

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

MOVE IN SPECIAL - FREE RENT



[Explore Virtual Tour - Suite 5614](#)



Overview

This retail/office building is currently undergoing renovations. It is located in central Colorado Springs providing easy access to all parts of town! The available space could work for many users from medical to office or retail. Current NNNs are \$4.30 PSF. Please call for more information and to set up a tour.

Property Details



Lease Rate

\$12.00-\$14.00 SF/YR (NNN)



Space Available

1,044 - 2,688 SF



Zoning

PBC

Unit:	Size:	Price:
5614	1,500 SF	\$12.00 SF/YR (NNN)
5632	1,300 - 2,600 SF	\$12.00 SF/YR (NNN)
5668	1,044 SF	\$14.00 SF/YR (NNN)
5688	2,688 SF	\$12.00 SF/YR (NNN)

Rev: September 22, 2026

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.



Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Guy Cox

C: 719.357.7494

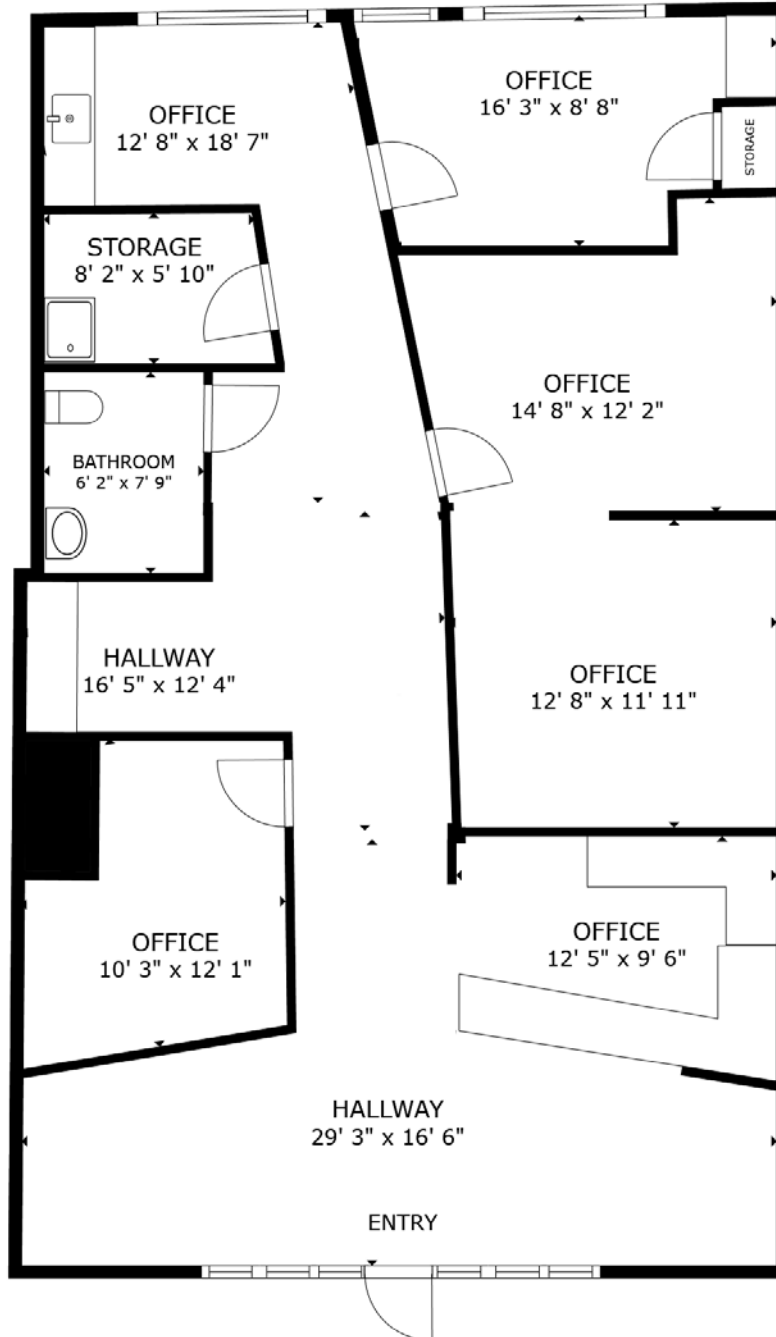
O: 719.630.2277

GCox@HoffLeigh.com

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

Suite 5614 Floorplan



Rev: September 22, 2026

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.



Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Guy Cox

C: 719.357.7494

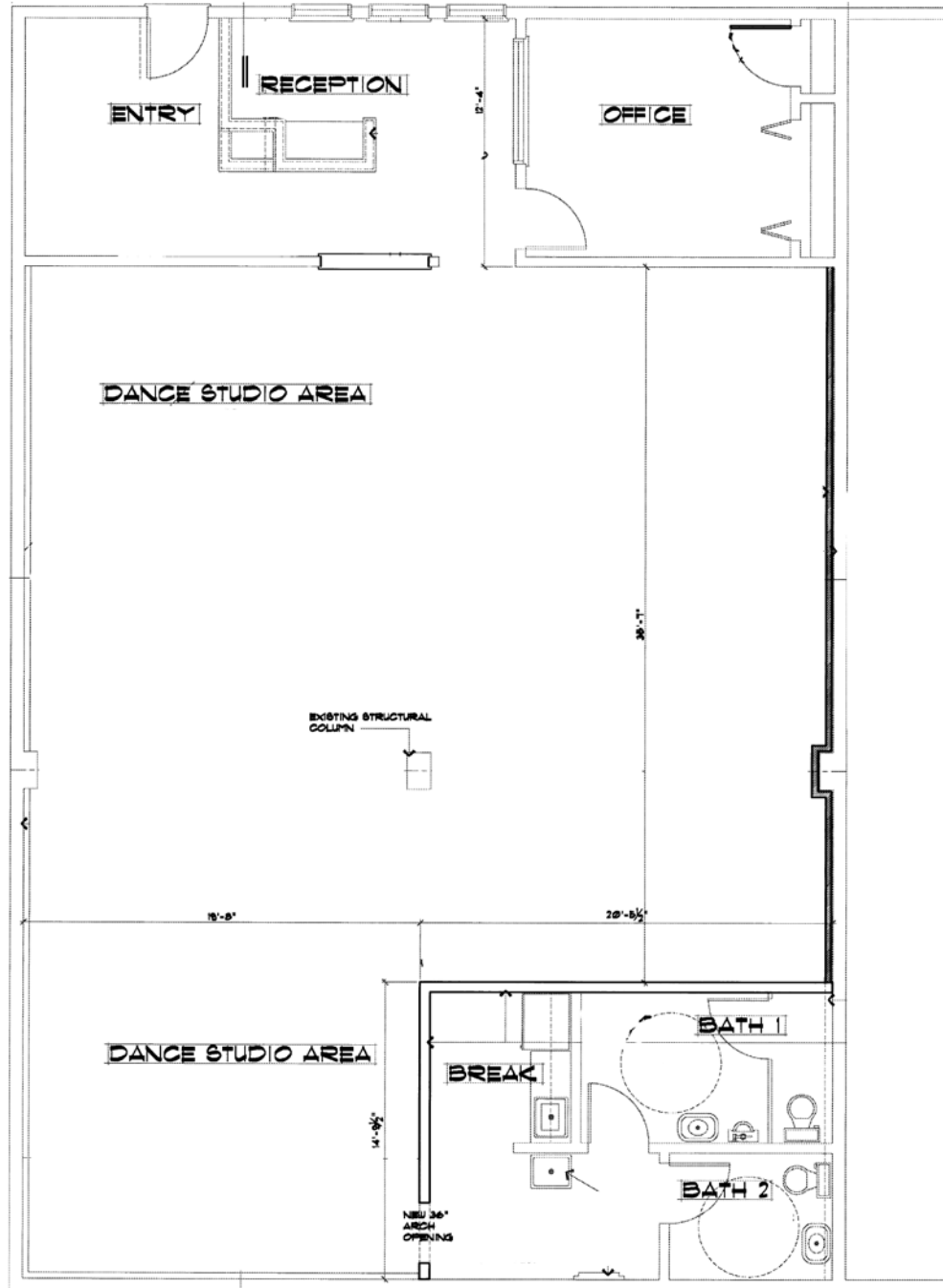
O: 719.630.2277

GCox@HoffLeigh.com

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

Suite 5688 Floorplan



Rev: September 22, 2026

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.



Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

5604 N Union Blvd, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



112,874
Population



36.7
Median Age



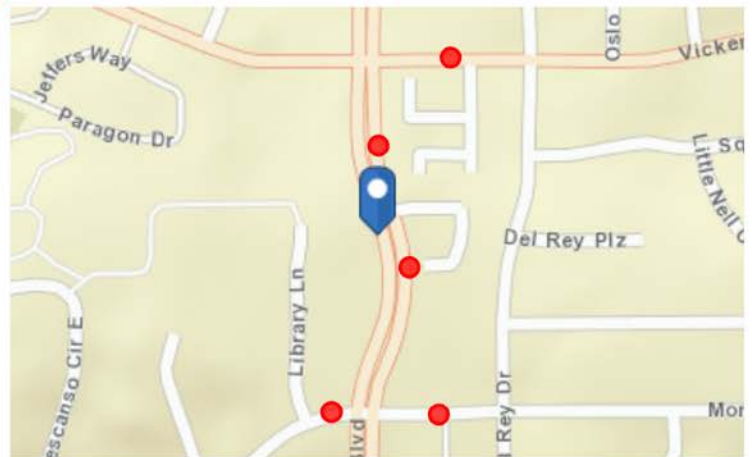
2.5
Average
Household Size



\$63,838
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Montebello Dr W	27,165	0.0
Vickers Dr	30,883	0.1
N Union Blvd	4,660	0.1
N Union Blvd	3,918	0.1
N Union Blvd	7,724	0.1



Rev: September 22, 2026

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.



Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Guy Cox

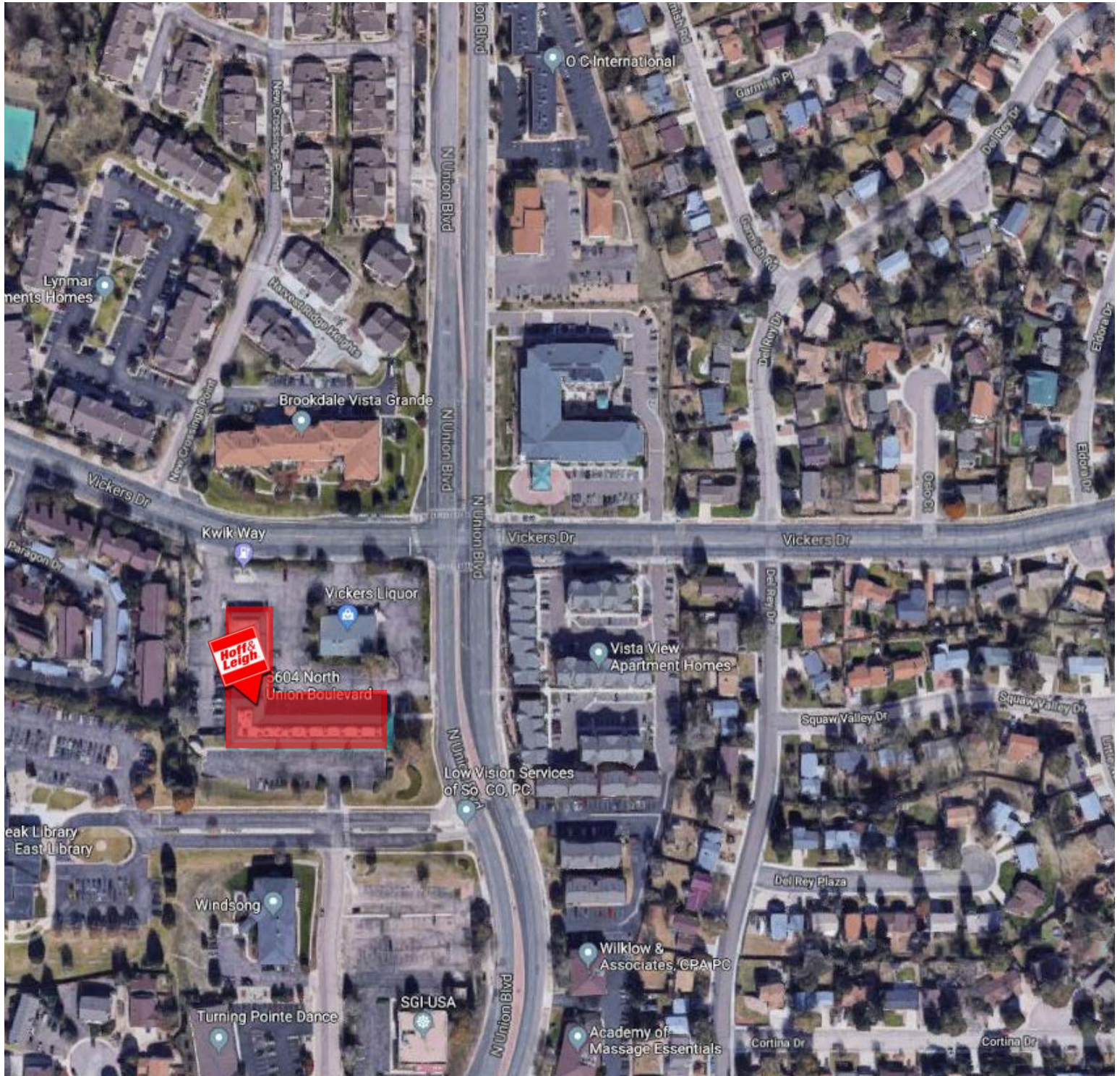
C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Retail / Office Space for Lease

5604 - 5676 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918



Rev: September 22, 2026

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.



Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com