

THE  
CITADEL

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# CITADEL MALL | Inline Space for Lease from 500 sf - 6,000 sf

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

750 Citadel Drive East, Colorado Springs, CO 80909



CTDL-051424

## Area Summary

The **Citadel Mall** is one of the largest southern Colorado retail centers, boasting nearly 1.1 million square feet and home to Dillard's, JCPenny, Burlington Coat Factory and Sportsman's Warehouse, as well as 130 specialty shops and boutiques. Since its first day of opening, this large indoor mall has shown a resilience throughout the many decades of a consistent flow of loyal repeat customers from both near and afar.

This center is centrally located northwest of Platte and Academy Boulevards, just a few short minutes from downtown, and situated as well in the foot of the Rocky Mountains which draws more than six million visitors annually to Colorado Springs. Further, Fort Carson, the city's largest military base, is fifteen miles from the Citadel. The city is also home to the Air Force Academy, Peterson Air Force and Schriever Air Force Bases.

Currently **Citadel Mall** has inline spaces for lease from 500 sf to 6,000 sf. We also have restaurant spaces and Drive Thru options available, as well as Pad Sites. Please contact our brokers for further information.



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**Lev Cohen**  
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## Sister Malls

**Citadel Mall** was the first of two sister indoor malls constructed and first opened in 1972, while her younger sister, Chapel Hills Mall, opened only ten years later and nine miles away. Both were conceived to satisfy targeted demographics to meet individual demands of the needs of those shoppers back then as much as they are needed now.

## Property & Area Highlights

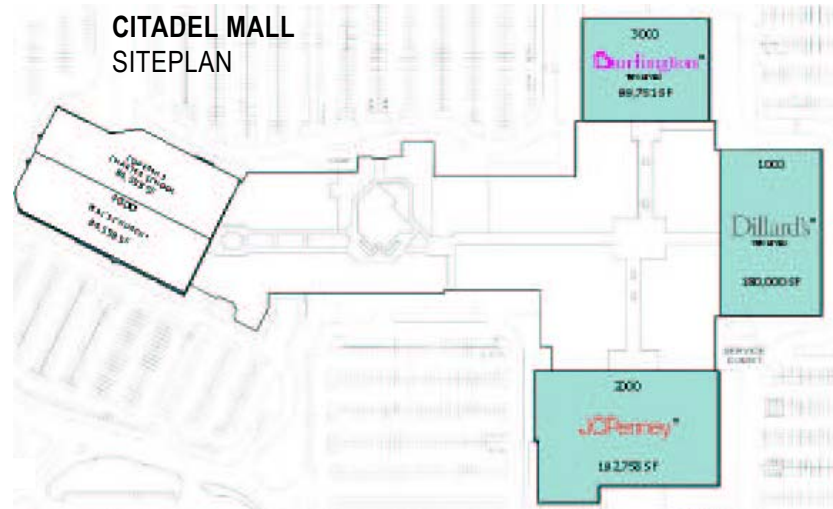
- ▶ Nearly 1.1 million sf of gross leasable area
- ▶ One of two largest indoor malls in Colorado Springs
- ▶ Average 38,000-43,000 college students within five miles
- ▶ Three miles east of Colorado Springs business district
- ▶ Only two miles west of Colorado Springs Airport
- ▶ Access from I-25 is about 11 minutes away



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*Citadel Mall has from 500 square feet to 6,000 square feet of available space for lease. Please give us a call to help you find the perfect spot for your business.*



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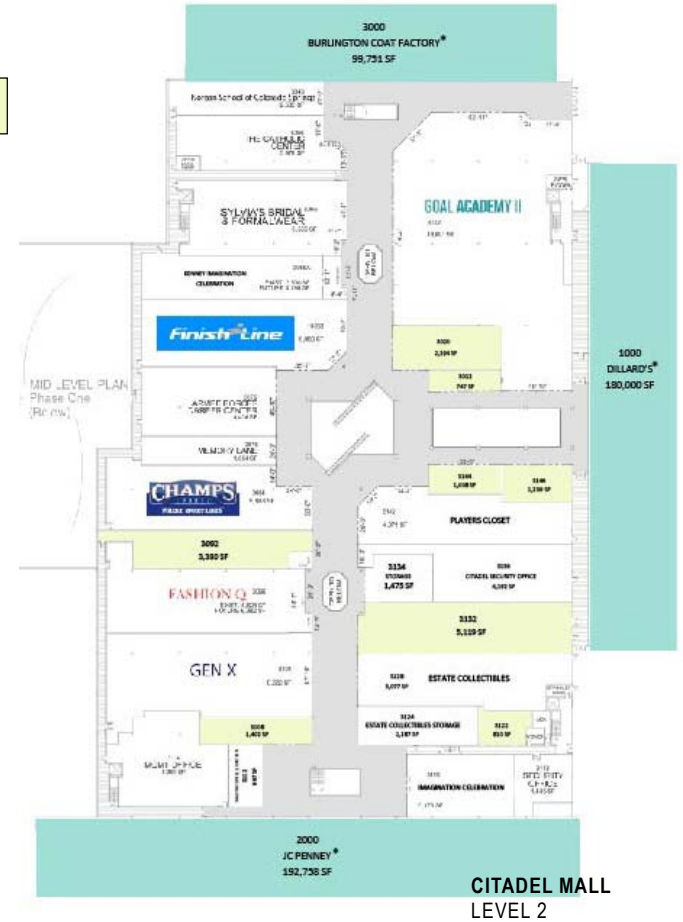
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Available

Leased



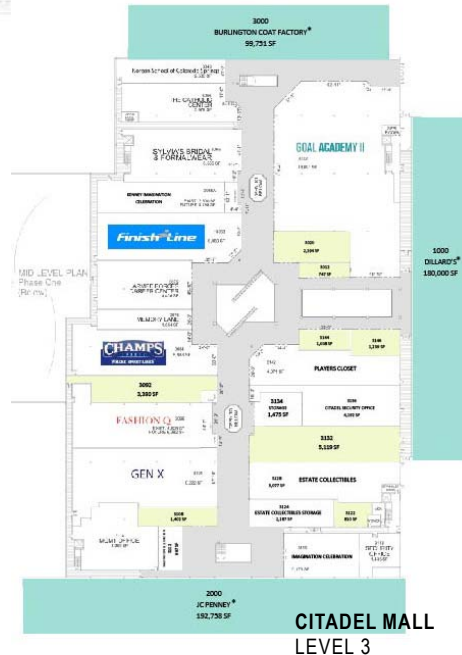
CITADEL MALL LEVEL 2

### Average Daily Traffic Counts (2022)

Platte Ave at N Chelton Rd W	47,156 VPD
Platte Ave at N Auburn Dr SW	39,934 VPD
E Platte at N Chelton Rd W	41,447 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	17,540	124,005	280,052
Median Age	33.8	35.3	35.6
U.S. Armed Forces	306	2,788	6,954
2023 Households	7,218	52,765	115,426
Average HH Income	\$51,598	\$62,138	72,680

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, information subject to change May 2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix



CITADEL MALL LEVEL 3

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Platte Ave at N Chelton Rd W	47,156 VPD
E Platte Ave at N Auburn Dr SW	39,934 VPD

The averages of 17,540 in 1 mi, 124,005 in 3 mi and 280,052 in 5 mi makes this sector of the city a very densely populated area.



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Citadel Mall is located near Colorado College, Univ of Colorado, the U.S. Olympic Training Center and the U.S. Air Force Academy.



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*Please give us a call for more information about your leasing needs and how we might be able to help you find the perfect space in the Citadel Mall*

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