



RETAIL

Blue Horizon Crossing

OVERVIEW

Join one of the most desirable and fastest-growing areas in northern Colorado Springs. This upcoming retail center is strategically located at the intersection of N. Powers Boulevard and Old Ranch Road—offering exceptional visibility, high traffic counts, and direct access to affluent residential neighborhoods. Surrounded by established master-planned communities like Cordera and North Fork, the area features strong demographics, including high household incomes and a growing population of families seeking convenience and quality. Situated across the street from Pine Creek High School and within the highly rated Academy School District 20, this location benefits from daily traffic driven by students, families, and commuters. As the second shopping center at this intersection, the site builds on proven demand and offers outstanding potential for retail, dining, and service businesses.

For More Information

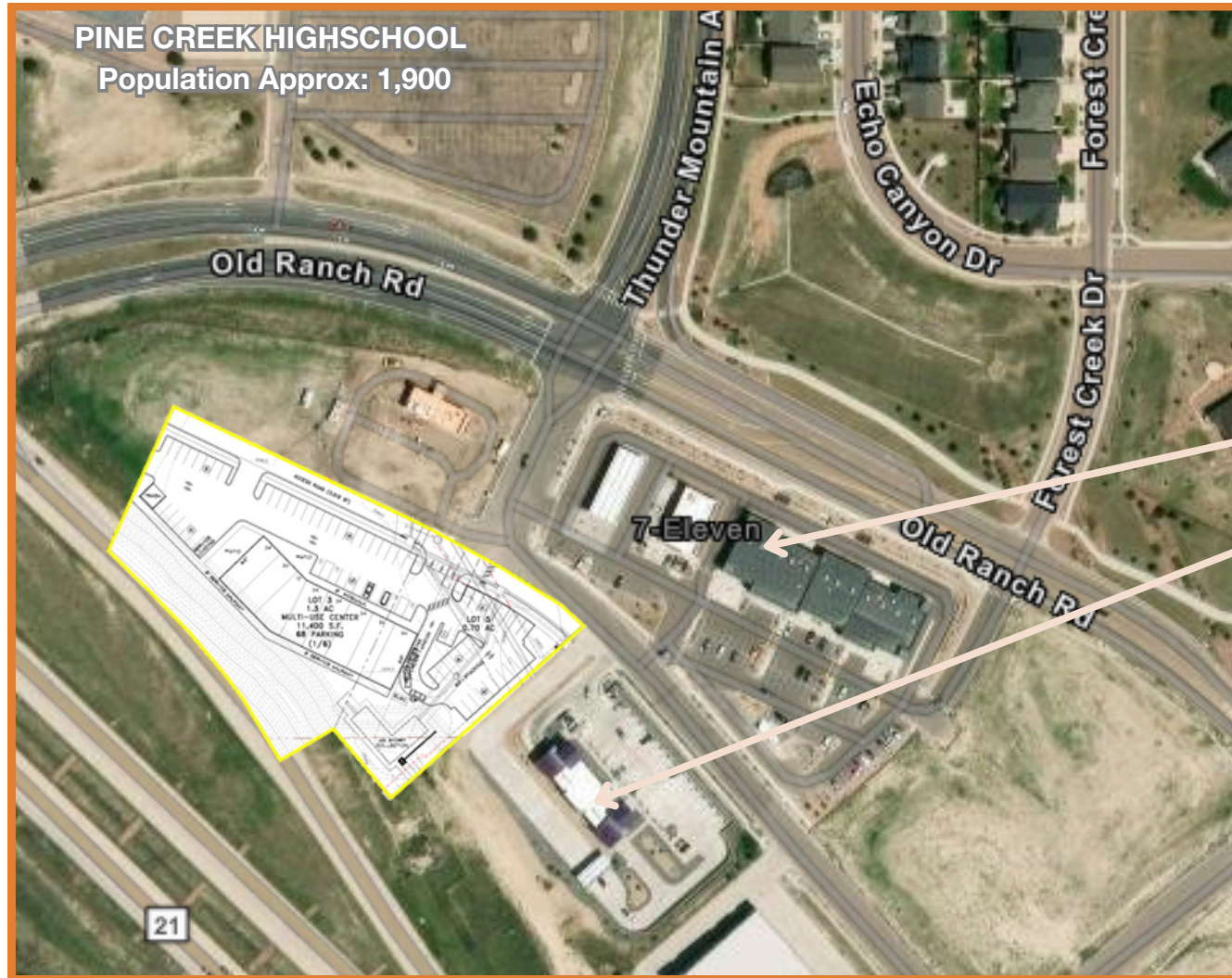
Jordin Egan
Senior Broker
719 200 9328
jordin@highlandcommercial.com

Jack Egan
Associate Broker
719 761 5726
jack.egan@highlandcommercial.com

Darek Bartol
Associate Broker
727 631 2554
bartol@highlandcommercial.com

Site Plan

Located off N. Powers and Old Ranch, this new exquisite shopping center offers an exceptional location with breathtaking views. The center features an end-cap patio space with stunning panoramic views of the surrounding mountains and the Air Force Academy. This expansive outdoor area is included with the endcap and provides tenants with a non-leasable additional dining area. Best of all, there is no additional rent required for the patio space, giving businesses the opportunity to enhance their customer experience without the added cost.

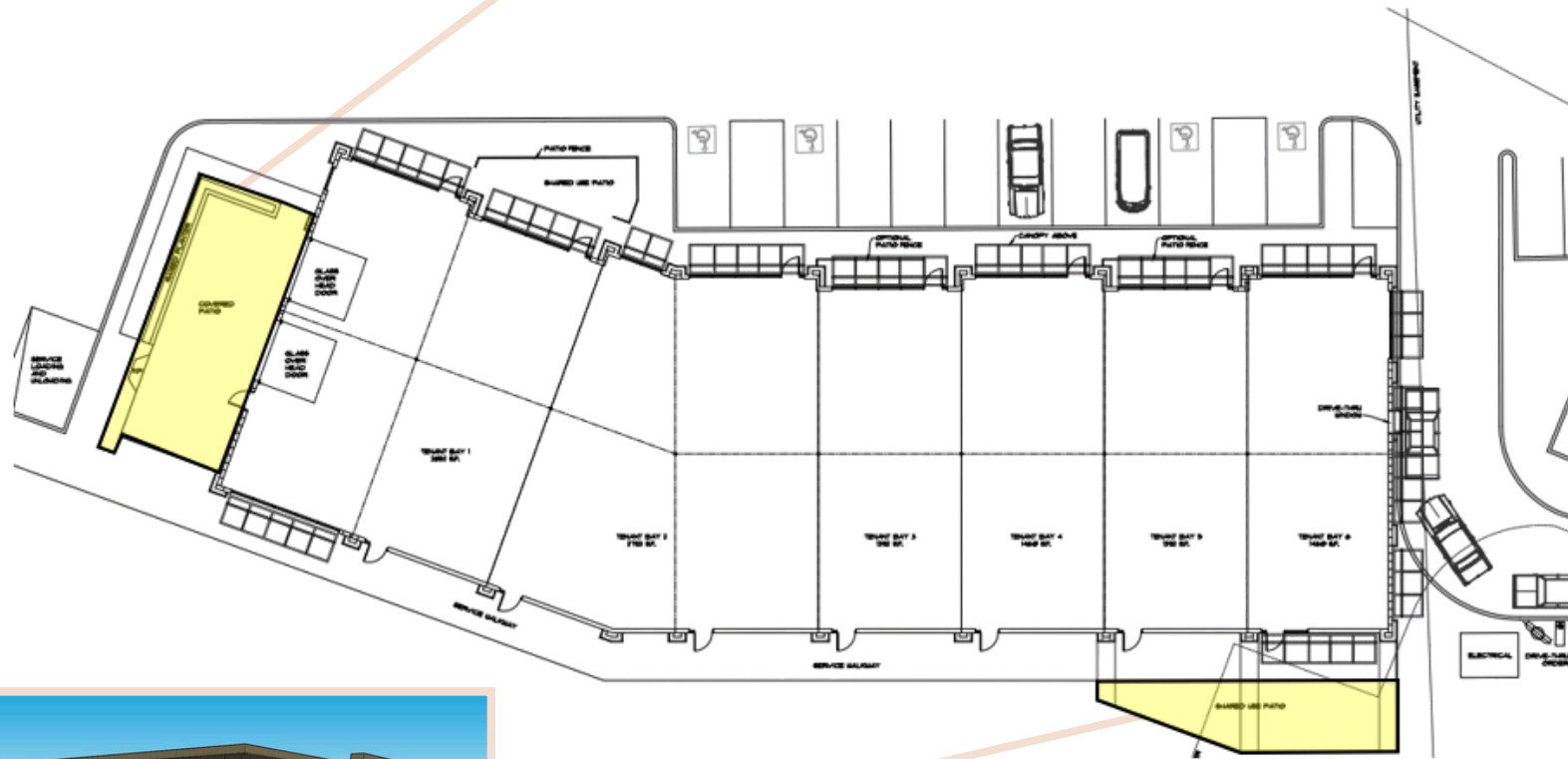


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Site Plan II

Set along the vibrant Powers Corridor in Northeast Colorado Springs, this property features two potential patio spaces—each offering stunning views of the mountains.



Demographics



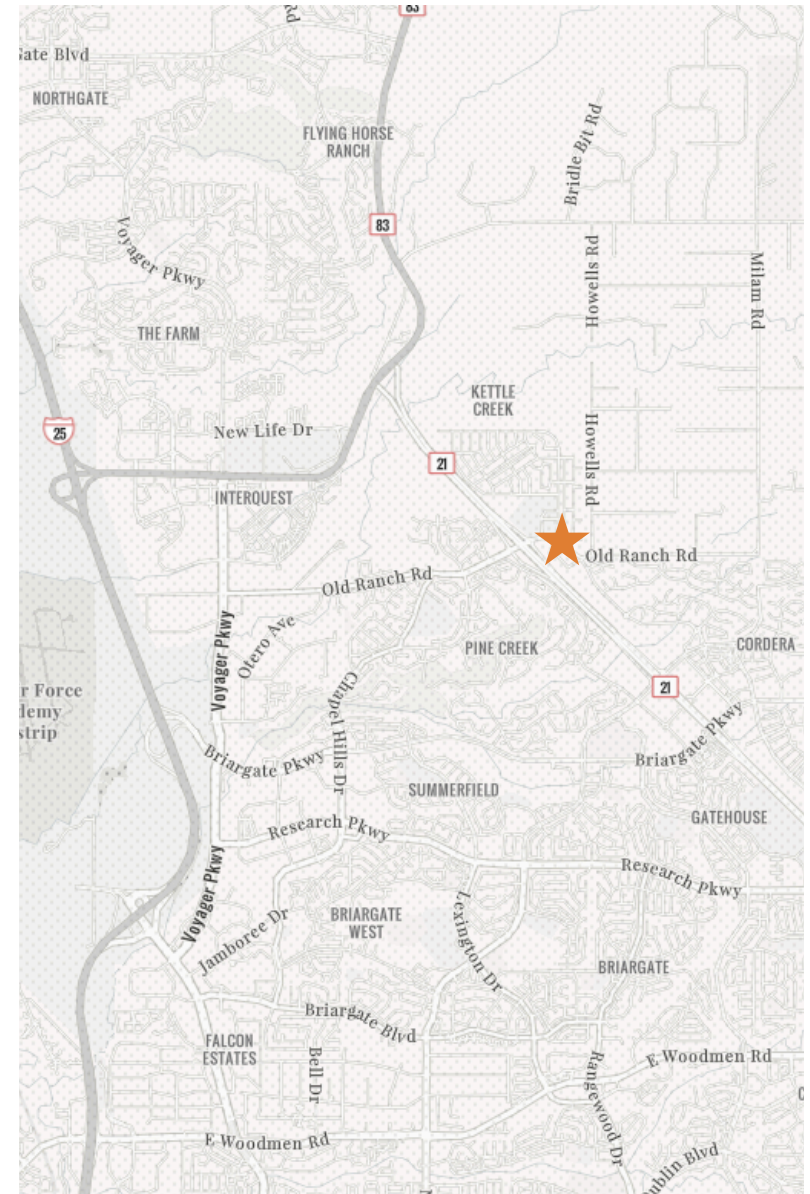
	AVG INCOME	POPULATION	AVG HOME VALUE
3 MILE	\$164,571	66,305	\$591,484
5 MILE	\$147,754	145,865	\$567,104
10 MILE	\$132,665	455,513	\$531,982

BUSSINESS SUMMARY

	3 MILE	5 MILE	10 MILE
TOTAL BUSINESS	1,678	4,383	14,459
TOTAL EMPLOYEES	31,796	63,389	168,887

TRAFFIC COUNTS

N POWERS BLVD & OLD RANCH RD	43,000 VPD
INTERQUEST & POWERS BLVD	43,079 VPD
VOYAGER PKWY & OLD RANCH	22,438 VPD
INTERQUEST & I-25	122,200 VPD



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Darek Bartol
Associate Broker
727 631 2554
bartol@highlandcommercial.com

Contact
us

NEIGHBORING RETAIL



NAL Highland

Jordin Egan
Senior Broker
719 200 9328
jordin@highlandcommercial.com

Jack Egan
Associate Broker
719 761 5726
jack.egan@highlandcommercial.com

Darek Bartol
Associate Broker
727 631 2554
bartol@highlandcommercial.com

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