



# CHAPEL HILLS MALL | Inline Space for Lease from 200 sf - 31,000 sf

With well over 1.1 million sf of gross leasable space, Chapel Hills is one of the largest indoor shopping malls in Colorado Springs.



1710 Briargate Blvd, Colorado Springs, CO 80920

## Leasing Opportunities

The **Chapel Hills Mall** is one of the largest southern Colorado indoor retail centers, boasting well over 1.1 million square feet and home to Macy's, Dillard's, Dick's Sporting Goods and AMC, as well as over 100 additional shops and boutiques. Since its opening in 1982 along with respective upgrades in the ever changing markets throughout the many decades, this huge indoor mall has shown a resilience that brings with it a higher level of notoriety and familiarity among the many loyal customers of whom have walked these extremely long interior corridors and who most appreciate not having to fight the outdoor elements to leisurely shop, dine, and to just be a part of this experience.

**Currently being offered for lease** are retail inline spaces starting from 200 square feet to upwards of 31,000 square feet. We also have specialty restaurant and other food option spaces available. If you wish further to explore possible Pad sites or even a Car Wash, please feel free to contact our brokers to see what best would fit your needs.

CHPL - 051424



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## Understanding the Needs of the Many

**Chapel Hills Mall** has impressively found a level of positive momentum over the years by consistently transforming old into new by expanding opportunities for potential retailers with a clear understanding of the needs of both established and new tenants as well as to the many visitors to this mall.

## Property & Area Highlights

- ▶ More than 1.1 million sf of gross leasable space
- ▶ Two levels of over 100 retail stores and food vendors
- ▶ Nearby access to Interstate-25 from N Academy Blvd
- ▶ Six-minute drive to and from U.S. Air Force Academy
- ▶ Easy access to site from N Academy and Briargate Blvds



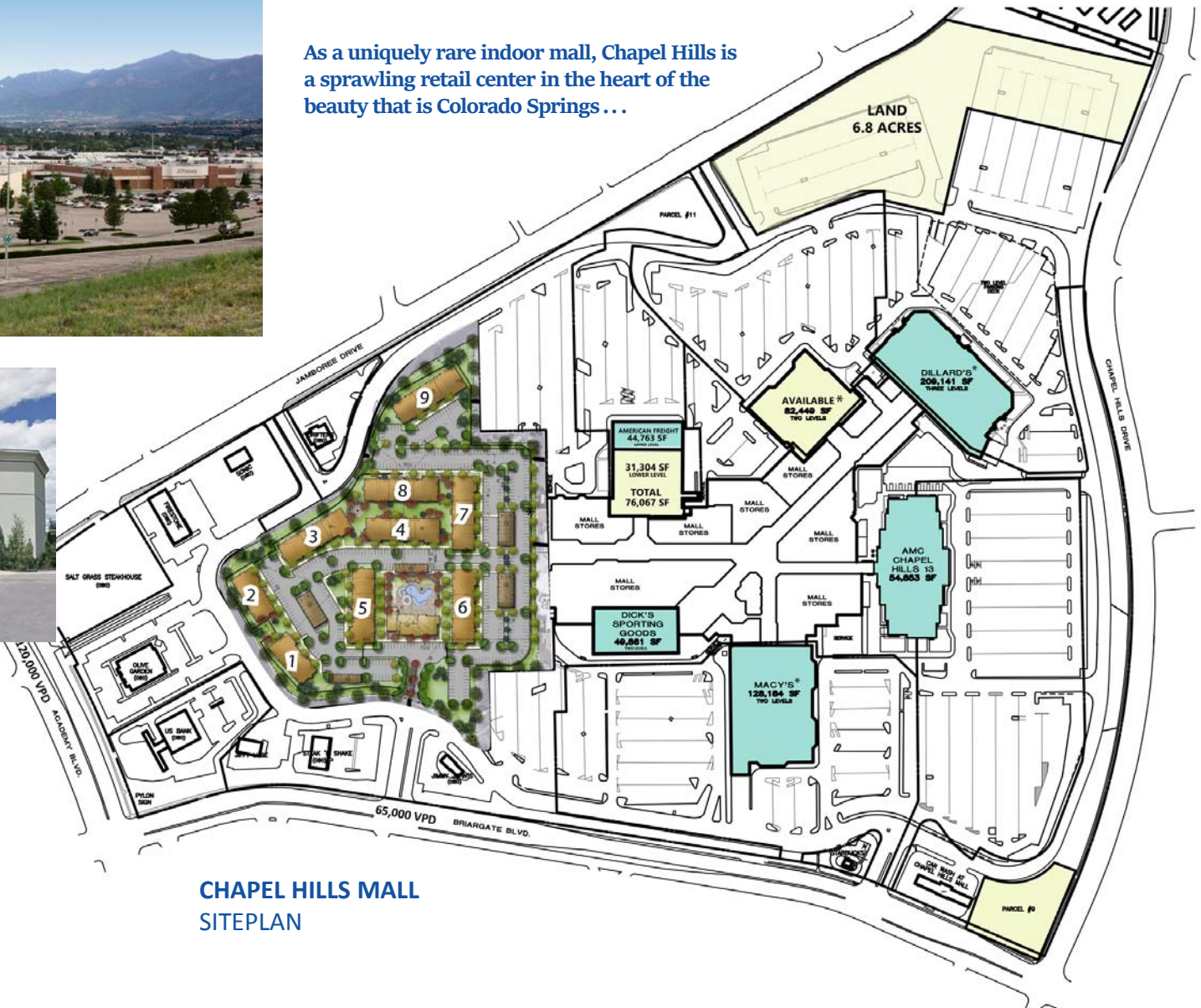
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As a uniquely rare indoor mall, Chapel Hills is a sprawling retail center in the heart of the beauty that is Colorado Springs...



Please feel free to give us a call to let us help you with all your leasing needs to become a part of this special Chapel Hills Mall.

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**CHAPEL HILLS MALL**  
**SITEPLAN**



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- ▶ High daily traffic counts
- ▶ Established communities in surrounding areas
- ▶ Choose from 200 sf to 31,000 sf of available space for lease





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### Average Daily Traffic Counts (2022)

Briargate Blvd at Chapel Hills Dr NW	17,811 VPD
Briargate Blvd at N Academy Blvd W	21,667 VPD
State Hwy 83 at Briargate Blvd SE	37,774 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	7,218	75,281	194,560
Median Age	36.5	36.9	36.2
2023 Households	3,013	28,987	74,766
Average HH Income	\$90,294	\$108,075	\$109,966

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## CHAPEL HILLS MALL LOWER LEVEL

Leased

Available

To satisfy your curiosity, please don't hesitate to give us a call to receive a list of all the tenants currently in the Chapel Hills Mall.

Perhaps, you may wish to explore the possibilities of becoming one of the many tenants here, yourself.



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*An important note here to those considering leasing space at the Chapel Hills Mall.*

Locating the right available space within this magnificently huge mall to fit your needs is not the only set of criteria you might consider.

At Chapel Hills Mall, one can be assured that all of the staff and associates here will be courteous and helpful to all of your greatest of assets: your potential happy repeat customers.

It is because of the efforts made by those individuals to help make visitors who frequent the Chapel Hills Mall feel comfortable, safe, and secure that will lend a hand in both directly and indirectly helping your business to thrive.

Please give us a call for more information and to help you start to find the perfect available space for your business to further grow while planted in Chapel Hills Mall.

## CHAPEL HILLS MALL UPPER LEVEL





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*Won't you come join us at the mall*

**CHAPEL HILLS MALL**

*One of two sister indoor shopping  
malls that are the very largest in all of  
Colorado Springs, Colorado.*

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*Please give us a call for more information about how we  
can help you become a part of this remarkable experience,  
at the Chapel Hills Mall*

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