

Retail / Office Space for Lease

2812 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904



Overview

Charming retail / office space available in Old Colorado City!

Available for lease January 1, 2024, 2812 West Colorado Avenue offers updated and affordable first-floor space perfect for any small user with a retail or office business needing 2-3 offices.

The building has lots of charm and is located in the heart of Old Colorado City. It is walking distance to local shopping, restaurants and west side businesses. Additionally, the building is extremely close to many wonderful hiking, running and mountain biking trails. It is less than a mile away from Red Rock open space and a few short miles to Garden of the Gods.

Suite:	Size:	Lease Rate:
104 (Available 1/1/2024)	1,012 SF	\$1,750 / Month (+ \$4.41 PSF NNN)

Property Details



Lease Rate
\$20.75 SF/YR
(+ \$4.41 PSF NNN)



Space Available
1,012 SF

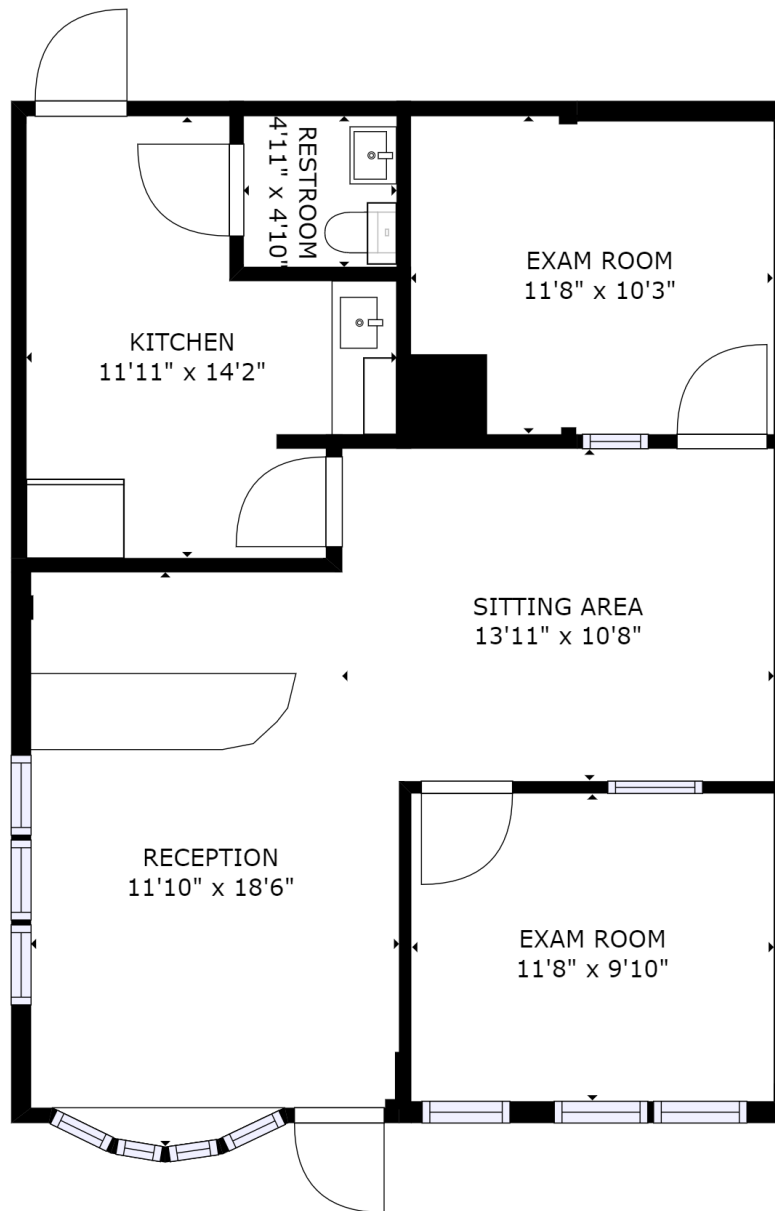


Zoning
C-5

Rev: October 3, 2023

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GROSS INTERNAL AREA
FLOOR 1: 770 sq. ft
TOTAL: 770 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCoX@HoffLeigh.COM

Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

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2812 W Colorado Ave, Colorado Springs, Colorado, 80904

DEMOGRAPHICS



54,405
Population



43.8
Median Age



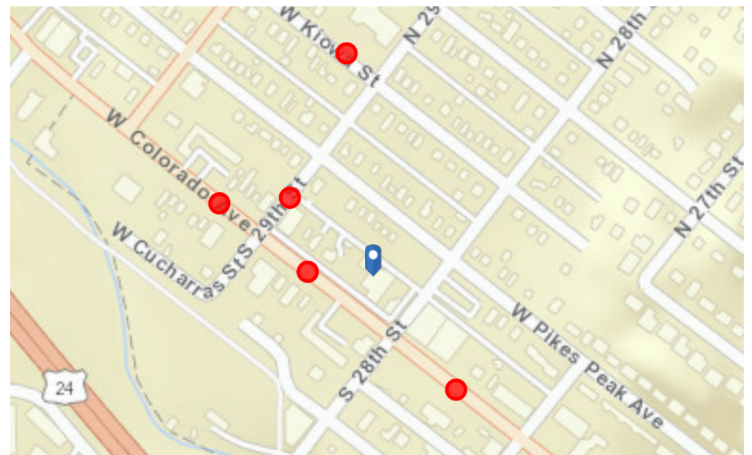
2.0
Average
Household Size



\$52,674
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
S 29th St	12,074	0.0
W Colorado Ave	647	0.1
S 28th St	12,705	0.1
S 29th St	15,695	0.1
N 29th St	449	0.1



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