

Uintah Station Shopping Center

EXISTING RESTAURANT AND OFFICE SPACE FOR LEASE

1625-1635 W. UINTAH STREET
COLORADO SPRINGS, CO 80904



PROPERTY INFORMATION

Space Available:

- 1625 W. Uintah (Suite J) - 3,290 SF

Lease Rate: \$16.00/SF NNN

Expenses: \$5.60/SF (2019 est.)

Total Shopping Center Size: 20,606 SF

COMMENTS:

- Excellent visibility and access to Uintah Street with convenient and easy access to I-25 and US Hwy 24, the Central Business District and Old Colorado City.
- 1625 W. Uintah Street - Includes existing restaurant equipment, perfect for a commercial kitchen, bakery, cafe or restaurant.
- Tenant finish negotiable

Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2018 Est. Population	11,730	77,144	179,945
Households			
2018 Est. HHs	5,539	37,598	83,040
2018 Est. Avg. HH Income	\$57,000	\$64,500	\$66,912
Drive Times			
	5 Min	10 Min	15 Min
2018 Est. Population	20,215	107,851	298,237
2018 Est. HHs	9,276	52,279	128,706
2018 Est. Avg HH Income	\$60,067	\$62,593	\$72,009

Source: 2018 US Estimate, All Rights Reserved, Alteryx, Inc.

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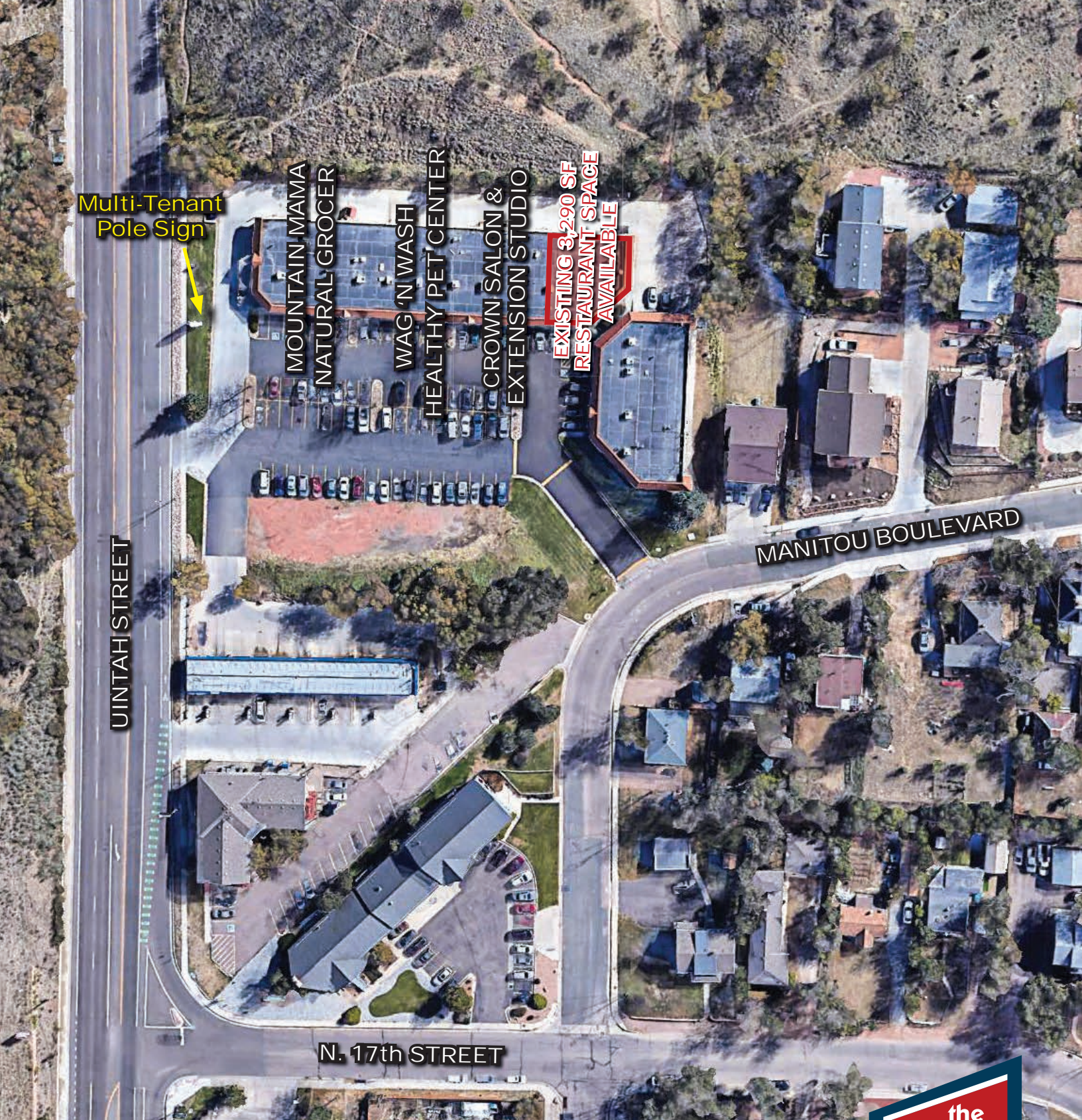
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Multi-Tenant Pole Sign

MOUNTAIN MAMA
NATURAL GROCER

WAG 'N WASH
HEALTHY PET CENTER

CROWN SALON &
EXTENSION STUDIO

EXISTING 3,290 SF
RESTAURANT SPACE
AVAILABLE

UINTAH STREET

MANITOU BOULEVARD

N. 17th STREET

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