

# Retail / Office Space for Lease

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

MOVE IN SPECIAL - FREE RENT



## 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.

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

## Property Details



**Lease Rate**  
\$12.00 SF/YR (NNN)



**Space Available**  
1,300 - 2,688 SF



**Zoning**  
PBC

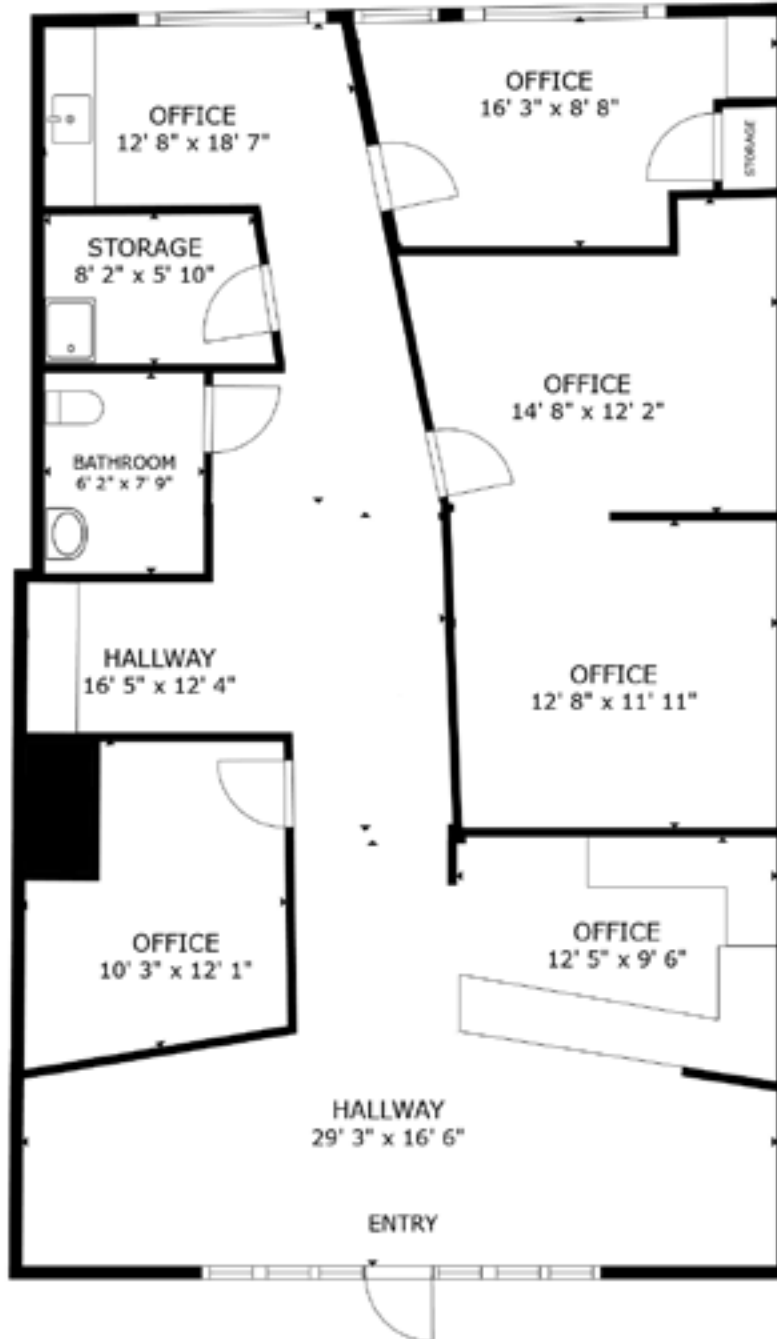
Rev: May 26, 2026



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Suite 5614 Floorplan



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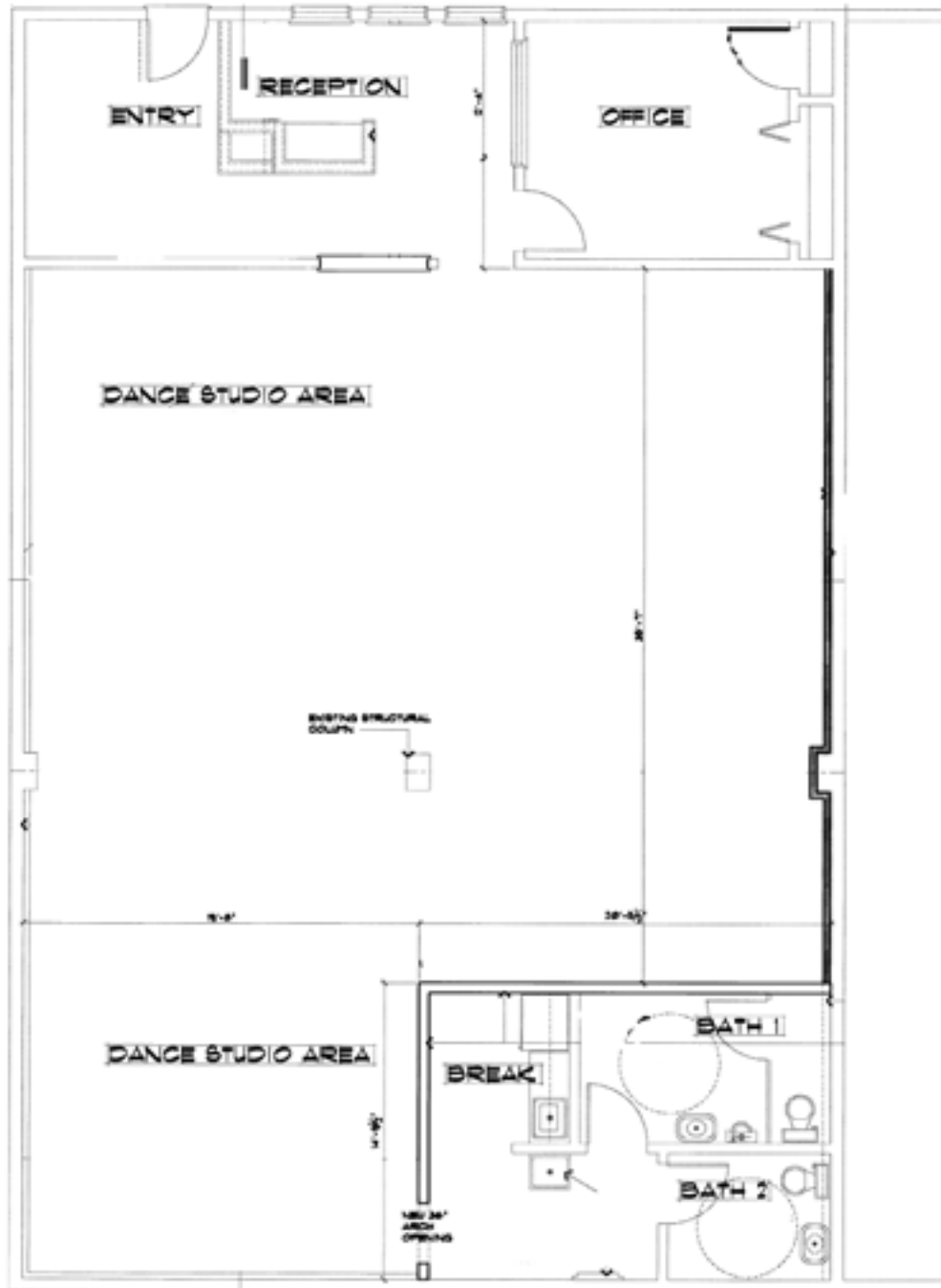
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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## Suite 5688 Floorplan



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5604 N Union Blvd, Colorado Springs, Colorado, 80918

## DEMOGRAPHICS



112,874  
Population



36.7  
Median Age



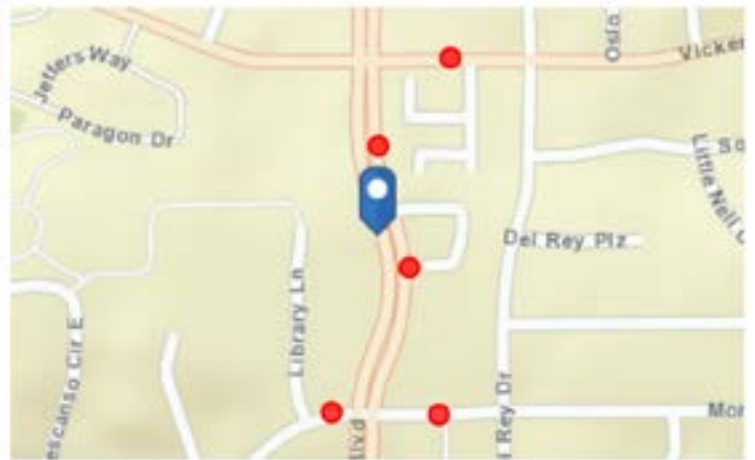
2.5  
Average Household Size



\$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



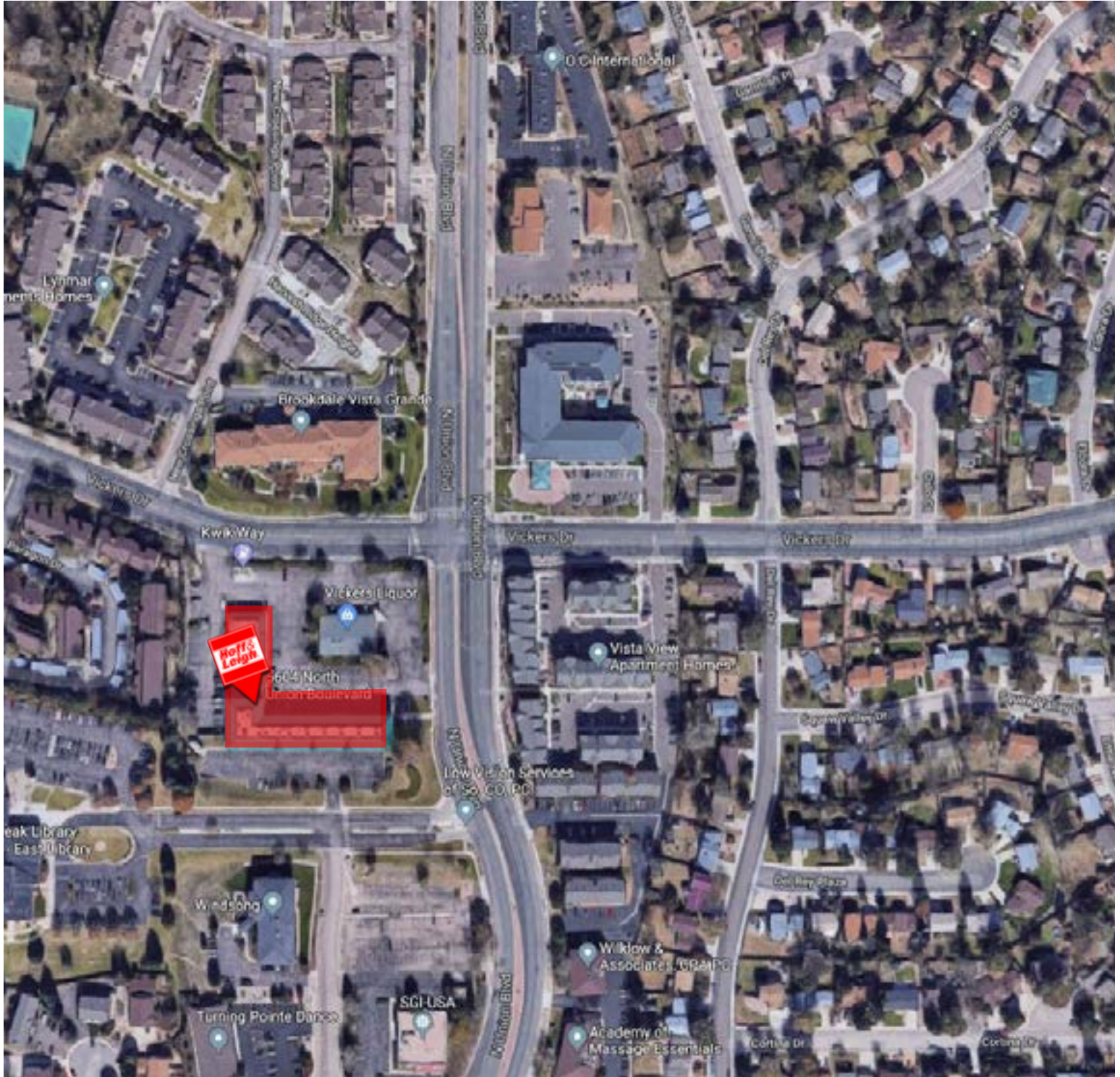
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