

THE CITADEL

750 Citadel Drive-Colorado Springs, CO 80909

PROPERTY

HIGHLIGHTS

Demographics	1 miles	3 miles	5 miles
Population	17,352	120,746	277,421
Avg. HH Income	\$65,699	\$83,389	\$89,741
Total Households	7,224	51,683	115,421

- Located in County of El Paso
- Located near Colorado College, University of Colorado, & U.S. Olympic Training Center
- Freeway access from I-25
- 3 Miles East of Colorado Springs District
- 2 Miles West of Colorado Springs Airport

NOTES

ANCHORS

- GLA: 1,093,700 SF
- 43,000+ College Students within 5 miles
- Traffic Count: 46,143 VPD Academy Blvd
40,934 VPD E. Platte Ave.
15,834 VPD N. Chelton Rd.

- Burlington Coat, Dillard's & JC Penney



MASON
ASSET MANAGEMENT

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LEASE PLAN LEVEL 1



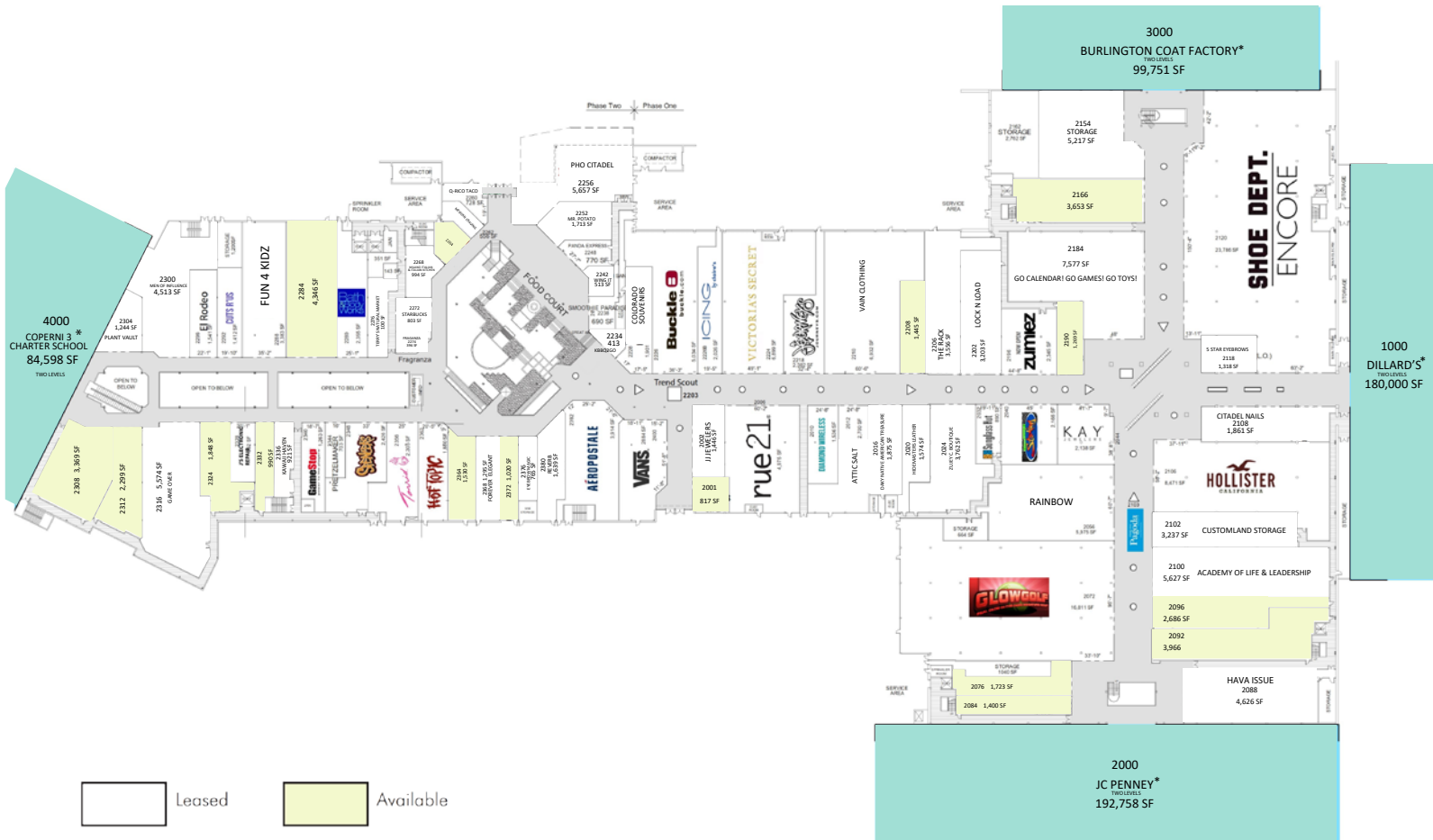
*NOT OWNED

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LEASE PLAN LEVEL 2

LEVEL 2

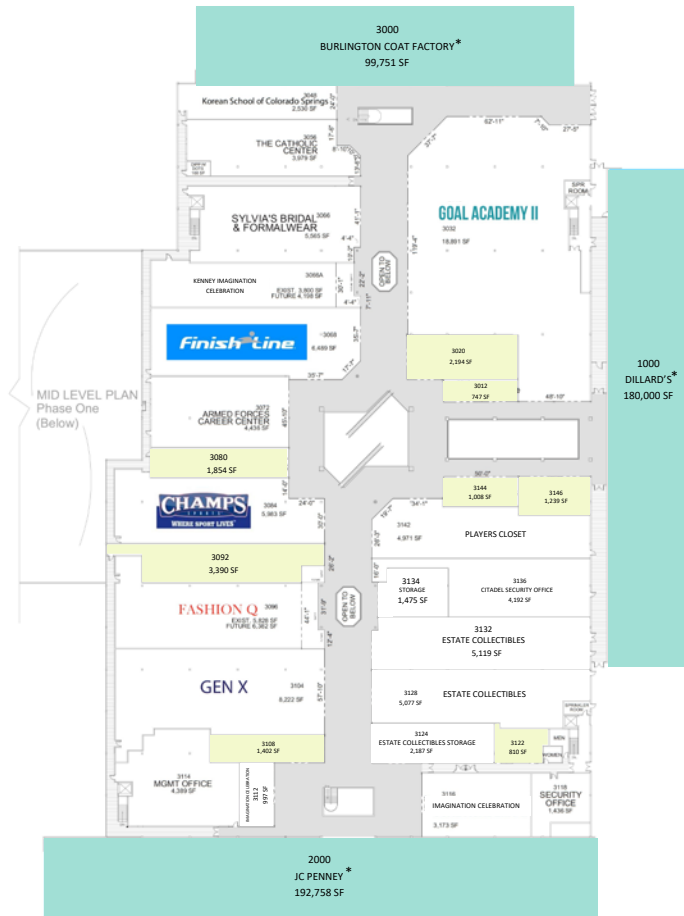


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LEASE PLAN LEVEL 3

LEVEL 3



Leased Available

*NOT OWNED

SITE PLAN



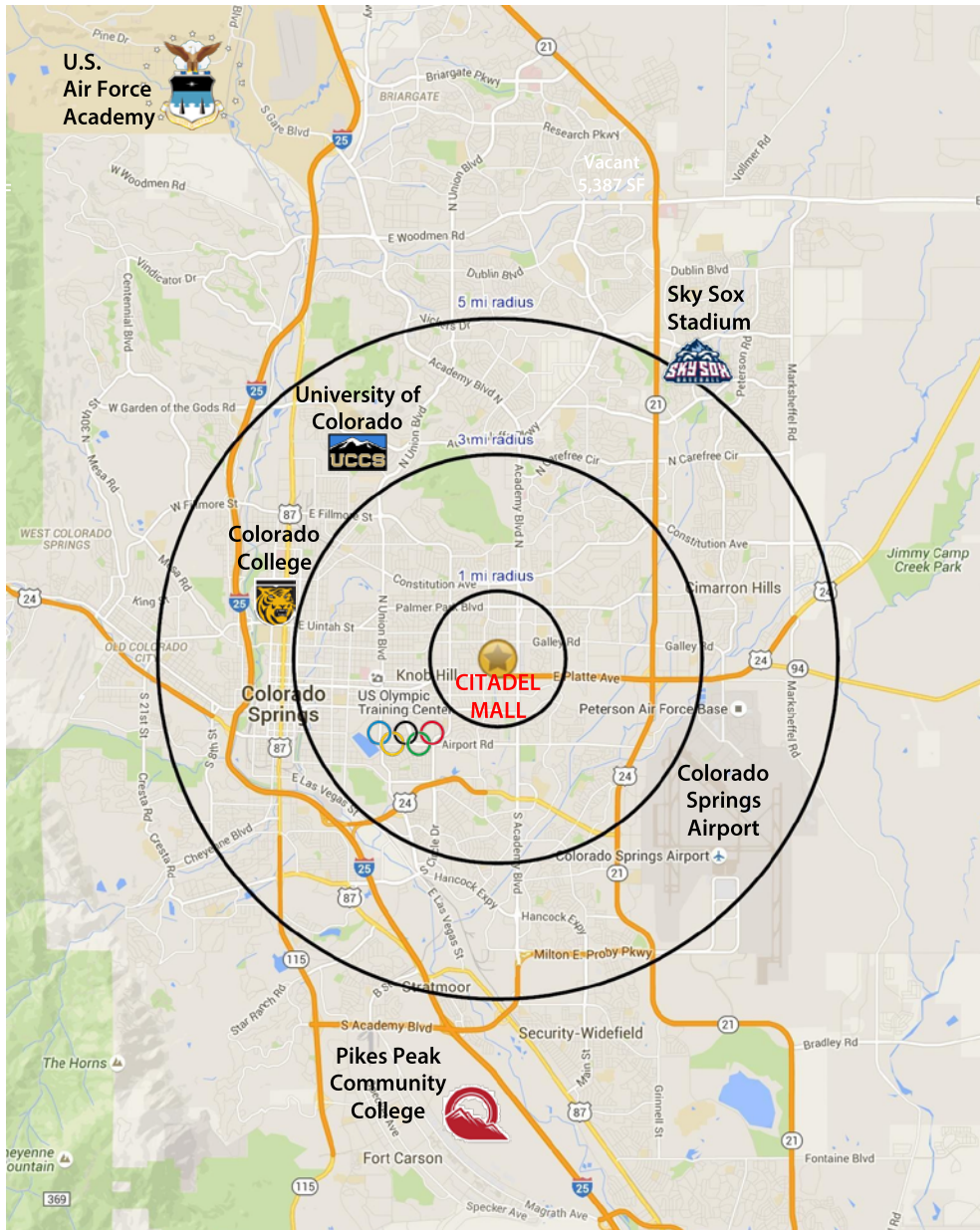
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RADIUS MAP



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