

RETAIL SPACE FOR LEASE

2866 S Circle Drive, Colorado Springs, CO 80906



OVERVIEW

Undergoing major renovations! For lease is a prime bar / restaurant space located at the main entrance to Alta Living! Alta Living is going to be nearly 500 new apartments targeted at young and upcoming professionals. This retail space is perfect for tenants wanting to be in the Broadmoor area and walking distance to the Broadmoor World Arena!

The size / layout is flexible including a large outdoor patio and potential kitchen space. Alta Living is a dog friendly apartment building and perfect for a pet friend yard bar! Please call for more information and to schedule a showing.

HIGHLIGHTS

- Undergoing Major Renovations
- Pet Friendly
- Flexible Terms
- Near Major Attractions
- Large Outdoor Patio
- Bar or Restaurant Space
- Signage



Lease Rate:

\$12.00 - \$16.00
SF/YR (\$4.00 NNN)



Space Available:

3,000 - 4,000 SF

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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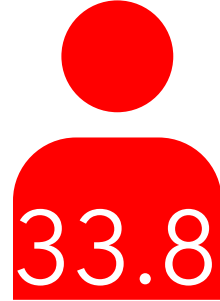
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DEMOGRAPHICS



100,810
Population



33.8
Median Age



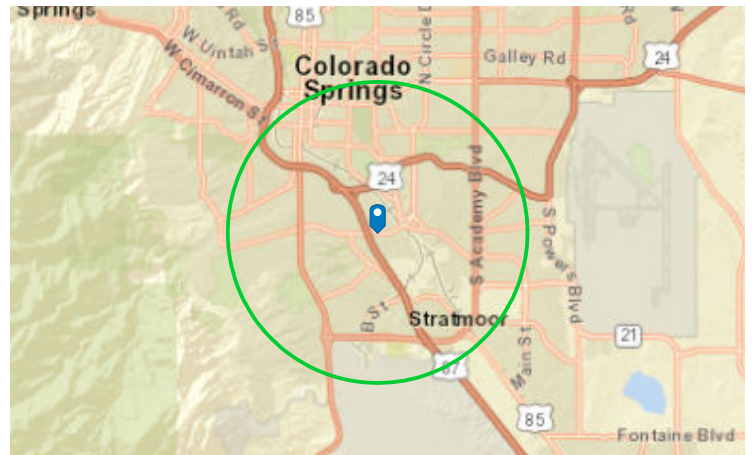
2.3
Average
Household Size



\$50,576
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Janitell Rd	33,505	0.0
S Cir Dr	11,722	0.0
Janitell Rd	37,408	0.1
S Cir Dr	10,347	0.1
Janitell Rd	34,800	0.2



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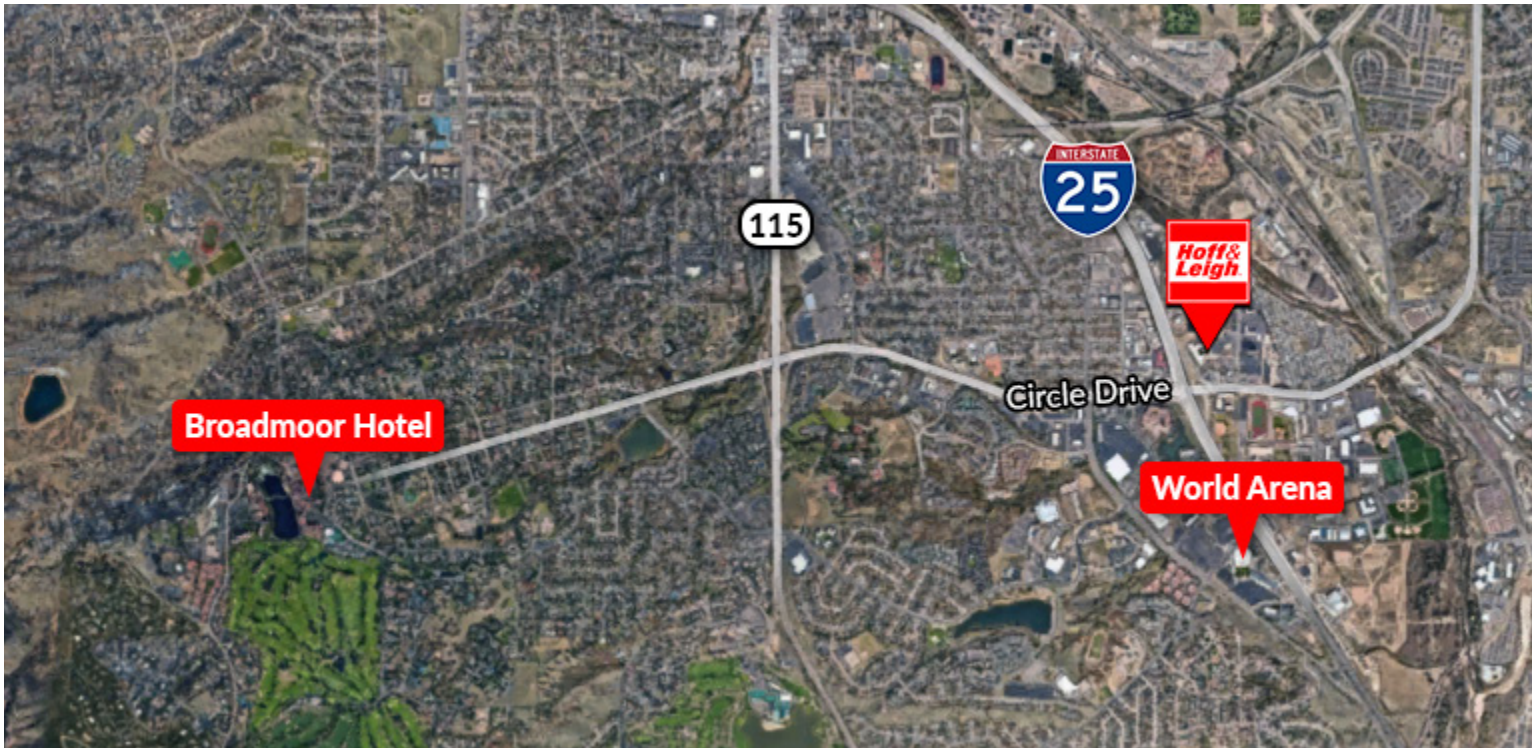
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