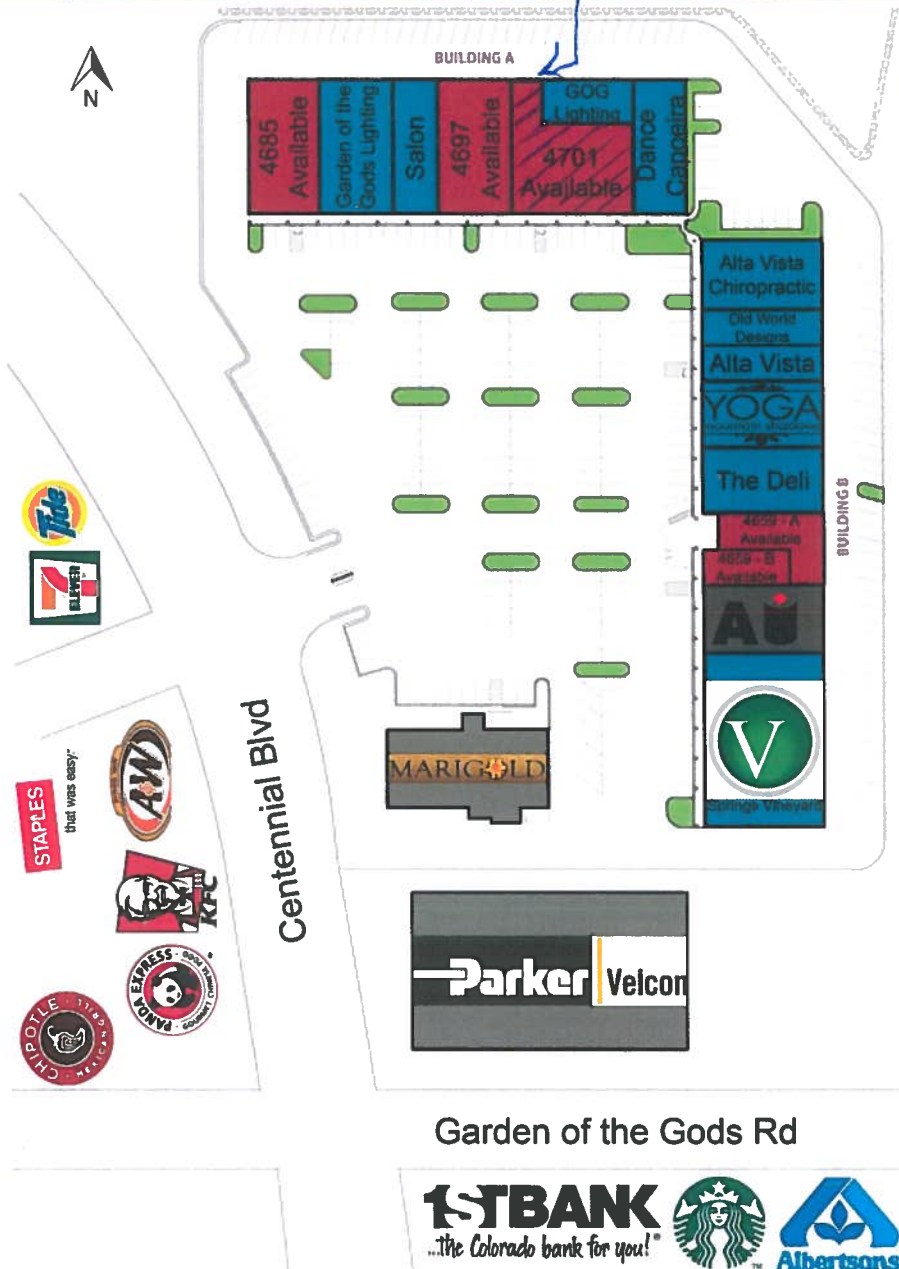


4701  
Catergria



**TOTAL SIZE** 57,640 SF

**LEASE RATE NNN** \$17.50-\$20.00 PSF

**EXPENSES** \$4.28 PSF (2016 Est.)

AVAILABLE SUITE	SQUARE FOOTAGE
4685	5,055 RSF
4697	5,264 RSF
4701	3,899 RSF
4659-A	3,280 RSF
4659-B	1,080 RSF

**COMBINED TRAFFIC COUNT** 53,503 vpd

**ZONING** PBC

**Garden of the Gods Rd**



**Ideal For:**

- Fitness Concept
- Flooring Store
- Jewelry Store
- Mattress Store
- Dollar Store
- Furniture Store
- Optical Center
- Pet Store
- Bank/Credit Union
- Mexican Restaurant
- Italian Restaurant
- Sports Bar

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST 2014 POPULATION	7,514	55,712	153,919
TOTAL HOUSEHOLDS	3,365	24,242	67,702
MEDIAN HH INCOME	\$56,539	\$54,740	\$51,338
AVG. HH INCOME	\$78,831	\$76,103	\$69,288

**FIGURE 1**

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