

# THE CITADEL MALL

750 Citadel Drive-Colorado Springs, CO 80909

## PROPERTY

| Demographics     | 1 miles  | 3 miles  | 5 miles  |
|------------------|----------|----------|----------|
| Population       | 17,352   | 120,746  | 277,421  |
| Avg. HH Income   | \$65,699 | \$83,389 | \$89,741 |
| Total Households | 7,224    | 51,683   | 115,421  |

## NOTES

- GLA: 1,093,700 SF
- 43,000+ College Students within 5 miles
- Traffic Count: 46,143 VPD Academy Blvd  
40,934 VPD E. Platte Ave.  
15,834 VPD N. Chelton Rd.

## HIGHLIGHTS

- Located in County of El Paso
- Located near Colorado College, University of Colorado, & U.S. Olympic Training Center
- Freeway access from I-25
- 3 Miles East of Colorado Springs District
- 2 Miles West of Colorado Springs Airport

## ANCHORS

- Dillard's & JC Penney



**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



\*NOT OWNED



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## LEASE PLAN LEVEL 3

LEVEL 3



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LEASED AVAILABLE



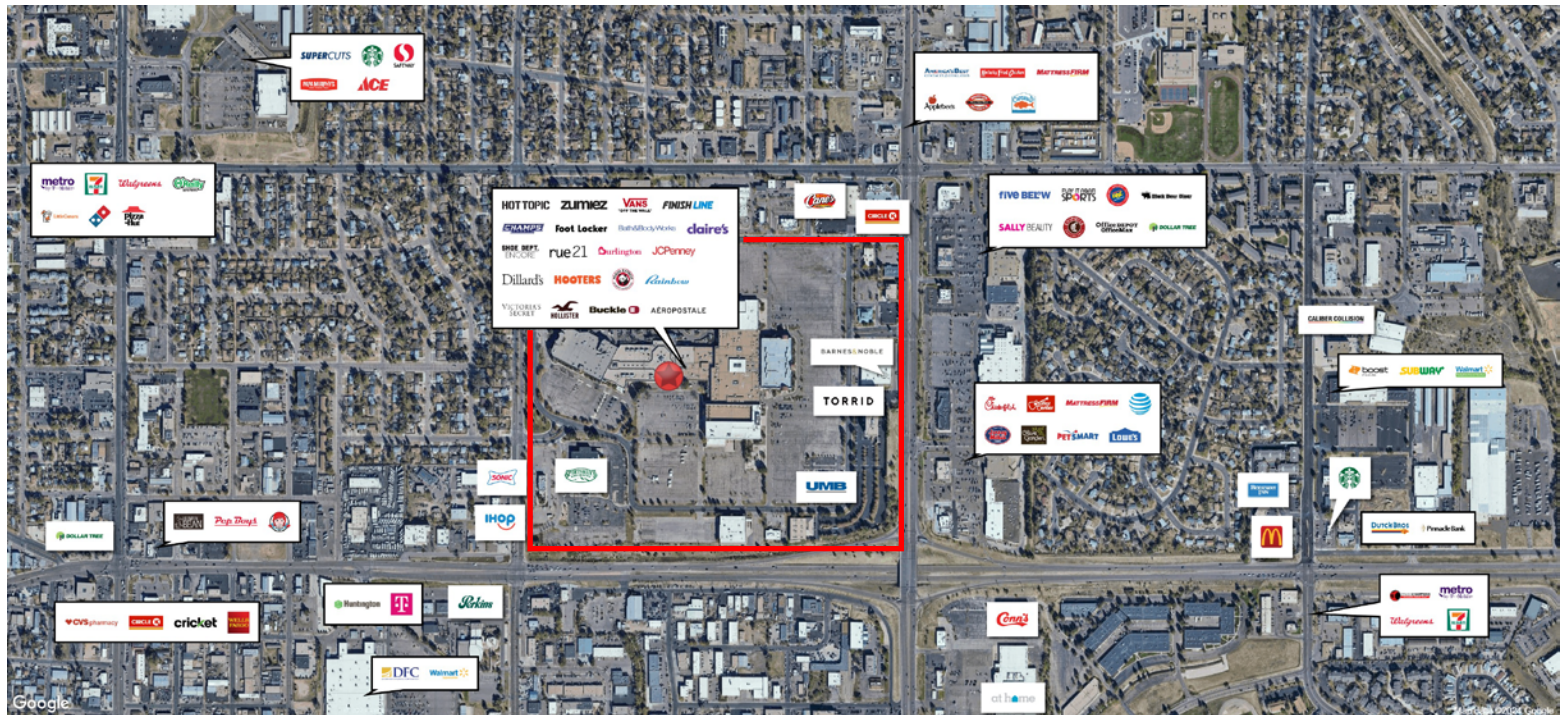
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## RETAILER MAP



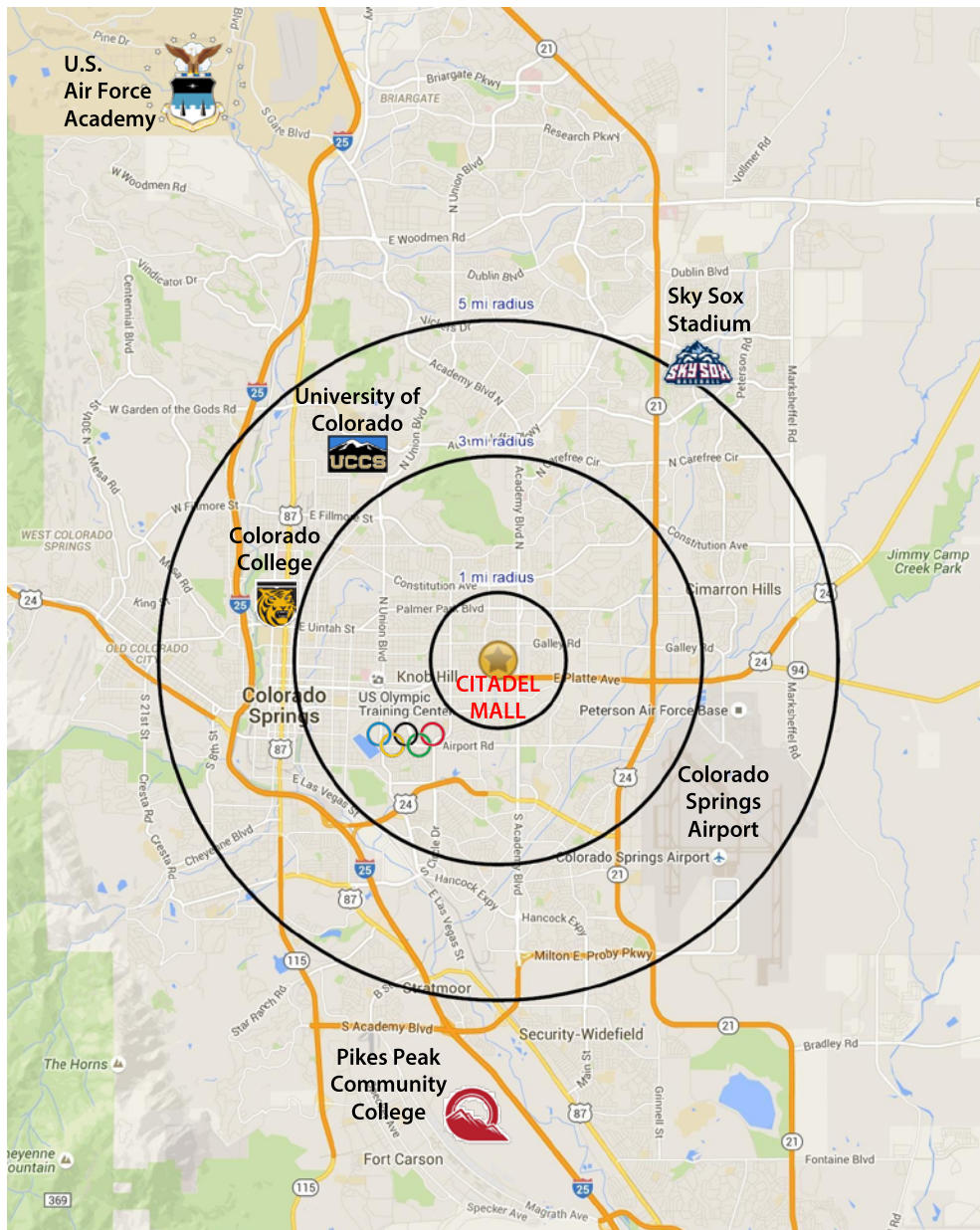
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## RADIUS MAP



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