



## Inline Retail Space FOR LEASE

3010-3050 N Nevada Ave  
Colorado Springs, CO 80907



Hall Equities Group



Close proximity to University of Colorado at Colorado Springs and Penrose Hospital.



- Join VASA Fitness, Roadhouse Cinemas, Rail Yard Gaming + Gastropub, Jersey Mikes, Fast Fit Foods, Beaches Tanning Center, Supplement Giant, & Dunkin Donuts
- High Traffic Generating Lifestyle & Entertainment Anchors
- Excellent Visibility, Access & Exposure to Fillmore & N Nevada
- Strong Demographics & Excellent Traffic Counts
- Quick access to I-25

**Building Size:** ± 9,428 GLA

**Available Space:** 1,052-1,188 GLA

**Zoning:** MX-M (Mixed-Use Medium Scale)

**Lease Rate:** \$33.00 PSF

**NNN's:** \$7.50 PSF

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09/08/2023

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## DEMOGRAPHICS (2023)



Population



Households



Avg HHLI Income



Avg Home Value



Businesses



Employees

1 Mile Radius	10,432	5,103	\$64,087	\$219,171	1,520	12,236
3 Mile Radius	84,721	39,104	\$80,906	\$332,425	8,190	66,105
5 Mile Radius	245,295	108,394	\$80,865	\$320,734	18,192	147,941

## TRAFFIC COUNTS

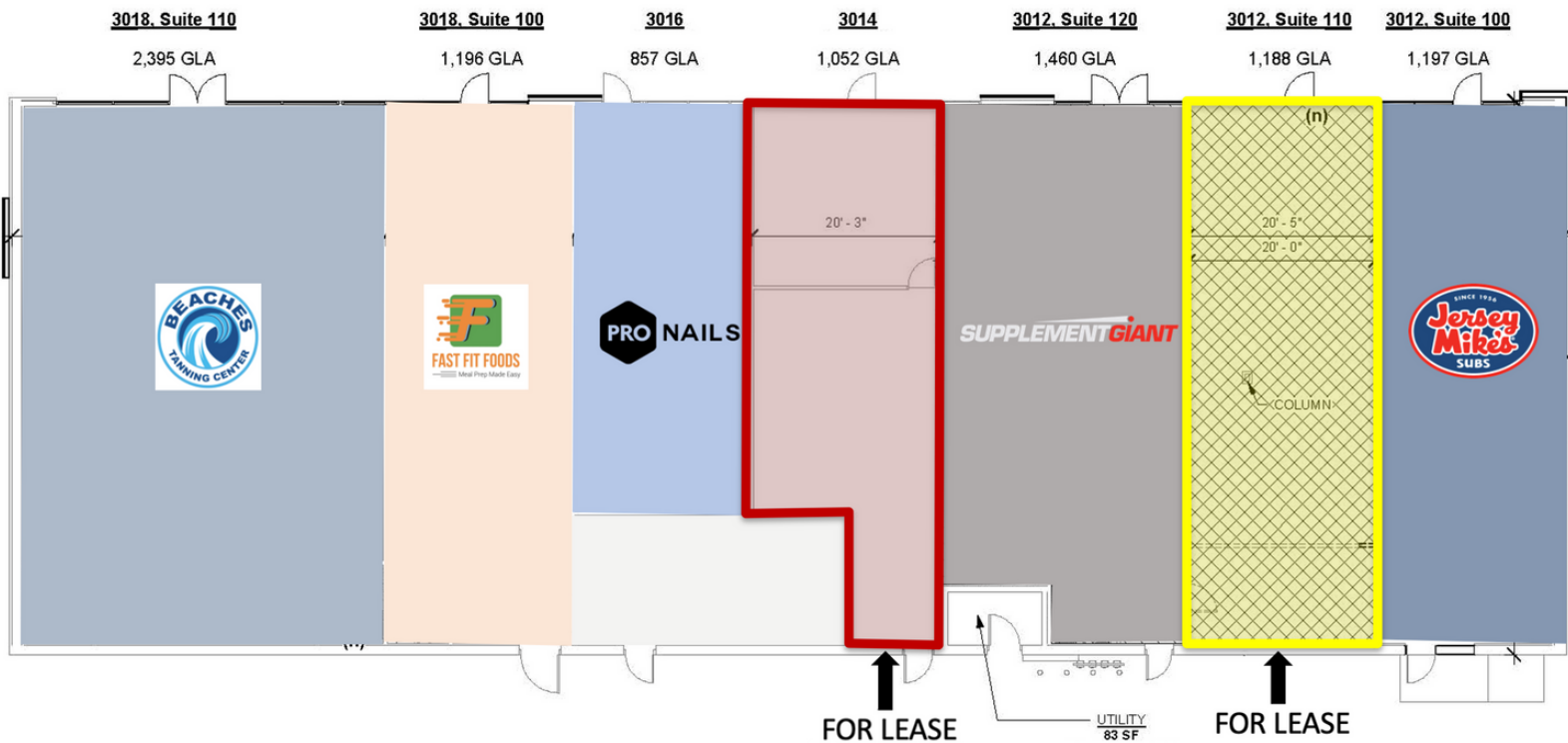


E Fillmore Street & N Nevada Avenue (West)	34,921 Vehicles Per Day
N Nevada Avenue & E Fillmore Street (South)	21,813 Vehicles Per Day
E Fillmore Street & N Nevada Avenue (East)	30,914 Vehicles Per Day



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## INLINE RETAIL FLOORPLAN



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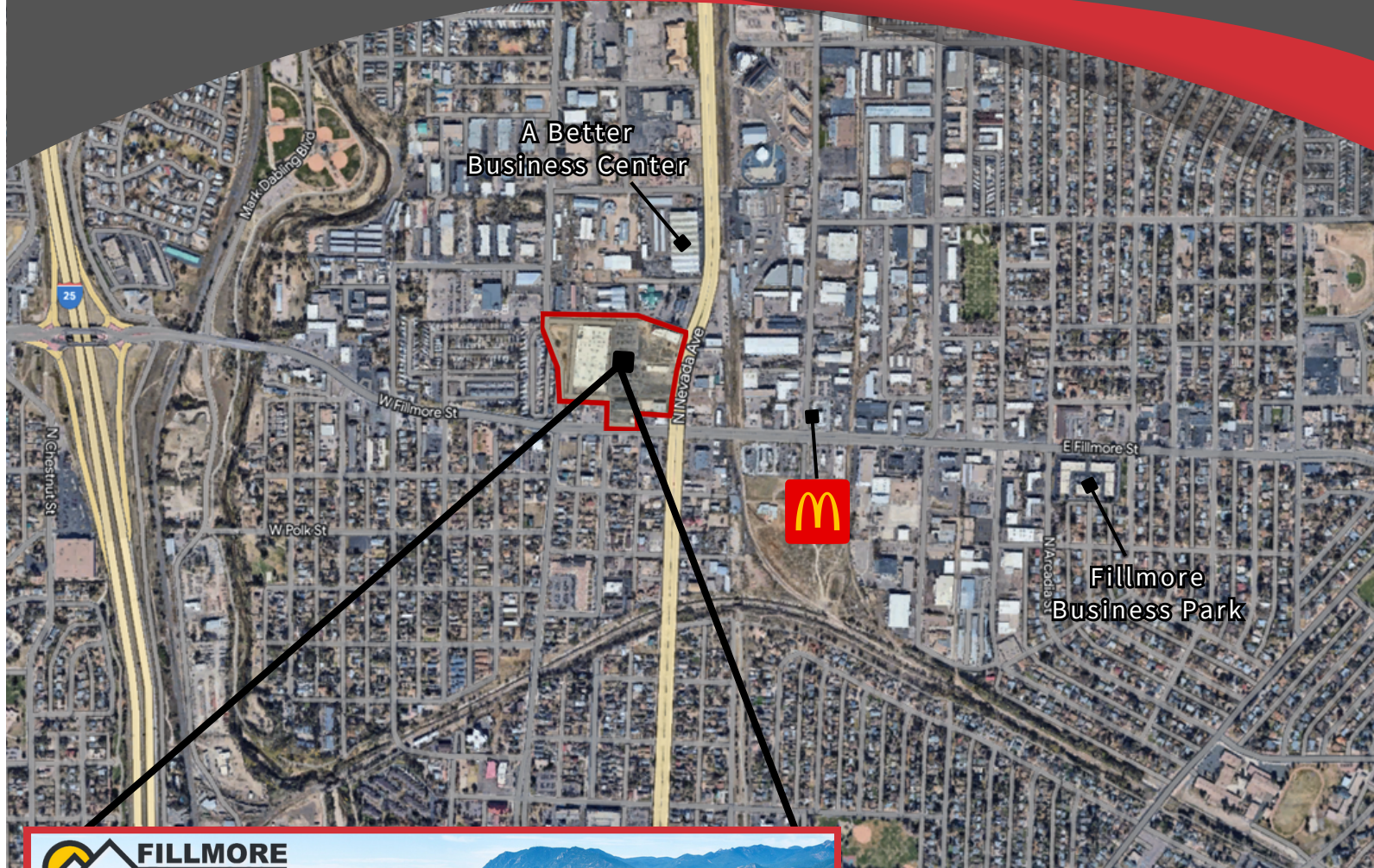
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**FILLMORE  
MARKETPLACE**



*Hall Equities Group*



- Less Than 2 Minutes from I-25
- Five Minute Drive to UCCS
- Easy Access | Ingress & Egress
- Signalized Intersection
- High Traffic Counts | Over 70K Vehicles Per Day at Fillmore St & Nevada Ave Intersection

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