



**VICTORY  
RIDGE**

**10855 HIDDEN POOL HTS. & 1808 SPRING WATER PT.  
COLORADO SPRINGS, CO 80908**

**EXISTING RETAIL SPACE**

**FOR LEASE 1,250-8,605 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 (2026 Est.)

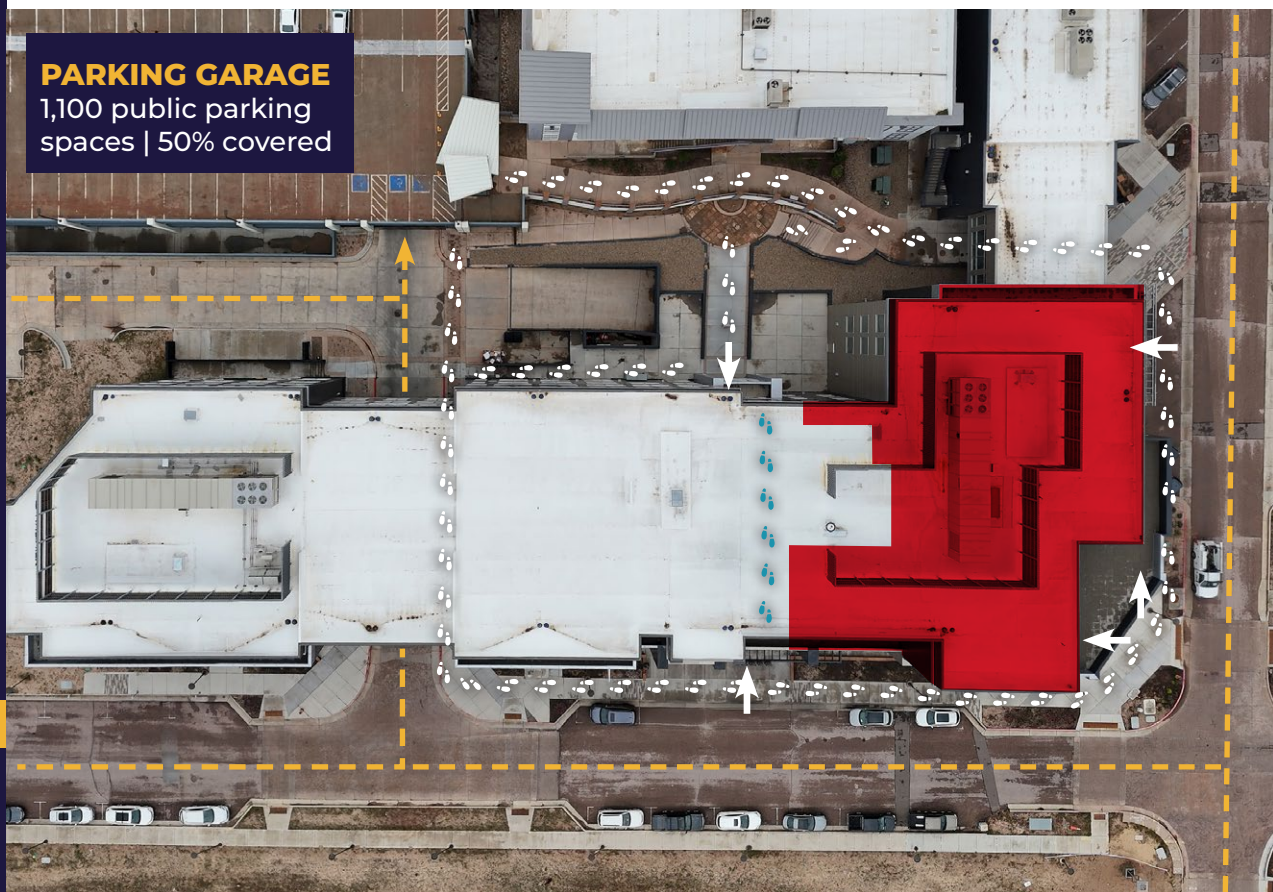
## AVAILABLE RETAIL SPACE

1,250 RSF - 8,605 RSF



## PARKING GARAGE

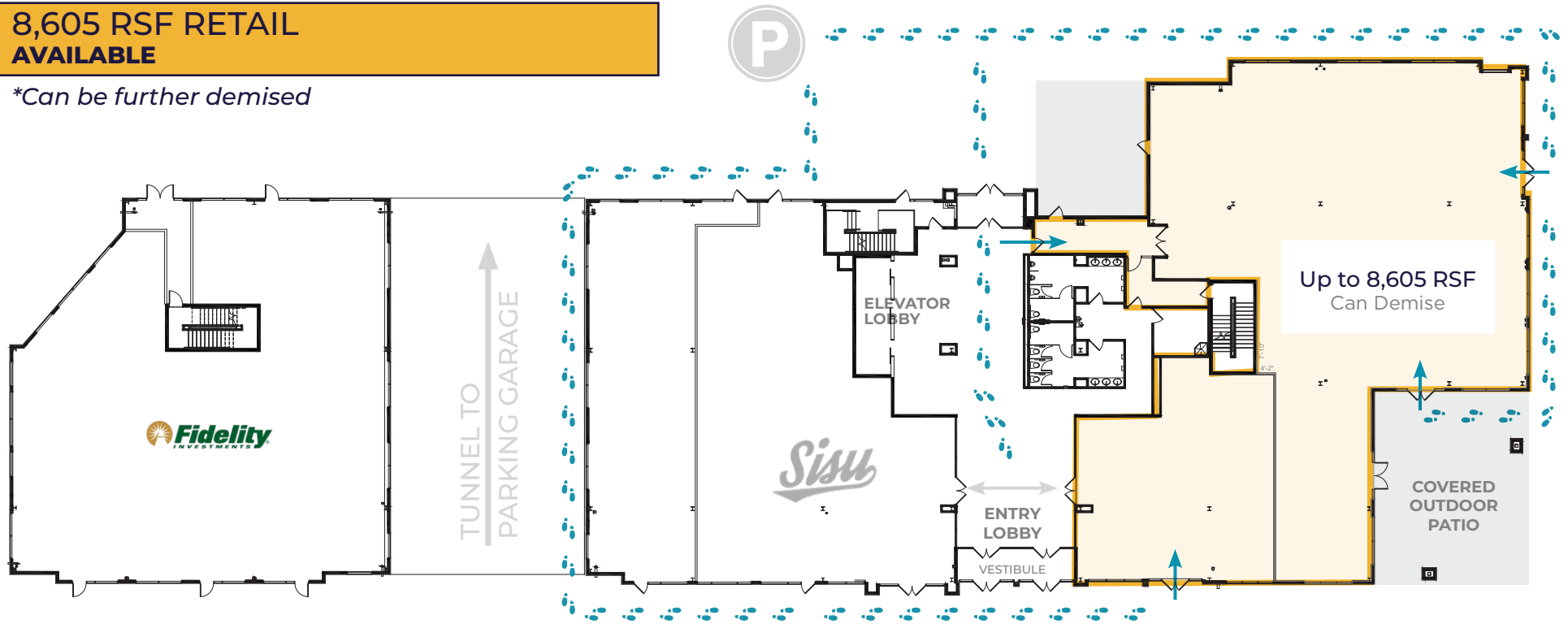
1,100 public parking  
spaces | 50% covered



Building F: 10855 Hidden Pool Hts

**8,605 RSF RETAIL  
AVAILABLE**

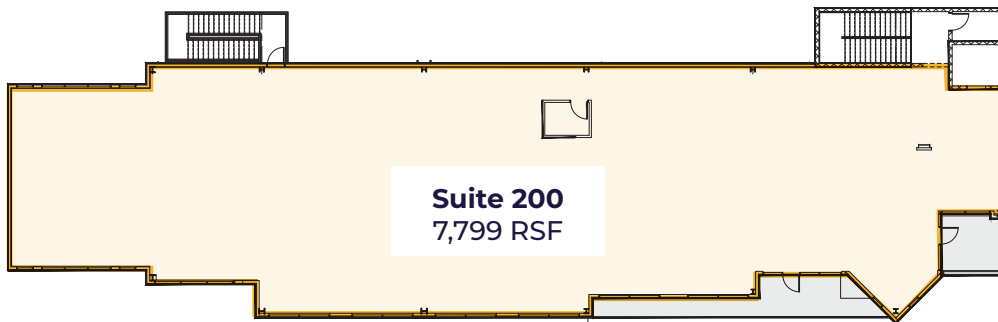
*\*Can be further demised*



Building A: 1808 Spring Water Pt

**7,799 RSF RETAIL  
AVAILABLE**

**2ND FLOOR**



INTERSTATE  
25

102,283 VPD

INTERSTATE  
25



U.S. AIR FORCE

GREAT  
WOLF  
LODGE

REGAL

Colorado  
Mountain Brewery



MAIN EVENT

SCHEELS

INTERQUEST PKWY

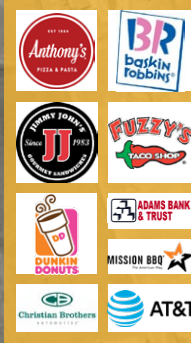
NEW ALLEGIANCE DR

FEDERAL DR

Multifamily  
280 Units

Multifamily  
264 Units

St Francis Interquest  
Orthopedic Hospital  
72 Beds



ASCEND

United  
Healthcare

WD Western Digital

VIAYI

PHILIPS

LOCKHEED  
MARTIN

YARDI  
Ford

BAL SEAL  
ENGINEERING

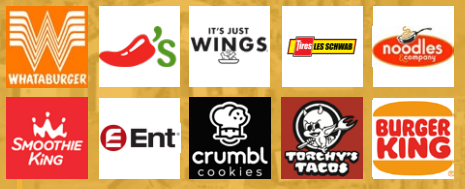
REPUBLIC DR

Multifamily  
288 Units

VOYAGER PKWY

VOYAGER PKWY

INTERQUEST PKWY

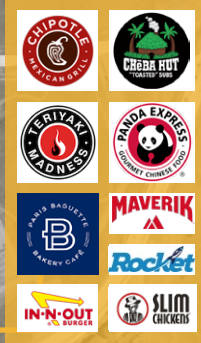


Multifamily  
200 Units

NEW LIFE DR

NewLifeChurch

PIKES PEAK  
STATE COLLEGE



IN-N-OUT  
BURGER  
DISTRIBUTION CENTER

Multifamily  
240 Units

DEMOCRACY PT

Townhomes  
225 Units

Multifamily  
474 Units

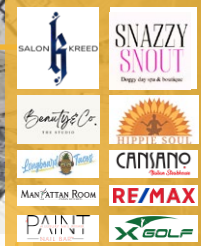
RED ROCKS  
SELF STORAGE

NORTH SPRINGS  
VETERINARY  
REFERRAL CENTER

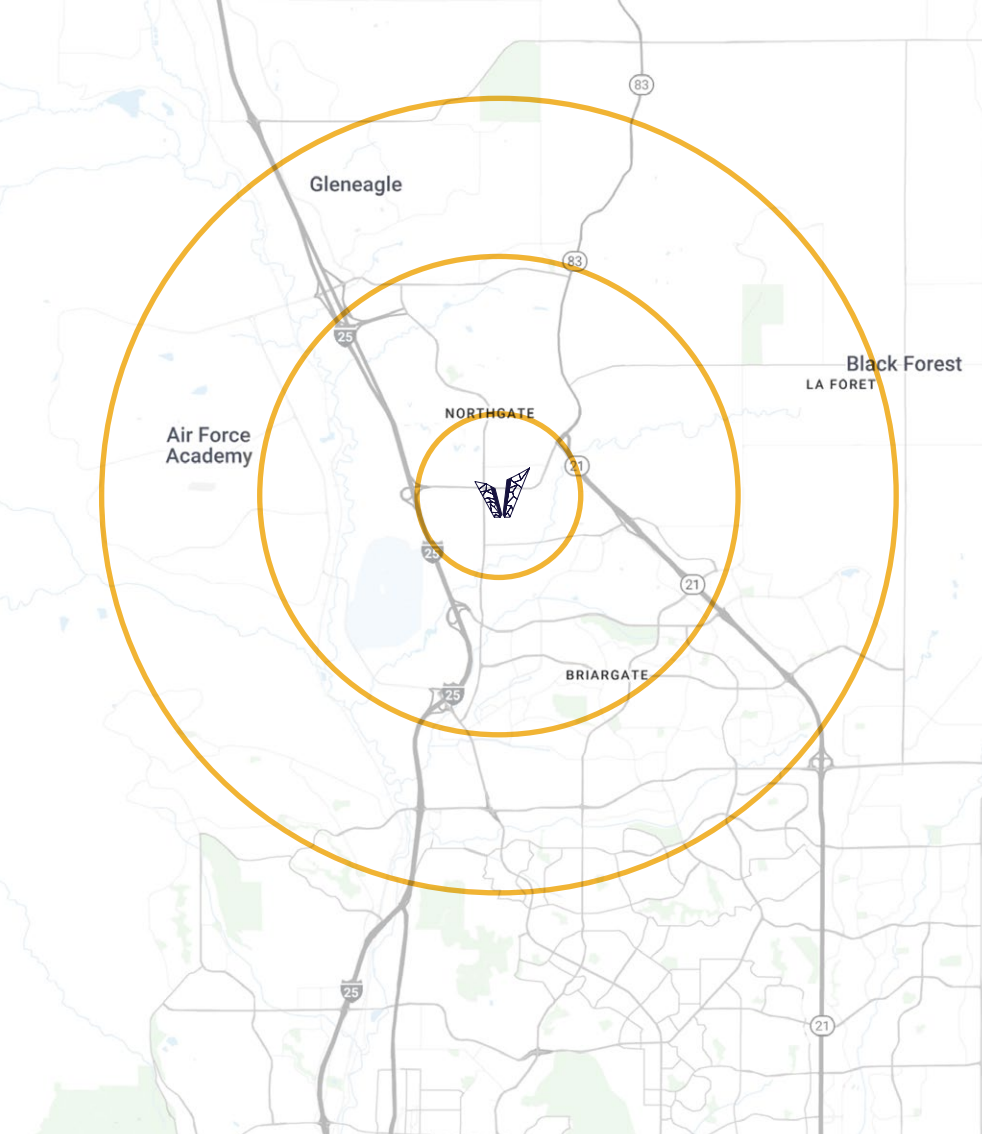
SEMTECH

ConcealFab  
Corporation

Walmart  
DISTRIBUTION CENTER



INTERQUEST TRADE AREA



# 2026 AREA DEMOGRAPHICS

## MEDIAN AGE



| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 38.4   | 38.8    | 37.4    |

## HOUSEHOLDS



| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 1,302  | 13,493  | 44,366  |

## BACHELOR'S DEGREE OR HIGHER



| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 62%    | 59%     | 53%     |

## POPULATION



| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,401  | 36,736  | 122,475 |

## TOTAL SPECIFIED CONSUMER SPENDING



| 1 MILE  | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$57.7M | \$586M  | \$1.9B  |

## AVERAGE HOUSEHOLD INCOME



| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$167,363 | \$156,467 | \$145,052 |



**Colorado Springs  
Commercial**

## CONTACT OUR RETAIL TEAM

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