



Colorado Springs
Commercial

Shadow Anchored by



Kirkland's



JOANN

4,000 SF AVAILABLE

SPRINGS RANCH SHOPPING CENTER

3703-3739 BLOOMINGTON ST.
COLORADO SPRINGS, CO 80922





**PRIME LOCATION
AT N. CAREFREE CIR
& N POWERS BLVD**

Great opportunity to join this busy retail center shadow anchored to Super Target and many other national retailers. Located just off N. Powers Blvd and N. Carefree Circle, this growing area features many multifamily and single family neighborhoods, including the newest walkable development, Greenways at Sand Creek, on the southeast corner of N. Carefree Circle and Tutt Blvd, which will offer 600 homes and 300 apartments.

Traffic Counts

N Powers Blvd at Carefree Circle S	74,972 VPD
N Powers Blvd at Carefree Circle N	62,376 VPD
Carefree Circle N at Tutt Blvd	21,824 VPD
Carefree Circle N at Bloomington St	22,294 VPD

2023 Estimated Demographics

	1 Mile	3 Mile	5 Mile
Population	13,518	123,091	256,543
Avg. Household Income	\$90,168	\$90,282	\$88,518
Households	5,008	47,022	98,734
Housing Value	\$272,886	\$291,029	\$299,067





Inspire Nail Spa - Flashback Barber Shop - YouKa Cafe - Chief Vapor - Arharn Thai - Styles Salon - Fat Shack - K-Bop Korean Fusion Cafe - North End Studio

AMY'S DONUTS

ULTIMATE BUFFET

BLDG B

mici
— HANDCRAFTED ITALIAN —
QDOBA
MEXICAN EATS
vca animal hospitals

**#3715-100
AVAILABLE
4,000 SF**



**All Smiles
Dental Group**
Family and Dentist-Owned Practice

BLDG A

BLDG C

BUILDING A	SUITE	SIZE	LEASE RATE	NNN
VCA Animal Hospitals	3703	2,167 SF		
VCA Animal Hospitals	3705	1,466 SF		
Mici Handcrafted Italian	3707	1,867 SF		
Qdoba	3709	2,500 SF		
BUILDING B	SUITE	SIZE	LEASE RATE	NNN
Ultimate Buffet	3727	9,705 SF		
Sun Studio	3731	2,287 SF		
K-Bop Korean Fusion Cafe	3733	1,400 SF		
Fat Shack	3735	1,400 SF		
Arharn Thai	3737	1,400 SF		
Chief Vapor	3741	1,400 SF		

BUILDING B	SUITE	SIZE	LEASE RATE	NNN
YouKa Cafe	3743	1,400 SF		
Flashback Barbershop	3745	1,400 SF		
Inspire Nail Salon	3747	1,400 SF		
North End Studio	3749	2,400 SF		
Amy's Donuts	3765	2,400 SF		
BUILDING C	SUITE	SIZE	LEASE RATE	NNN
AVAILABLE	3715 100	4,000 SF	\$26.00/PSF (Can be demised)	\$9.50/PSF
All Smiles Dentistry	3715 140	4,000 SF		



SPRINGS RANCH SHOPPING CENTER



CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission .
(TD20-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[Springs Ranch Shopping Center - 3703-3739 Bloomington St. Colorado Springs, CO 80922](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the landlord’s agent landlord’s transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- Customer for Broker’s Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord’s agent or landlord’s transaction-broker, Tenant is a customer. When Broker is not the landlord’s agent or landlord’s transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker’s disclosure of Tenant’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via email and retained a copy for Broker’s records.

Brokerage Firm’s Name: Colorado Springs Commercial

Whitney Johnson 08/23/2022
Broker Colorado Springs Commercial LLC
By Whitney Johnson