

Hwy 24 & 8th St
 Colorado Place
 Retail & Office Space for Lease

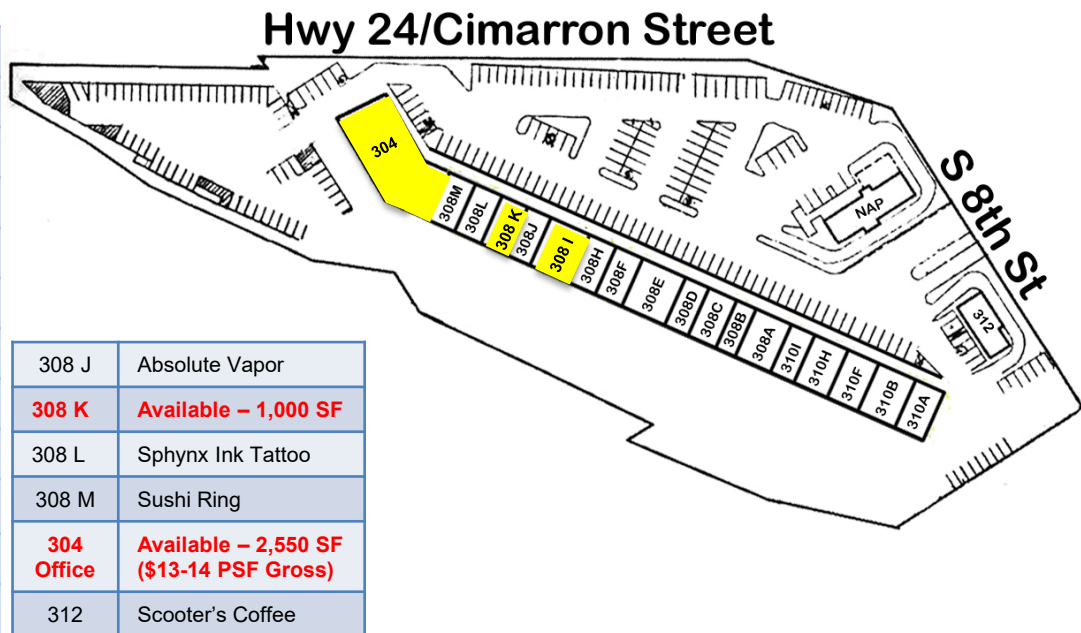


- Southwest Colorado Springs Location
- High Demand Retail Area
- Strong Daytime Population
- Excellent Visibility | Strong Traffic Counts
- New Lighted Intersection

LEASE RATE	\$15.00 - \$17.00 PSF
NNN	\$4.49 PSF
AVAILABLE	1,000 – 2,550 SF
ZONING	C-6



310 A	C & A Trophies
310 B/C	Westside Billiards
310 F	Sheldon's Luncheonette
310 H-I	Ribeiro Jiu-Jitsu
308 A	Praxis Yoga
308 B	Colorado iPhone Repair
308 C	TriPeaks Properties
308 D	Subway
308 E	Billy's Old World Pizza
308 F	VIP Nails & Spa
308 H	Foil Salon
308 I	Available December 1 st – 1,250 SF



308 J	Absolute Vapor
308 K	Available – 1,000 SF
308 L	Sphynx Ink Tattoo
308 M	Sushi Ring
304 Office	Available – 2,550 SF (\$13-14 PSF Gross)
312	Scooter's Coffee

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 K 07/11/2023

Market Profile

Radius	Population	Hhlds	Average Hhld Income	Avg Home Value	Businesses	Employees
1-Mile	8,840	3,941	\$71,934	\$457,152	1,087	12,385
3-Mle	76,983	37,127	\$76,931	\$470,104	5,063	64,394
5-Mile	189,019	85,309	\$74,594	\$429,512	10,406	125,970



The 8th Street quadrant intersection provides significant capacity and operational improvements to the entire I-25 and Cimarron Street (US 24) interchange facility

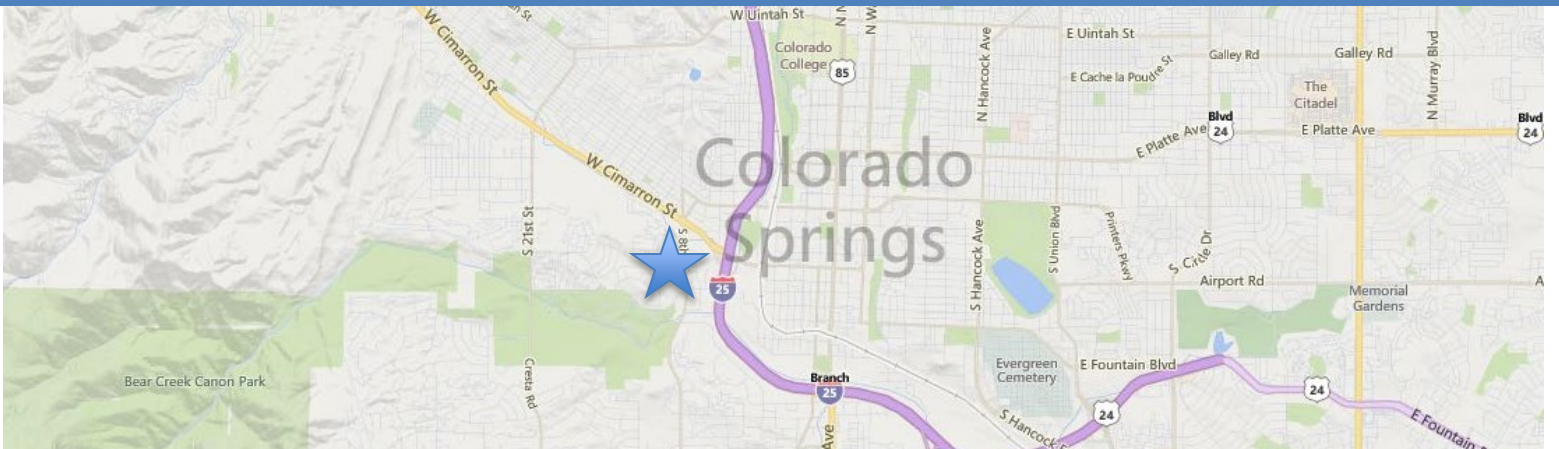
New Lighted Signalized Intersection

I-25/ Hwy 24 new interchange

Great Access Improvements!

COLORADO PLACE TENANTS

DESIGNER KITCHENS



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