RSF



## YEAR BUILT

2019



## PARKING

1,100 public parking spaces | 50% covered  
Limited tenant parking available on basement level

## TENANT RESERVED PARKING FLOOR

[CLICK HERE TO VIEW PLAN](#)



## SIGNAGE

Directory & Building  
Signage Available



## CLEAR HT

16 Feet



## LEASE RATE

\$32-35.00 per RSF NNN



## OPERATING EXPENSES

\$12.00 per RSF (2025 Est.)

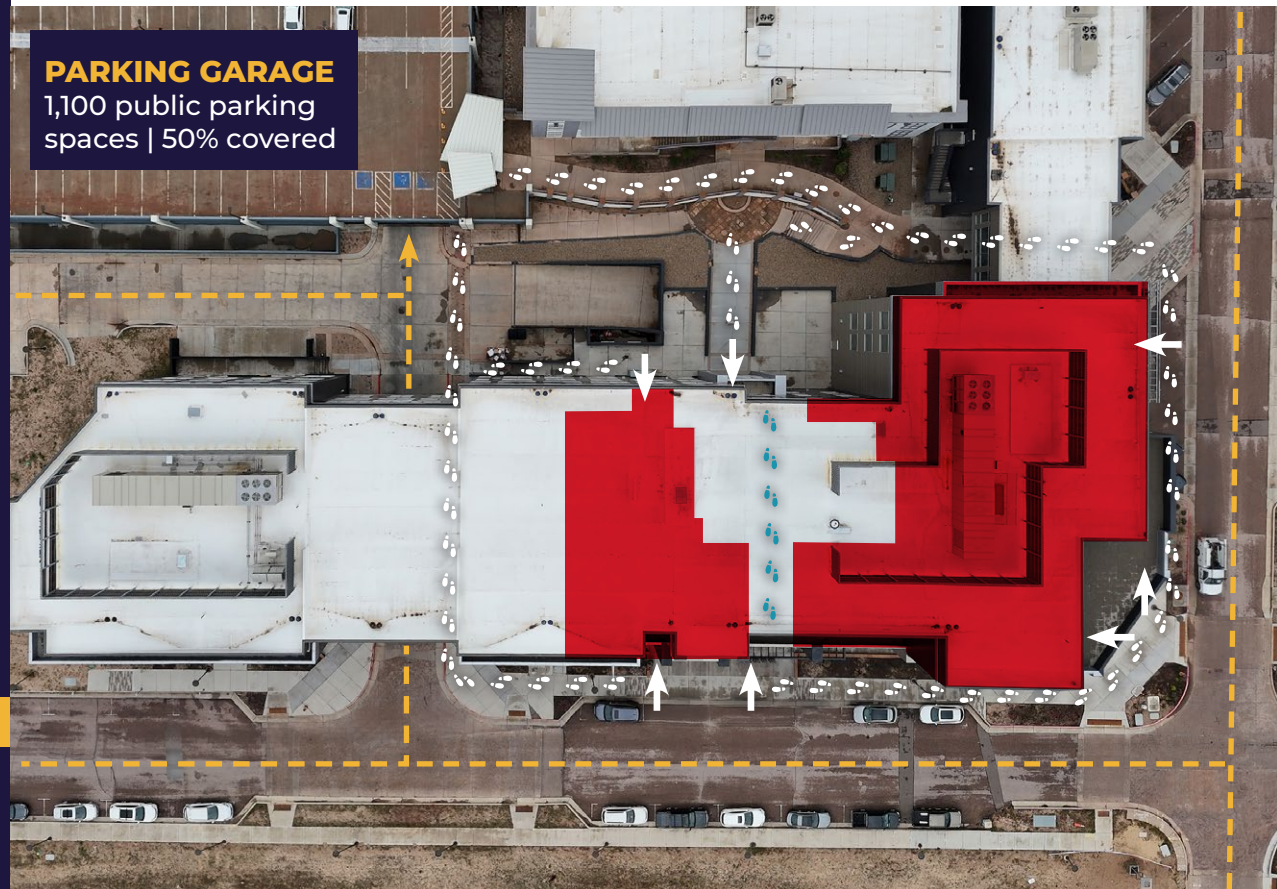
## AVAILABLE RETAIL SPACE

1,500 RSF - 14,704 RSF



## PARKING GARAGE

1,100 public parking  
spaces | 50% covered

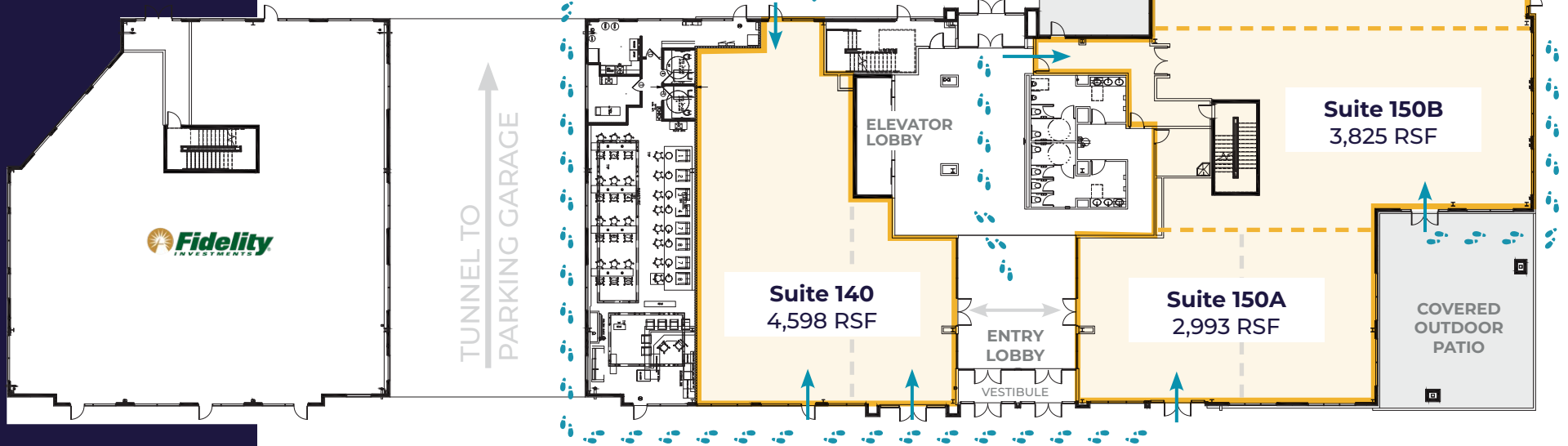




Building F: 10855 Hidden Pool Hts

**14,704 RSF RETAIL  
AVAILABLE**

*\*Can be further demised*

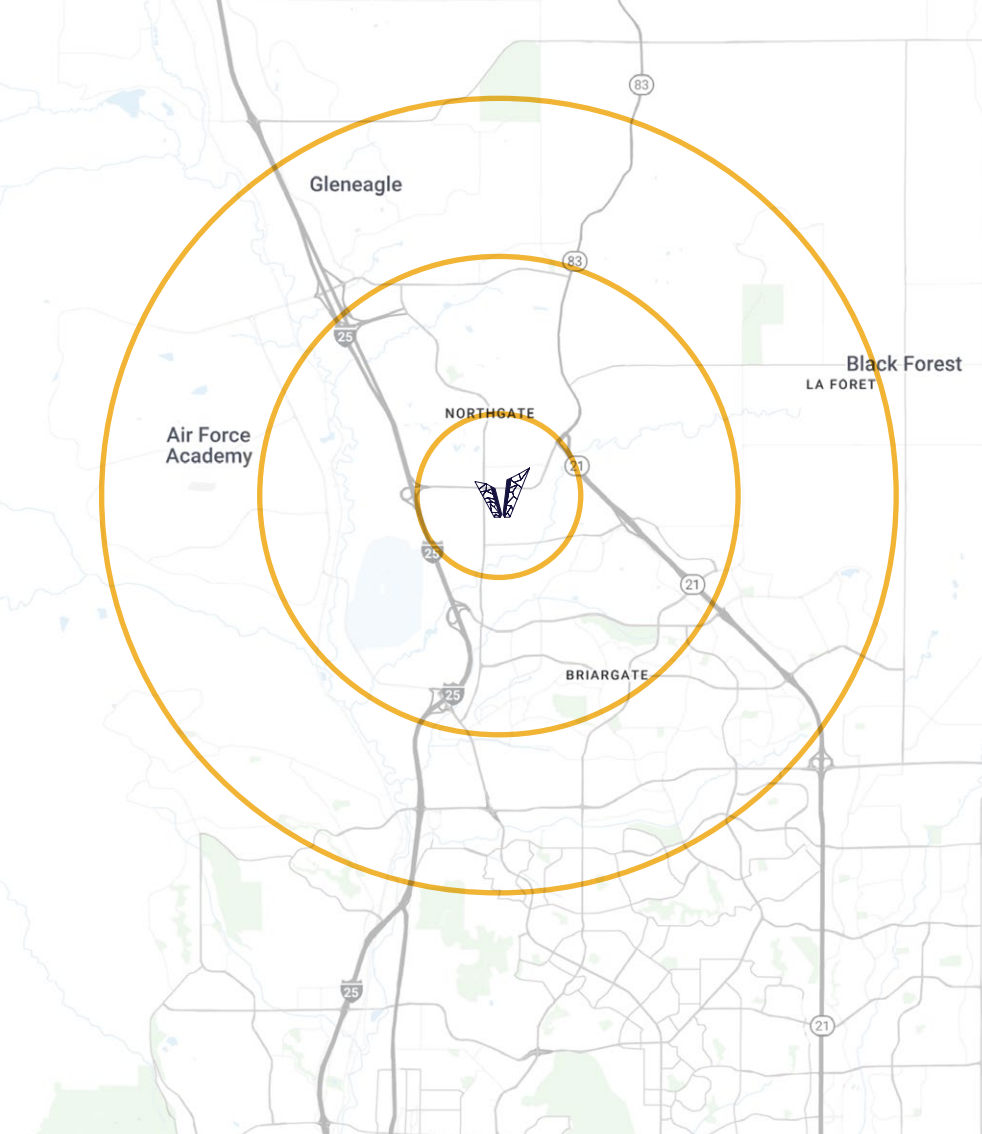






# INTERQUEST TRADE AREA





# 2024 AREA DEMOGRAPHICS

## MEDIAN AGE



1 MILE	3 MILES	5 MILES
38.8	38.5	37.1

## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,125	14,040	44,540

## BACHELOR'S DEGREE OR HIGHER



1 MILE	3 MILES	5 MILES
63%	59%	53%

## POPULATION

1 MILE	3 MILES	5 MILES
3,008	38,295	123,361

## TOTAL SPECIFIED CONSUMER SPENDING



1 MILE	3 MILES	5 MILES
\$51.7M	\$619M	\$1.9B

## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$157,051	\$147,457	\$132,252



**Colorado Springs  
Commercial**

## CONTACT OUR RETAIL TEAM

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