

FOR LEASE

Uintah Gardens

1750 W Uintah St | Colorado Springs, CO



Overview

AVAILABLE

2,000 - 7,700 SF

RATE

Contact Broker for
Pricing

Description

- Located on the SEC of W Uintah St & N 19th St
- Strong tenant mix
- Ample parking
- Close proximity to I-25
- Junior box availability

Tenants



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	11,585	75,232	172,094
Total Households	5,557	36,220	78,785
Average HH Income	\$62,651	\$68,128	\$69,734
Daytime Population	10,330	109,247	238,342

Year: 2018 | Source: Esri

Traffic Counts

Uintah St: e/o 19th St	18,338 VPD
Uintah St: w/o 17th St	22,696 VPD
Uintah St: e/o 17th St	24,069 VPD

Source: Esri

Contact

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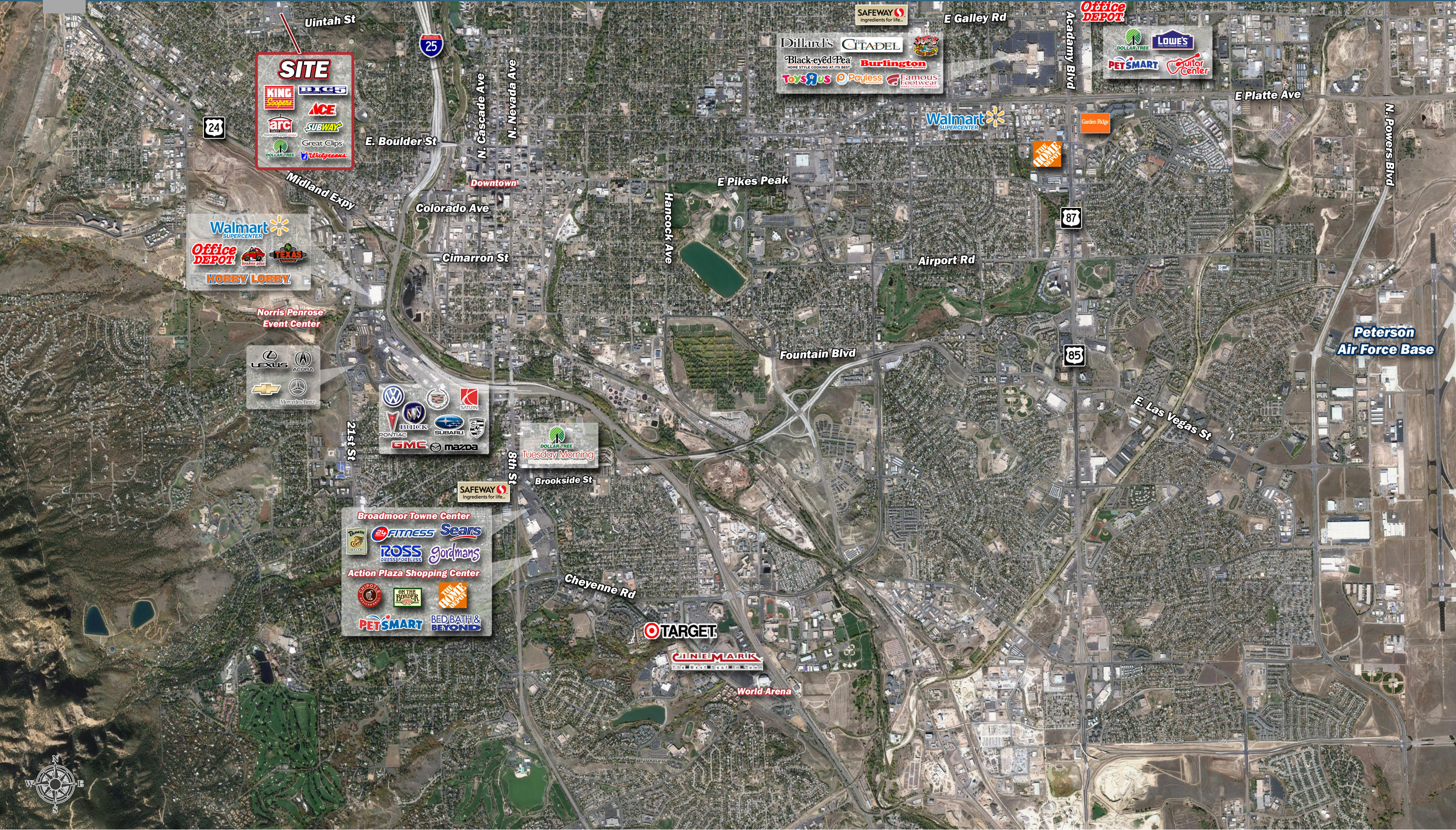
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KEY	
Available:	
Leased:	
Not a Part:	



W Uintah St

SPACE	TENANT	SF
1	Subway	2,020
2	Great Clips	1,169
3	OneMain Financial	2,211
4	Queen Liquor	3,000
5	King Soopers	73,814
6	Perfect Teeth	1,998
7	AVAILABLE	3,151
8	Dollar Tree	11,250
9	Nail Tech	1,750

SPACE	TENANT	SF
10	AVAILABLE	2,000
11	Big 5 Sports	12,000
12	AVAILABLE	7,700
13	Petco	15,149
14	Ace Hardware	14,641
15	Arc Thrift Store	35,858
16	AVAILABLE	2,987
17	Walgreens	14,560
18	King Soopers Fuel	3,957

Executive Summary

1750 W Uintah St | Colorado Springs, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	11,482	71,344	161,639
2010 Population	10,850	70,155	160,801
2018 Population	11,585	75,232	172,094
2023 Population	12,061	78,663	179,241
2000-2010 Annual Rate	-0.56%	-0.17%	-0.05%
2010-2018 Annual Rate	0.80%	0.85%	0.83%
2018-2023 Annual Rate	0.81%	0.90%	0.82%
2018 Male Population	48.6%	48.9%	48.8%
2018 Female Population	51.4%	51.1%	51.2%
2018 Median Age	40.8	43.0	40.7
Households			
2000 Households	5,199	32,465	70,238
2010 Households	5,189	33,556	73,200
2018 Total Households	5,557	36,220	78,785
2023 Total Households	5,790	38,051	82,396
2000-2010 Annual Rate	-0.02%	0.33%	0.41%
2010-2018 Annual Rate	0.83%	0.93%	0.90%
2018-2023 Annual Rate	0.82%	0.99%	0.90%
2018 Average Household Size	2.06	1.99	2.12
Housing Units			
2018 Total Housing Units	5,906	38,876	84,136
2018 Owner Occupied Housing Units	2,678	18,315	40,344
2018 Renter Occupied Housing Units	2,879	17,905	38,441
2018 Vacant Housing Units	349	2,656	5,351
Race and Ethnicity			
2018 White Alone	86.3%	84.9%	79.6%
2018 Black Alone	2.5%	3.7%	5.4%
2018 American Indian/Alaska Native Alone	1.4%	1.2%	1.2%
2018 Asian Alone	1.0%	1.5%	2.0%
2018 Pacific Islander Alone	0.2%	0.2%	0.2%
2018 Hispanic Origin (Any Race)	16.3%	14.6%	18.5%
Income			
2018 Median Household Income	\$43,704	\$47,126	\$48,405
2018 Average Household Income	\$62,651	\$68,128	\$69,734
Per Capita Income	\$30,770	\$33,798	\$32,821
2018 Population 25+ by Educational Attainment			
Total	8,469	55,238	122,921
High School Graduate	19.9%	17.2%	18.7%
GED/Alternative Credential	3.9%	4.2%	4.6%
Some College, No Degree	23.5%	23.2%	23.3%
Associate Degree	12.0%	9.8%	9.9%
Bachelor's Degree	22.6%	23.8%	21.6%
Graduate/Professional Degree	10.9%	15.2%	14.1%
Daytime Population			
2018 Total Daytime Population	10,330	109,247	238,342
Workers	5,407	73,509	152,091
Residents	4,923	35,738	86,251