



Victory Ridge

1840 Democracy Point
Colorado Springs, CO 80304



Victory Ridge









1,426 s.f. of retail available for lease

Be a part of Colorado Springs' most exciting mixed-use development with market-leading retail, entertainment, sports centers, townhomes, and corporate users in a true work-play-live development. Once completed, Victory Ridge will offer 1.6 million square feet of stores, restaurants, and offices, along with several apartment buildings, 221 townhomes, and a 1,100 space parking garage spread over 153 acres.





Building Highlights

-  Prime location just off I-25 near the US Air Force Academy
-  Heart of Colorado Spring's fastest growing corridor
-  Educated, high income, lifestyle oriented consumers
-  Excellent access and visibility to Voyager & Interquest Parkways
-  1.6 million SF of stores, restaurants, offices, and residences
-  Anchored by ICON Cinemas, Sprouts Farmers Market, and In-n-Out Burger
-  Over 17,000 single family units within 5 miles
-  Corporate neighbors include Bal Seal, Progressive, Boeing, ENT, & more

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Demographics	3 minutes	5 minutes	7 minutes
Population	3,856	11,350	22,460
Households	1,405	4,249	7,636
Avg HH Income	\$143,138	\$147,323	\$144,984
Employees	2,933	12,795	21,157

Source: Esri, 2021
*Statistics pulled from area within 3, 5, and 7 minute drives of site

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