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TRI PEAKS PLAZA

ACADEMY BLVD. & PIKES PEAK AVE.

LOCATION:
SOUTHEAST CORNER OF ACADEMY BLVD. & PIKES PEAK AVENUE

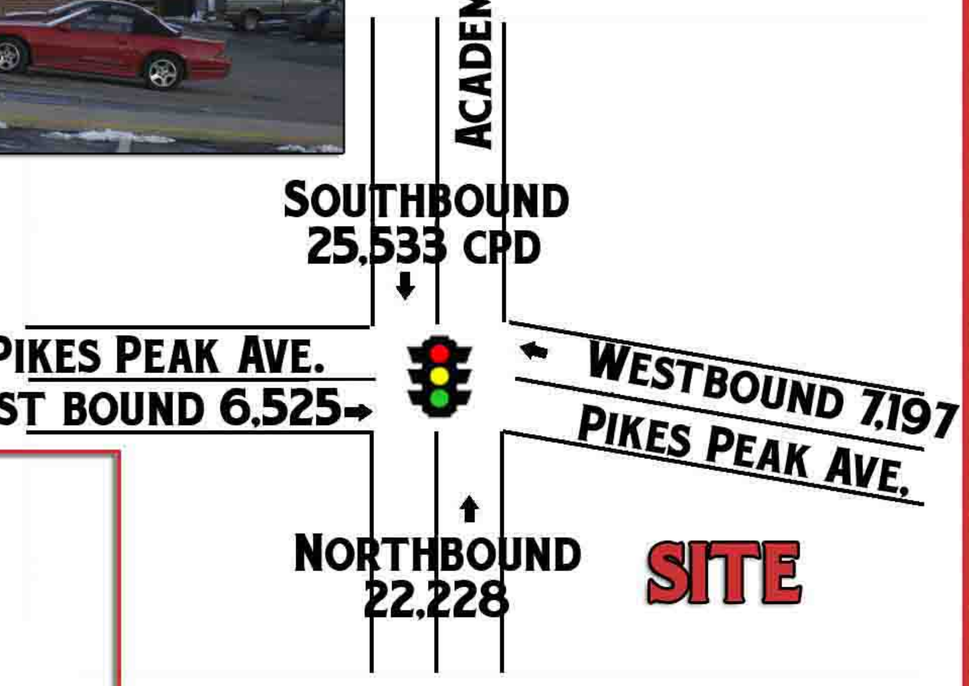
PROJECT SIZE:
48,363 SF

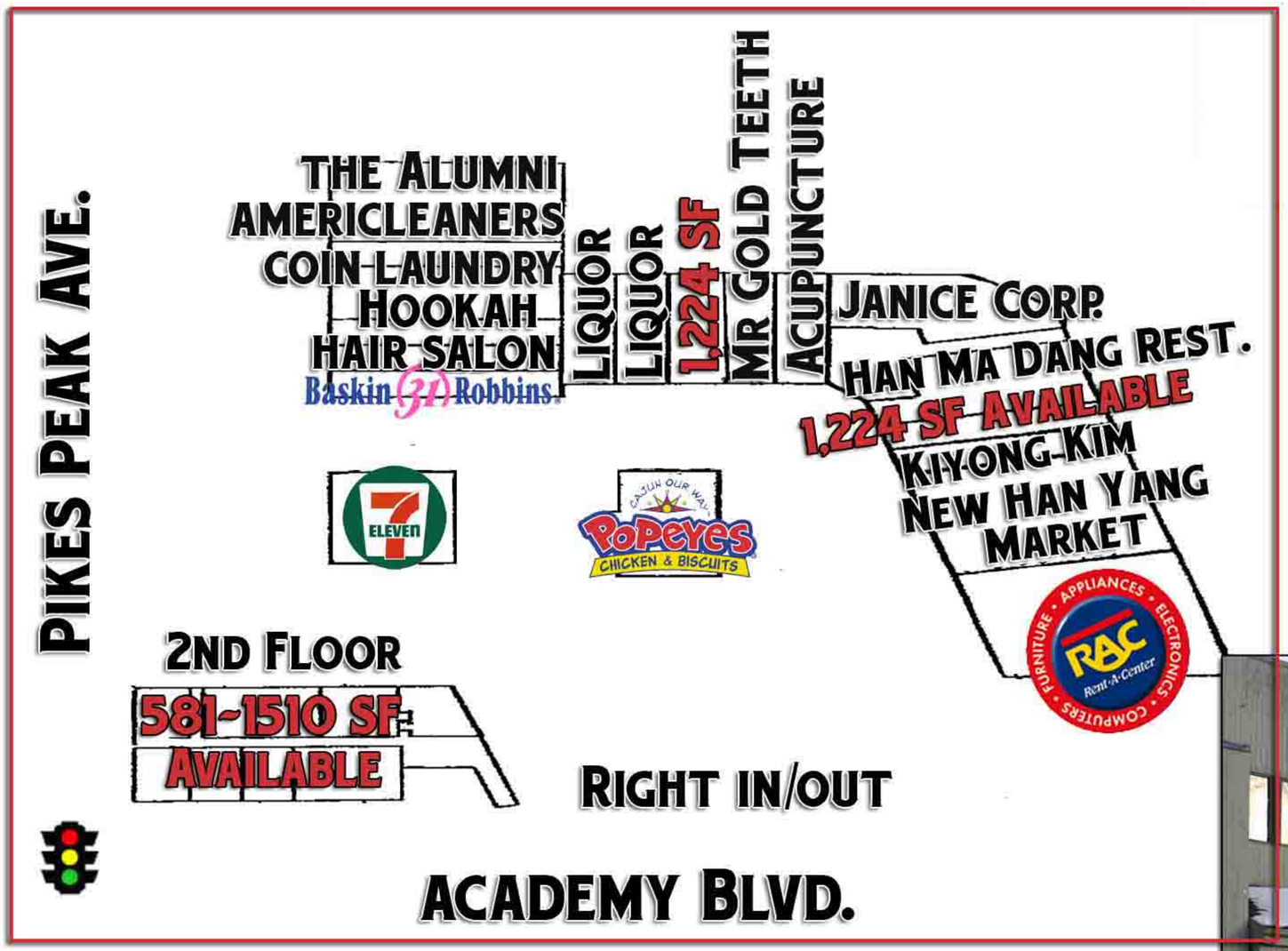
AVAILABLE SPACE:
581 ~ 1510 SF

LEASE RATE:
$8.00-$10.00 / SF

NNN:
$4.10 / SF

ZONING:
PBC (PLANNED BUSINESS CENTER)





61,000 + CAR PER DAY INTERSECTION

DEMOGRAPHICS:	MILE 1	MILE 3	MILE 5
(2009 PROJECTION ~ POPULATION)			
POPULATION:	14,217	106,905	238,184
AVE. HH INCOME:	$42,908	$50,987	$55,073

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