

# Garden of the Gods Plaza

## SHOPPING CENTER FOR LEASE

975-1045 Garden of the Gods Rd  
 Colorado Springs, CO 80907

THE  
**RETAIL**  
 GROUP

a division of OLIVE REAL ESTATE GROUP, INC



**Shopping Center Size:**  
 96,347 SF

**Available Space:**  
 890 SF & up

**Lease Rate:**  
 \$9.00 to \$25.00/SF NNN

**1025 End Cap:**  
 \$25.00/SF NNN

**Expenses:**  
 \$4.50/SF (2020 est.)

**Tenant Finish:**  
 Negotiable

**Zoning:**  
 C6 (General Business)

### Demographics

|                           | 1 Mile               | 3 Mile   | 5 Mile   |
|---------------------------|----------------------|----------|----------|
| <b>Population</b>         |                      |          |          |
| 2019 Est. Population      | 6,249                | 64,049   | 182,611  |
| <b>Households</b>         |                      |          |          |
| 2019 Est. HHs             | 2,858                | 28,753   | 82,218   |
| 2019 Est. Avg. HH Income  | \$79,756             | \$91,575 | \$80,931 |
| <b>Daytime Population</b> | Approximately 45,000 |          |          |

### Traffic Counts (ADT 2018)

|   |        |
|---|--------|
| W Garden of the Gods Rd @ Forge Rd      | 43,899 |
| W Garden of the Gods Rd@Elkton Dr       | 36,902 |
| W Garden of the Gods Rd@Forrest Hill Rd | 40,943 |

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc., CoStar



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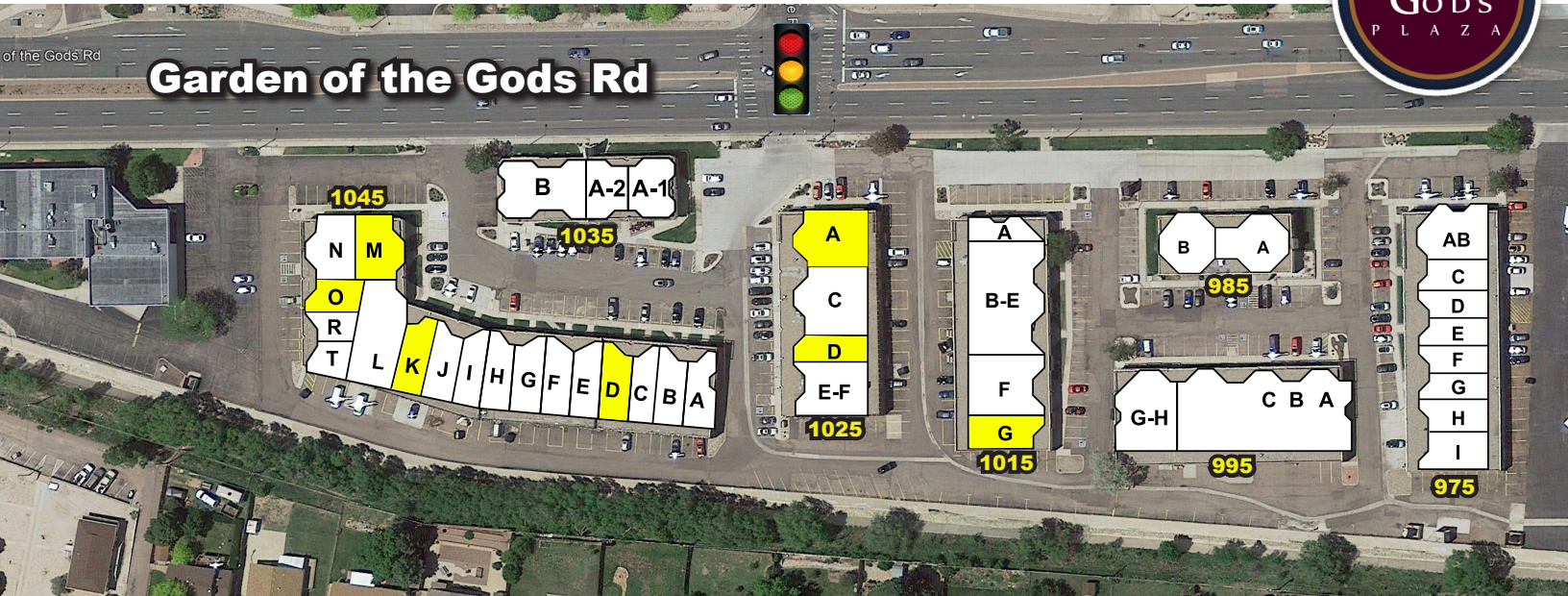
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## 975 Building

|     |                          |          |
|-----|--------------------------|----------|
| AB  | A Total New You Salon    | 3,557 SF |
| C   | Celebration Metaphysical | 2,184 SF |
| D   | Consign & Design         | 1,808 SF |
| E-D | Well Life                | 3,608 SF |
| G   | Little German Automotive | 1,804 SF |
| H   | SOCOfit                  | 1,831 SF |
| I   | Garden of the Gods Homes | 1,865 SF |

## 985 Building

|   |                 |          |
|---|-----------------|----------|
| A | Molica's Market | 3,034 SF |
| B | Molica's Market | 1,444 SF |

## 995 Building

|       |                     |             |
|-------|---------------------|-------------|
| A-C   | Interiors/Exteriors | 10,717.5 SF |
| G & H | Interiors/Exteriors | 3,572.5 SF  |

## 1015 Building

|     |                       |                 |
|-----|-----------------------|-----------------|
| A   | Checkmate of CO, Inc. | 1,715 SF        |
| B-E | USA Taekwondo         | 6,632 SF        |
| F   | Funny Fashion         | 3,946 SF        |
| G   | <b>AVAILABLE</b>      | <b>2,161 SF</b> |

## 1025 Building

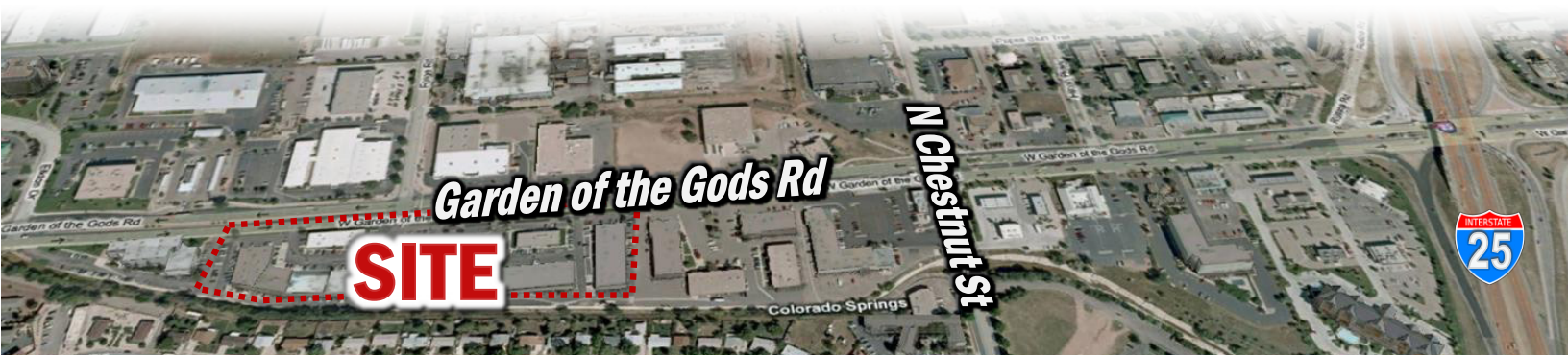
|     |                  |                 |
|-----|------------------|-----------------|
| A   | <b>AVAILABLE</b> | <b>3,282 SF</b> |
| C   | CorePower Yoga   | 3,542 SF        |
| D   | <b>AVAILABLE</b> | <b>1,766 SF</b> |
| E-F | Ewe & Me         | 4,225 SF        |

## 1035 Building

|     |                       |          |
|-----|-----------------------|----------|
| A-1 | Jimmy Johns           | 1,615 SF |
| A-2 | INTEGRITY Urgent Care | 1,457 SF |
| B   | INTEGRITY Urgent Care | 3,071 SF |

## 1045 Building

|   |  |                 |
|---|--|-----------------|
| A | Kissing Camels Chiropractic            | 1,675 SF        |
| B | La Dulce                               | 1,624 SF        |
| C | Applied Bioprocessing Technologies     | 1,616 SF        |
| D | <b>AVAILABLE</b>                       | <b>1,648 SF</b> |
| E | Surfaces by Andrea                     | 1,616 SF        |
| F | Infinity Personal Training and Fitness | 1,641 SF        |
| G | Thermal Hair                           | 1,608 SF        |
| H | McCaw Communications                   | 1,629 SF        |
| I | Abby Organics                          | 2,211 SF        |
| J | Camino Massage                         | 1,585 SF        |
| K | <b>AVAILABLE</b>                       | <b>1,711 SF</b> |
| L | Pikes Peak Hospice                     | 2,614 SF        |
| M | <b>AVAILABLE</b>                       | <b>1,605 SF</b> |
| N | Dr. Daniel Holsteen                    | 1,786 SF        |
| O | <b>AVAILABLE</b>                       | <b>890 SF</b>   |
| R | Creative Bus                           | 919 SF          |
| T | Joe Haddad                             | 1,131 SF        |



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