

PINE CREEK VILLAGE CENTER

460 Chapel Hills Drive Suite 110
Colorado Springs, CO 80920



RETAIL SPACES
AVAILABLE FOR LEASE
±1,452-1,900 SQFT



9475 Briar Village Point Suite 105
Colorado Springs, CO 80920



RATES

\$24-\$32/SqFt + NNN

PROJECT HIGHLIGHTS

- Phenomenal retail opportunity in the heart of the prestigious Briargate community
- Amazing mountain views and easy access to I-25
- Located in close proximity to the Promenade Shops at Briargate and Chapel Hills Mall
- Home to a collection of national and regional retail tenants and delectable restaurants
- Briargate is a 9,600-acre master-planned development that includes residential neighborhoods, Class A office space, schools, Pine Creek Golf Course, and the Briargate Business Campus. The campus is home to Fortune 500 companies such as T. Rowe Price, Progressive Insurance, and Lockheed Martin.



Mark Useman | Senior Broker

- 📞 719.231.7400
- ✉️ useman@highlandcommercial.com



Darek Bartol | Senior Broker

- 📞 727.631.2554
- ✉️ bartol@highlandcommercial.com



- 📍 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903
- 📞 719.577.0044
- 🌐 www.highlandcommercial.com




 460 Chapel Hills Drive Suite 110
Colorado Springs, CO 80920

 AVAILABLE SUITES
Suite 110

 RATE
\$32/SqFt + NNN

 NNN EXPENSES (2025 EST.)
\$12.84/SqFt

 AVAILABLE AREA
±1,452 SqFt



 9475 Briar Village Point Suite 105
Colorado Springs, CO 80920

 AVAILABLE SUITES
Suite 105

 RATE
\$25/SqFt + NNN

 NNN EXPENSES (2025 EST.)
\$14.53/SqFt

 AVAILABLE AREA
±1,900 SqFt



Mark Useman | Senior Broker

Darek Bartol | Senior Broker

 719.231.7400

 727.631.2554

 useman@highlandcommercial.com

 bartol@highlandcommercial.com

NAL Highland

 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

 719.577.0044

 www.highlandcommercial.com

DEMOGRAPHICS (2025)

	POPULATION	AVG HH INCOME	2025-2030 GROWTH
1 mi	8,707	\$122,921	0.5%
3 mi	72,552	\$120,233	1.4%
5 mi	172,640	\$116,597	1.1%

NEIGHBORING TENANTS

- Urban Egg
- Marco's Pizza
- Back East Bar & Grill
- Ziggi's Coffee
- Lulu's Frozen Yogurt
- Lanshing Cafe
- 7-Eleven
- Kumon Math and Reading Center
- South State Bank
- Primrose School of North COS
- The Golf Clinic
- UCHealth
- Pickle Prosthodontics
- Seoul Station Convenience Store



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. 4/30/2026



Pine Creek Village Center



Mark Useman | Senior Broker
 📞 719.231.7400
 ✉ useman@highlandcommercial.com



Darek Bartol | Senior Broker
 📞 727.631.2554
 ✉ bartol@highlandcommercial.com



📍 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903
 📞 719.577.0044
 🌐 www.highlandcommercial.com