



**SWC Old Ranch Road
& Blue Horizon View**
Colorado Springs, CO 80924

BLUE HORIZON CROSSING | RETAIL SPACES FOR PRELEASE

PROPERTY OVERVIEW

Join one of the most desirable and fastest-growing areas in northern Colorado Springs. This upcoming retail center is strategically located at the intersection of N Powers Blvd. and Old Ranch Road. Offering exceptional visibility, high traffic counts, and direct access to affluent residential neighborhoods. Surrounded by established master-planned communities like Cordera and North Fork, the area features strong demographics, including high household incomes and a growing population of families seeking convenience and quality. Situated across the street from Pine Creek High School and within the highly rated Academy School District 20, this location benefits from daily traffic driven by students, families, and commuters. As the second shopping center at this intersection, the site builds proven demand and offers outstanding potential for retail, dining, and service businesses.

For More Information:



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DEMOGRAPHICS

	3mi	5mi	10mi
Population	66,305	145,865	455,513
Average Income	\$164,571	\$147,754	\$132,665
Average Home Value	\$591,484	\$567,104	\$531,982

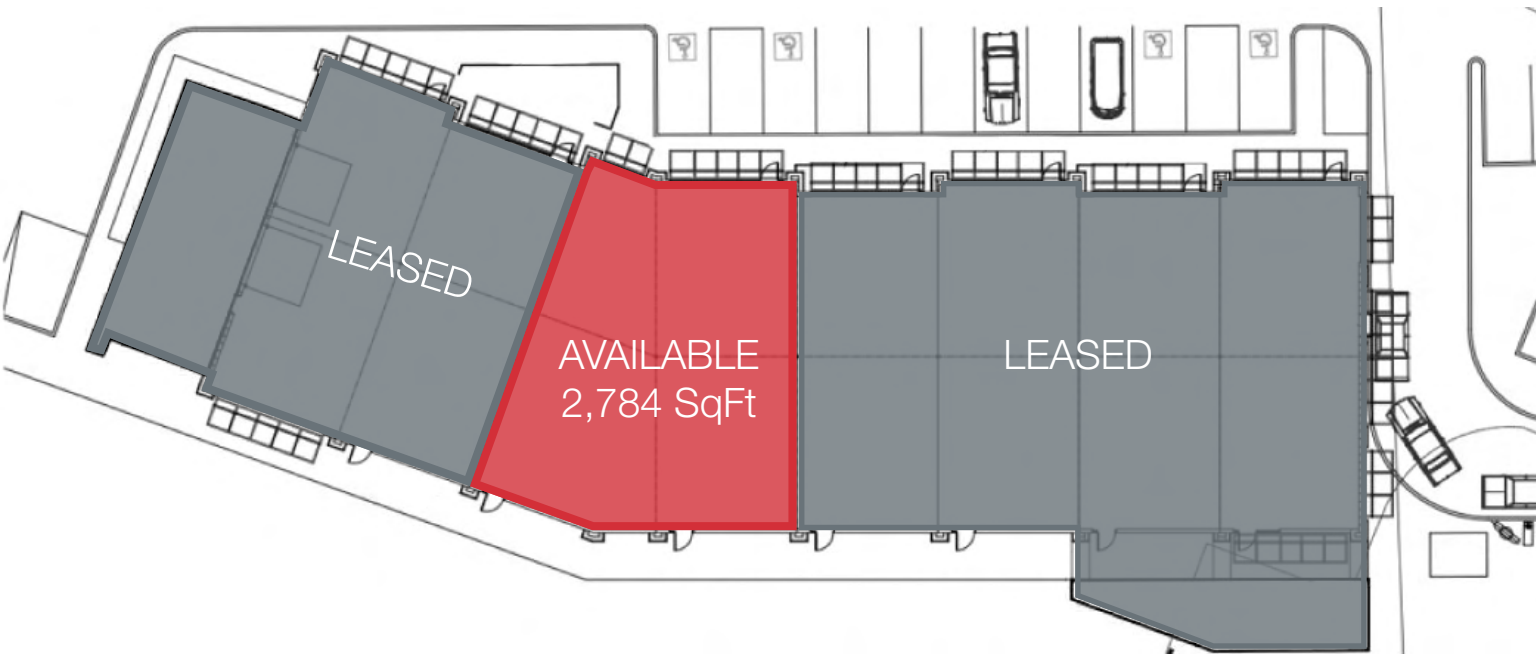


BUSSINESS SUMMARY

	3mi	5mi	10mi
Total Businesses	1,678	4,383	14,459
Total Employees	31,796	63,389	168,887

TRAFFIC COUNTS

N Powers Blvd. & Old Ranch Rd.	43,000 VPD
Interquest Pkwy. & Powers Blvd.	43,079 VPD
Voyager Pkwy. & Old Ranch Rd.	22,438 VPD
Interquest Pkwy. & I-25	122,000 VPD



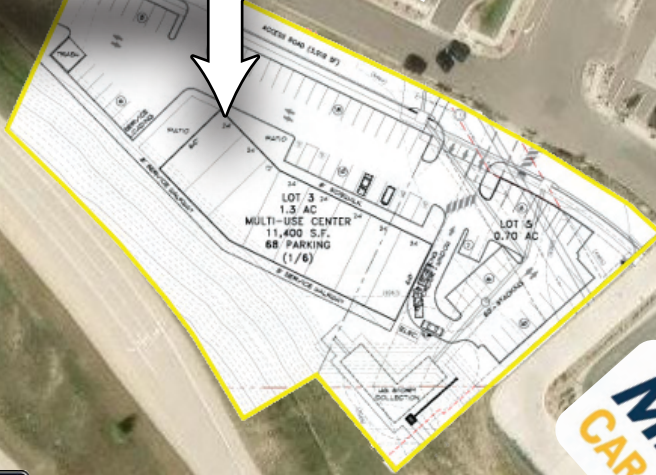
PINE CREEK HIGH SCHOOL
POPULATION ±1,900

OLD RANCH ROAD

FOREST CREEK DR



SUBJECT PROPERTY



BLUE HORIZON VIEW



**FUTURE
MULTIFAMILY**





SUBJECT PROPERTY

SCHEELS

GREAT WOLF LODGE

IN-N-OUT BURGER

SONIC

WHATABURGER

LES SCHWAB

MISSION BBQ

Fuzzy's Taco Shop

BURGER KING

CHIPOTLE

LOWE'S

KING Soopers

STARBUCKS COFFEE

LIFETIME FITNESS

Children's Hospital Colorado

Walgreens

Papa Murphy's

UPS

TARGET

DOMINO'S

Carl's Jr.

MAVERIK

Arby's

Abby's IRISH PUB

WELLS FARGO

PETCO
Where the pets go.

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