

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

PROPERTY

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

NOTES

- 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.

HIGHLIGHTS

- 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

ANCHORS

- Burlington Coat, Dillard's & JC Penney



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

SITE PLAN



*NOT OWNED



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

LEASE PLAN LEVEL 1



THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

LEASE PLAN LEVEL 3

LEVEL 3



*NOT OWNED

LEASED AVAILABLE



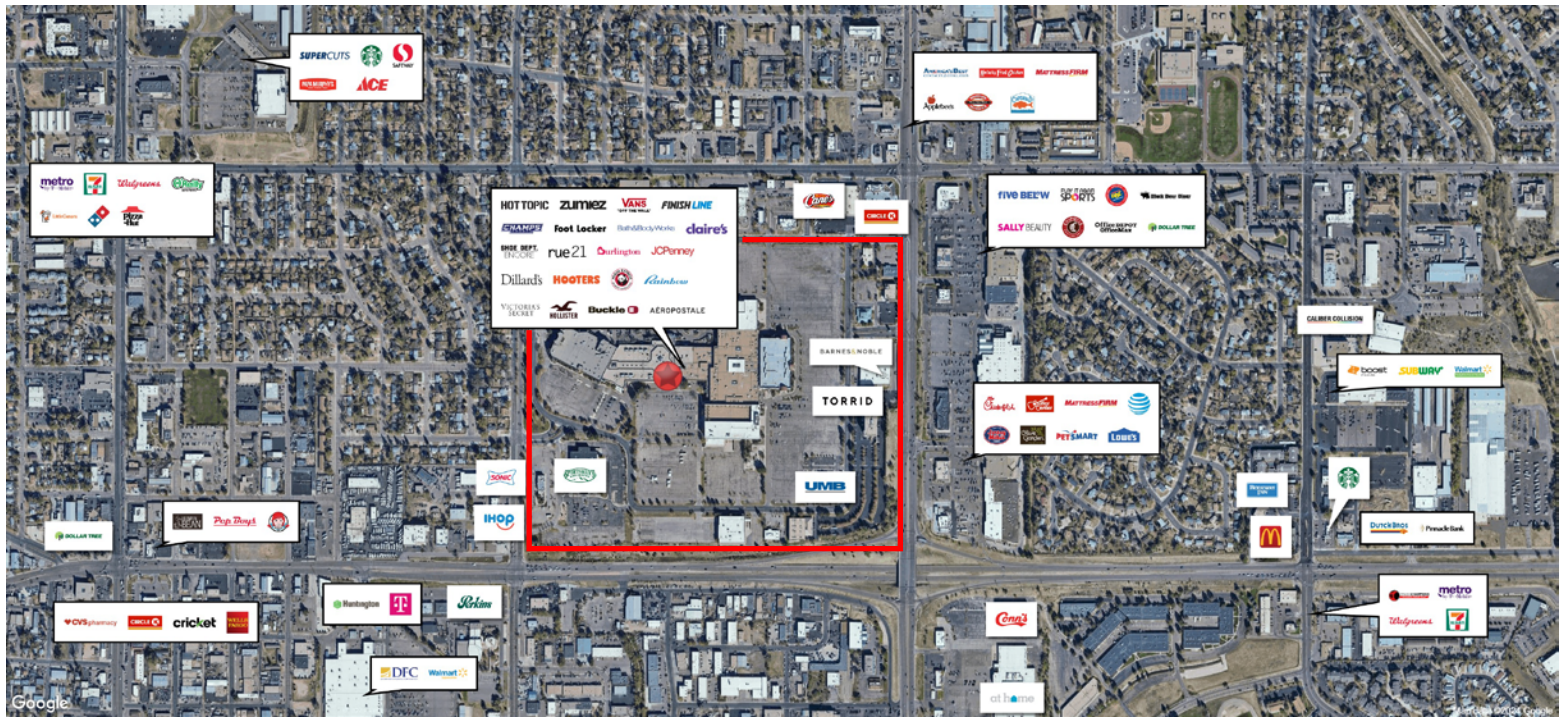
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

RETAILER MAP



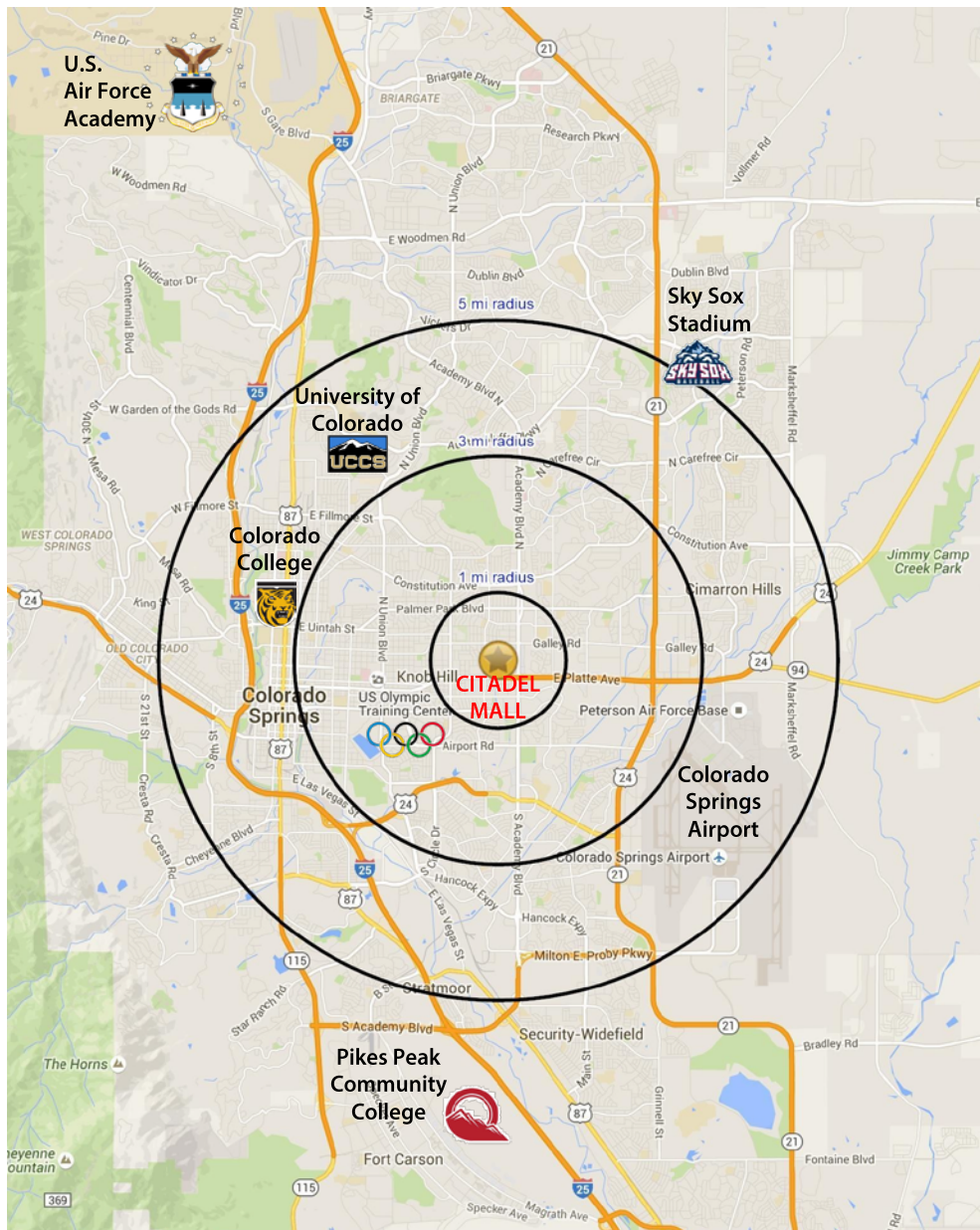
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

RADIUS MAP



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com