



SIZE

22,759 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	18,696	129,281	253,756
Households	6,875	47,657	94,858
Median HH Income (\$)	91,654	94,626	90,106

MAJOR TENANT(S)

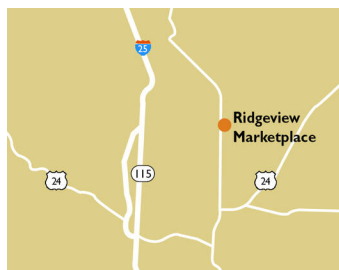
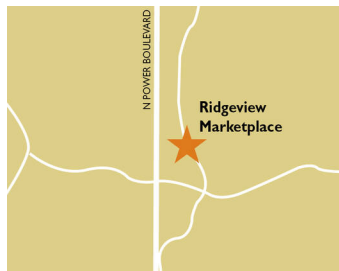
OrangeTheory Fitness
 The UPS Store
 Supercuts
 King Soopers

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5990-6050 Stetson Hills Boulevard | Colorado Springs, CO 80923

PROPERTY HIGHLIGHTS

- 22,759-square-foot community shopping center shadow-anchored by King Soopers
- National tenants include Supercuts, Baskin Robbins, The UPS Store, Wingstop and OrangeTheory Fitness
- Population exceeds 129,200 in a three-mile radius with an average household income greater than \$108,700
- Located at the high-traffic intersection of Stetson Hills Boulevard and Powers Boulevard
- Development Opportunity



RIDGEVIEW MARKETPLACE

5990-6050 Stetson Hills Boulevard | Colorado Springs, CO 80923

SPACE	TENANT	SQ. FT.
SHAD I	King Soopers	
5988	AVAILABLE	895 SF
5990	OrangeTheory Fitness	2,910 SF
5992	AVAILABLE	1,391 SF
5994	Tan Your Hide	1,767 SF
5996	The Boil Daddy	2,215 SF
5998	Ridgeview Cleaners	1,767 SF
6042	Subway	1,642 SF
6044A	A Little Tea	1,085 SF
6044B	The Joint	1,085 SF
6046	Supercuts	1,300 SF
6048	Baskin Robbins	1,300 SF
6050	The UPS Store	1,372 SF
6052	H&R Block	1,420 SF
6054	Dirty Dough	1,233 SF
6056	WingStop	1,377 SF
TOTAL SQ. FT.		22,759

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

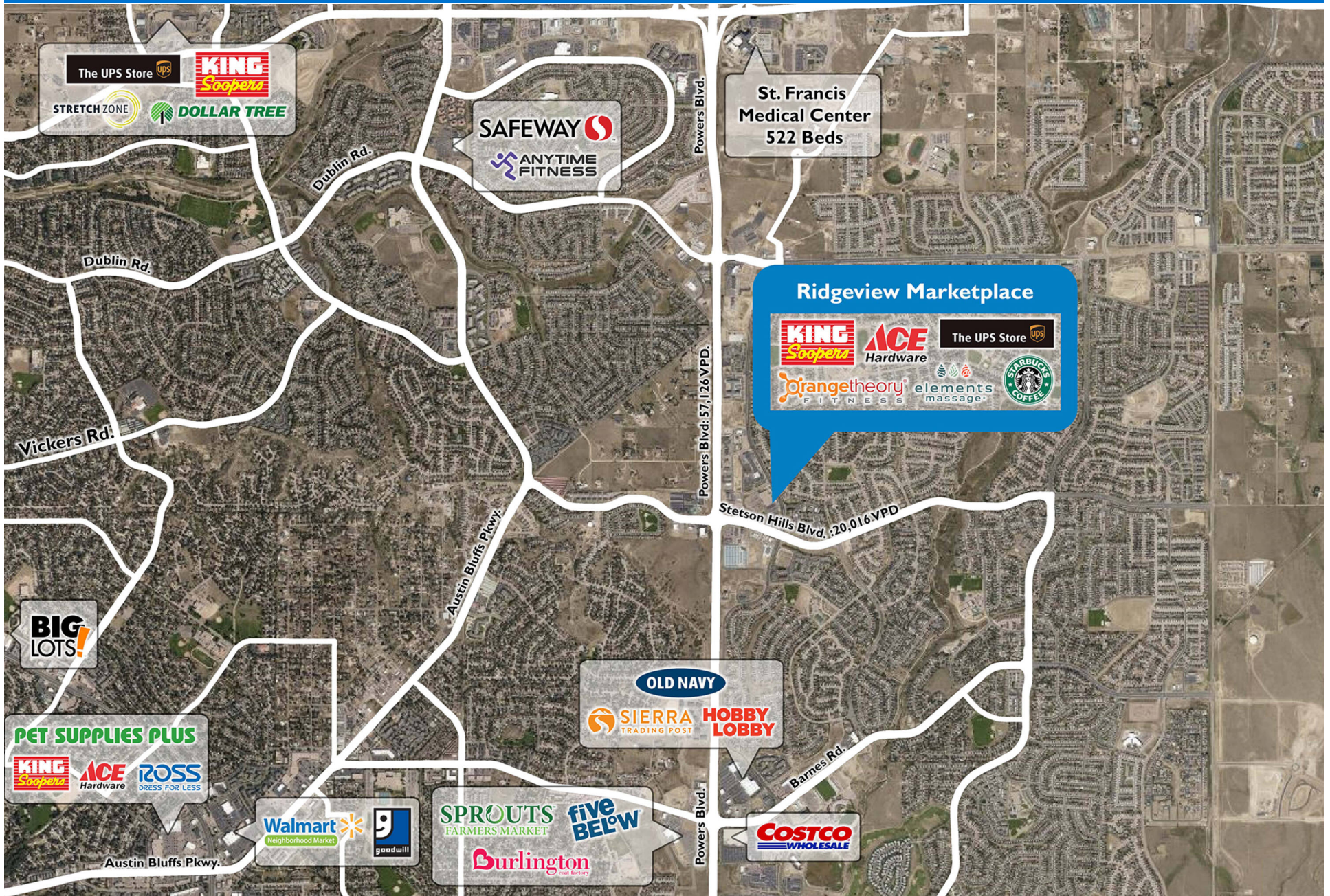
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jul 18, 2024



Latitude: 38.911764

Longitude: -104.715548

Ridgeview Marketplace Colorado Springs, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	18,696	129,281	253,756
	2028 Projected Population	20,213	142,169	277,175
	2010 Census Population	17,132	103,045	201,332
	2000 Census Population	7,953	67,517	155,089
	1990 Census Population	2,854	41,356	115,333
	Historical Annual Growth 1990 to 2000	10.79%	5.02%	3.01%
	Historical Annual Growth 2000 to 2010	7.98%	4.32%	2.64%
	Estimated Annual Growth 2010 to 2023	0.64%	1.66%	1.70%
	Projected Annual Growth 2023 to 2028	1.57%	1.92%	1.78%
	Median Age	35.2	36.9	37.0
Households	Q4 2023 Estimated Households	6,875	47,657	94,858
	2028 Projected Households	7,414	52,079	102,703
	2010 Census Households	6,007	37,628	75,963
	2000 Census Households	2,636	24,006	57,058
	1990 Census Households	940	14,848	42,948
	Historical Annual Growth 1990 to 2000	10.86%	4.92%	2.88%
	Historical Annual Growth 2000 to 2010	8.59%	4.60%	2.90%
	Estimated Annual Growth 2010 to 2023	0.99%	1.73%	1.63%
	Projected Annual Growth 2023 to 2028	1.52%	1.79%	1.60%
	Population per Household	2.72	2.71	2.67
Population by Race	White	66.0%	68.3%	68.3%
	Black or African American	3.9%	4.5%	4.5%
	Asian & Pacific Islander	4.5%	3.5%	3.4%
	Other Races	6.7%	7.3%	7.3%
	Hispanic Population	18.8%	16.4%	16.5%
Income	Average Household Income	\$105,568	\$108,782	\$107,209
	Median Household Income	\$91,654	\$94,626	\$90,106
	Per Capita Income	\$38,819	\$40,170	\$40,228
Education (Age 25+)	Elementary	0.4%	1.5%	1.5%
	Some High School	3.9%	2.4%	2.5%
	High School Graduate	20.8%	17.1%	18.6%
	Some College	22.5%	23.8%	23.6%
	Associates Degree Only	11.2%	12.1%	11.6%
	Bachelors Degree Only	25.6%	27.5%	26.3%
	Graduate Degree	15.6%	15.6%	15.9%
Business	Number of Businesses	370	2,399	7,110
	Total Number of Employees	3,066	19,601	60,975
	Employees per Business	8.28	8.17	8.58
	Residential Population per Business	50.52	53.88	35.69

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.