



10855 HIDDEN POOL HTS. COLORADO SPRINGS, CO 80908



**VICTORY
RIDGE**

EXISTING RETAIL SPACE
FOR LEASE 1,500-14,704 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

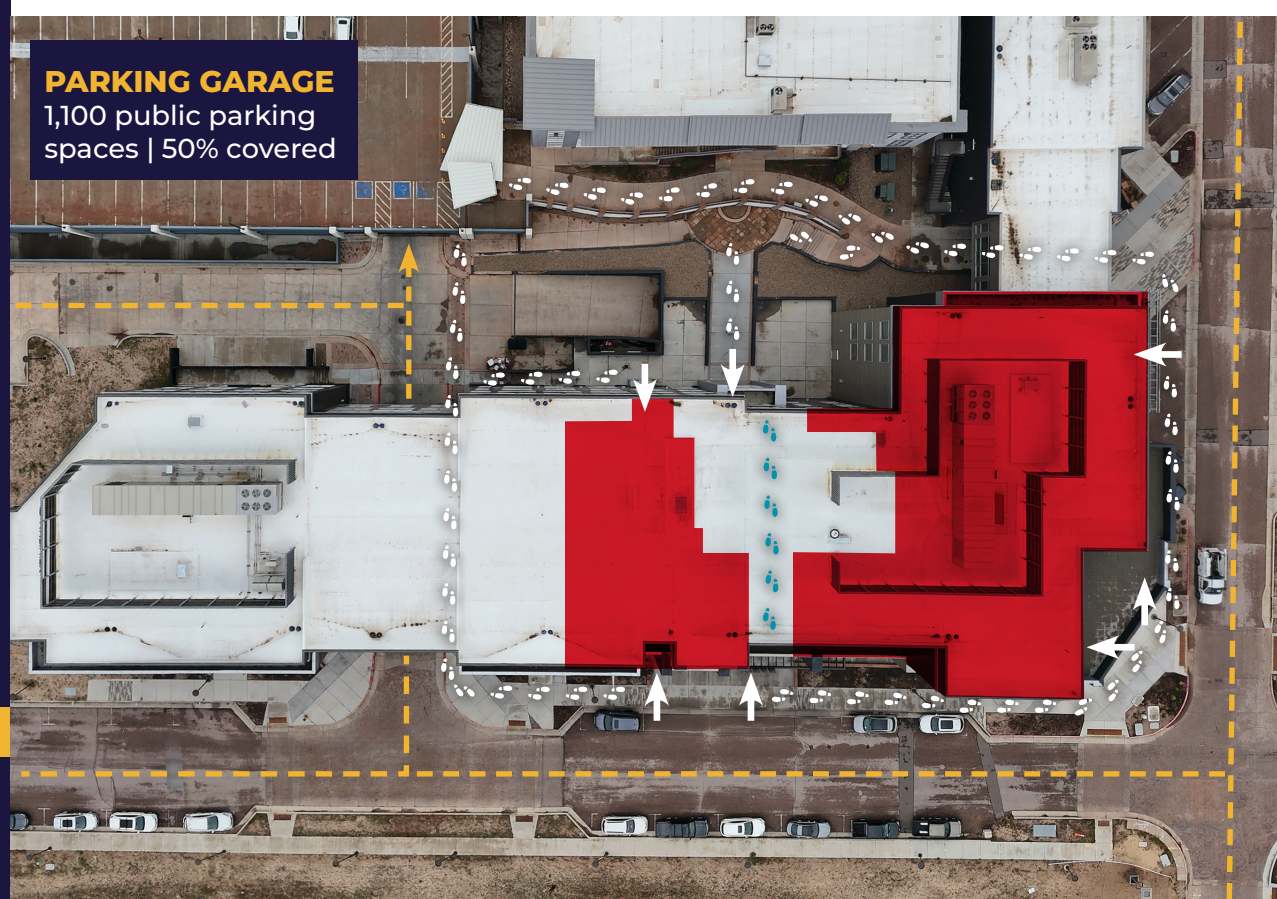


OPERATING EXPENSES

\$12.00 per RSF (2025 Est.)

AVAILABLE RETAIL SPACE

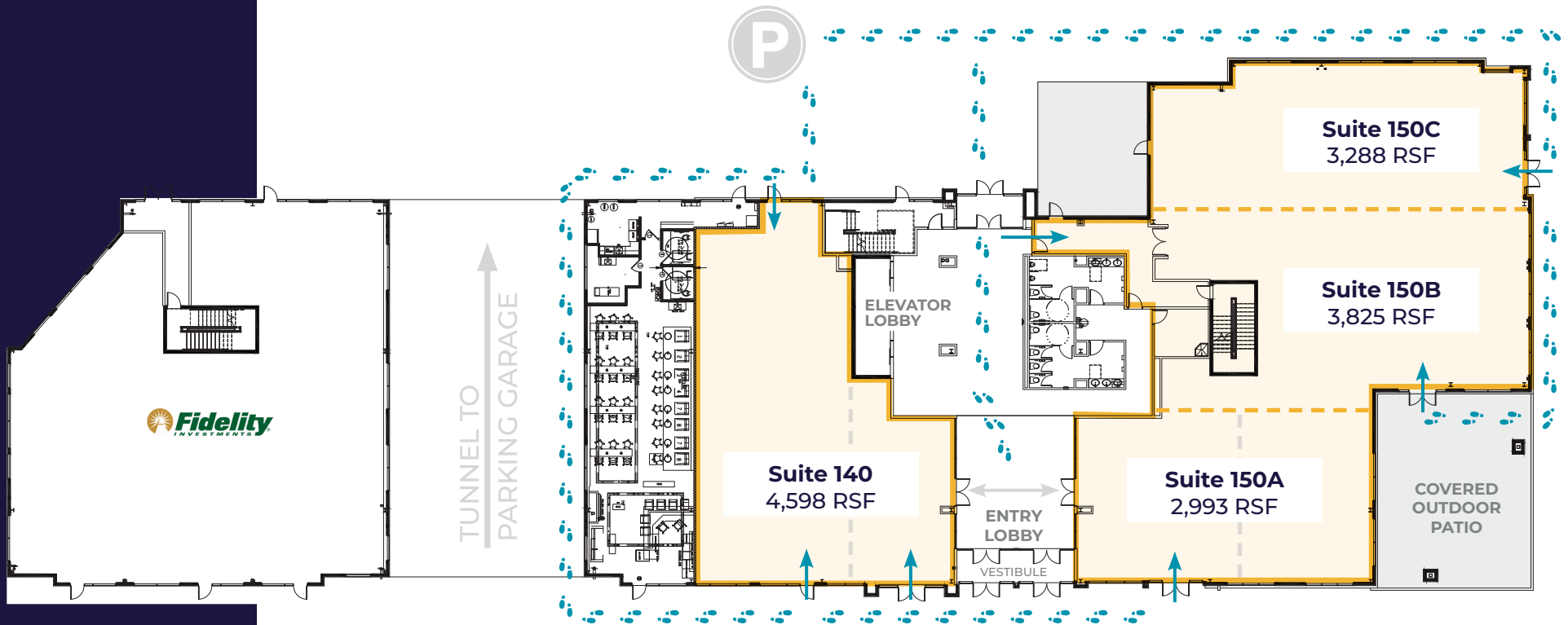
1,500 RSF - 14,704 RSF



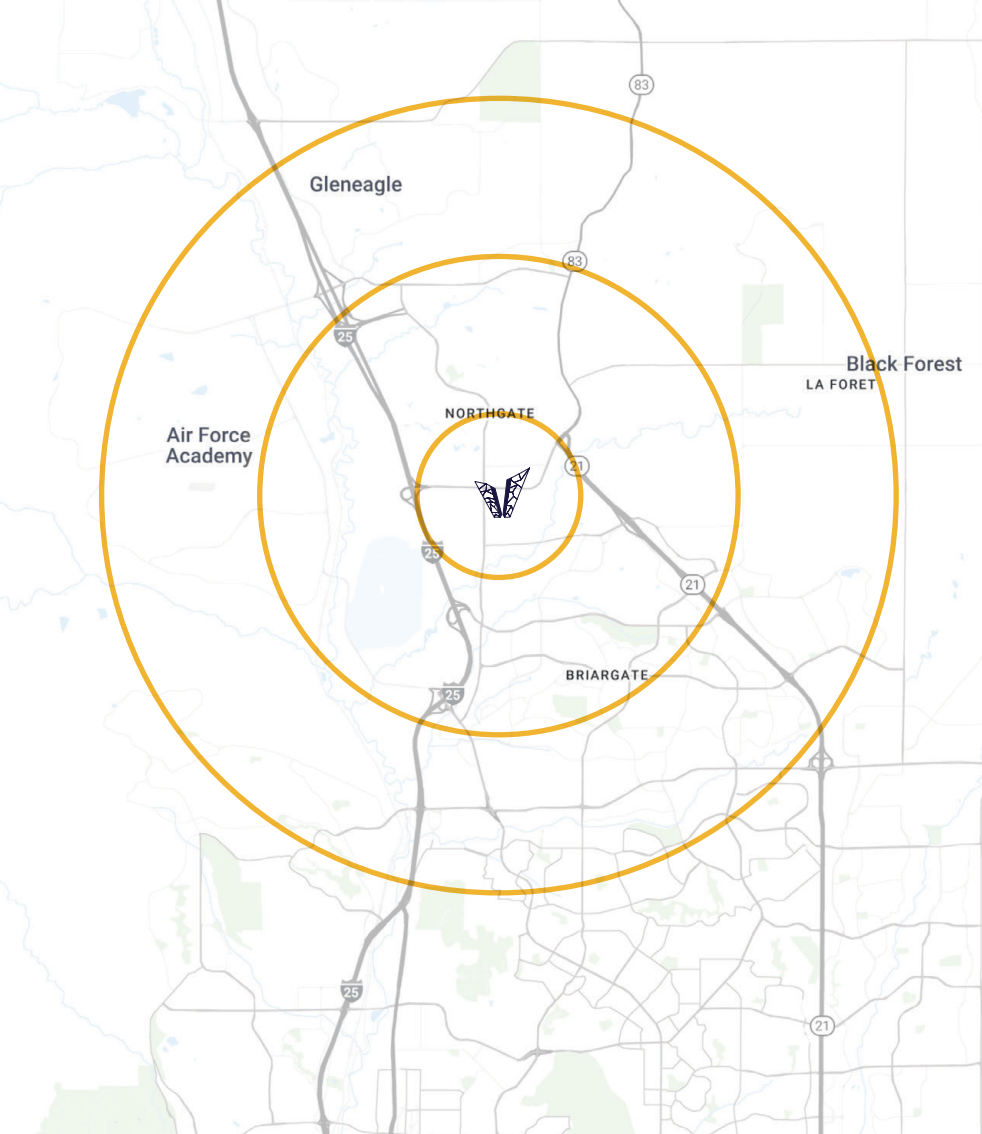
Building F: 10855 Hidden Pool Hts

**14,704 RSF RETAIL
AVAILABLE**

**Can be further demised*







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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