



Property Highlights

5 mile trade area - 114,200
 \$122,000 avg. HH income
 30,358 SF retail shops
 43,290 vpd

Out Parcels

Lifetime Fitness
 Walgreens



LOCATION

Briargate

Colorado Springs, Colorado

A Development Of
HUNT PROPERTIES, INC.



Briargate
3399 ROYAL PINE DR COLORADO SPRINGS CO 80920

9/15/2009

Coordinates Longitude: -104.764245
Latitude: 38.982362

	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi	10.0 Mile Ring 314.16 sq/mi
POPULATION			
1990 Total Population	15,847	42,436	209,700
2000 Total Population	30,015	71,438	279,501
2008 Total Population	38,227	88,343	340,319
2013 Total Population	45,047	103,123	387,956
% Population Change 1990-2000	89.40%	68.34%	33.29%
% Population Change 2000-2008	27.36%	23.66%	21.76%
% Population Change 2008-2013	17.84%	16.73%	14.00%
HOUSEHOLDS			
1990 Total Households	5,323	15,004	78,212
2000 Total Households	9,732	25,039	104,429
2008 Total Households	13,641	33,711	132,949
2013 Total Households	15,934	38,848	149,380
% Households Change 1990-2000	82.83%	66.88%	33.52%
% Households Change 2000-2008	40.17%	34.63%	27.31%
% Households Change 2008-2013	16.81%	15.24%	12.36%
2008 RACE			
% 2008 White Population	88.90%	87.66%	85.78%
% 2008 Black Population	2.97%	3.34%	3.90%
% 2008 American Indian/Alaska Native	0.37%	0.37%	0.47%
% 2008 Asian/Hawaiian/Pacific Islander	3.53%	3.48%	3.18%
% 2008 Other Population (Incl 2+ Races)	4.23%	5.14%	6.67%
% 2008 Hispanic Population	6.46%	7.47%	9.57%
% 2008 Non-Hispanic Population	93.54%	92.53%	90.43%
INCOME			
2008 Per Capita Income	\$32,923	\$33,501	\$30,870
2008 Median Household Income	\$79,135	\$72,778	\$61,839
2008 Average Household Income	\$92,262	\$87,794	\$79,021
% 2008 Household Income < \$10,000	1.01%	1.31%	2.78%
% 2008 Household Income \$10,000-\$14,999	0.55%	0.90%	2.48%
% 2008 Household Income \$15,000-\$19,999	0.80%	1.81%	3.40%
% 2008 Household Income \$20,000-\$24,999	1.08%	1.88%	4.07%
% 2008 Household Income \$25,000-\$29,999	1.25%	2.41%	4.20%

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% 2008 Household Income \$30,000-\$34,999	1.83%	2.44%	4.50%
% 2008 Household Income \$35,000-\$39,999	2.22%	2.95%	4.49%
% 2008 Household Income \$40,000-\$44,999	3.28%	3.70%	5.18%
% 2008 Household Income \$45,000-\$49,999	2.73%	3.96%	5.34%
% 2008 Household Income \$50,000-\$59,999	7.18%	10.82%	11.38%
% 2008 Household Income \$60,000-\$74,999	21.88%	20.92%	17.58%
% 2008 Household Income \$75,000-\$99,999	37.37%	30.57%	21.04%
% 2008 Household Income \$100,000-\$124,999	11.49%	9.25%	6.96%
% 2008 Household Income \$125,000-\$149,999	4.37%	4.23%	3.77%
% 2008 Household Income \$150,000-\$199,999	1.91%	1.76%	1.48%
% 2008 Household Income \$200,000-\$249,999	0.34%	0.27%	0.34%
% 2008 Household Income \$250,000-\$499,999	0.69%	0.81%	0.96%
% 2008 Household Income \$500,000+	0.01%	0.02%	0.03%
2008 Average Household Size	2.8	2.6	2.5
% 2008 Total Owner Occupied Housing Units	85.23%	81.02%	73.02%
% 2008 Total Renter Occupied Housing Units	14.77%	18.98%	26.98%
2008 Total Daytime Population	40,782	93,341	344,764
2008 Total Daytime Work Population	20,946	51,153	182,543
2008 Total Establishments	2,012	5,411	19,906