

Demographic Summary Report

Chapel Hills West

7664-7730 N Academy Blvd, Colorado Springs, CO 80920

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **236,233 SF**
 Year Built: **1996**

Total Available: **59,956 SF**
 % Leased: **81.38%**
 Rent/SF/Yr: **\$14.80**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	71,430		206,084		538,905	
2024 Estimate	68,729		197,055		514,178	
2020 Census	69,657		192,977		497,414	
Growth 2024 - 2029	3.93%		4.58%		4.81%	
Growth 2020 - 2024	-1.33%		2.11%		3.37%	
2024 Population by Hispanic Origin	9,229		28,153		92,648	
2024 Population	68,729		197,055		514,178	
White	52,973	77.08%	149,169	75.70%	367,370	71.45%
Black	2,327	3.39%	7,434	3.77%	27,024	5.26%
Am. Indian & Alaskan	644	0.94%	1,946	0.99%	6,811	1.32%
Asian	2,224	3.24%	7,020	3.56%	15,879	3.09%
Hawaiian & Pacific Island	88	0.13%	293	0.15%	1,042	0.20%
Other	10,473	15.24%	31,192	15.83%	96,053	18.68%
U.S. Armed Forces	1,283		4,980		13,516	
Households						
2029 Projection	28,311		80,523		213,292	
2024 Estimate	27,187		76,858		203,126	
2020 Census	27,495		75,185		196,194	
Growth 2024 - 2029	4.13%		4.77%		5.00%	
Growth 2020 - 2024	-1.12%		2.23%		3.53%	
Owner Occupied	17,301	63.64%	48,253	62.78%	124,795	61.44%
Renter Occupied	9,886	36.36%	28,605	37.22%	78,332	38.56%
2024 Households by HH Income	27,187		76,860		203,124	
Income: <\$25,000	2,057	7.57%	6,448	8.39%	22,749	11.20%
Income: \$25,000 - \$50,000	4,438	16.32%	12,161	15.82%	36,718	18.08%
Income: \$50,000 - \$75,000	4,687	17.24%	13,518	17.59%	36,929	18.18%
Income: \$75,000 - \$100,000	3,987	14.67%	10,710	13.93%	28,266	13.92%
Income: \$100,000 - \$125,000	3,341	12.29%	9,466	12.32%	23,021	11.33%
Income: \$125,000 - \$150,000	2,811	10.34%	7,094	9.23%	16,252	8.00%
Income: \$150,000 - \$200,000	3,403	12.52%	8,944	11.64%	20,866	10.27%
Income: \$200,000+	2,463	9.06%	8,519	11.08%	18,323	9.02%
2024 Avg Household Income	\$108,854		\$111,641		\$101,562	
2024 Med Household Income	\$90,120		\$89,712		\$79,569	