

# Retail/Office Space for Lease

1414 S 21ST STREET, COLORADO SPRINGS, CO 80904

PRIME RETAIL / OFFICE ACROSS FROM THE  
GOLD HILL MESA DEVELOPMENT!



## Overview

This 1,500 SF retail or office space at 1414 South 21st Street in Colorado Springs, CO is a prime location for businesses looking to establish a presence next to the Gold Hill Mesa development. The space features an open floor plan with ample natural light, making it ideal for a variety of retail or offices uses. The property boasts excellent visibility and surrounded by national and local retailers, restaurants, and services. With easy access to major highways and monument signage, this retail/office space offers an attractive opportunity for businesses looking to thrive in Colorado Springs. Please call for more information and to schedule a tour.

## Highlights

- High Visibility
- Modified Gross Lease
- Monument Signage
- Flexible Terms
- C-5 Zoning
- Ample Parking

## Property Details

-  **Lease Rate**  
\$12.00 - \$16.00 SF/YR (+ Utilities)
-  **Space Available**  
1,500 SF
-  **Zoning**  
C-5

Rev: April 9, 2024

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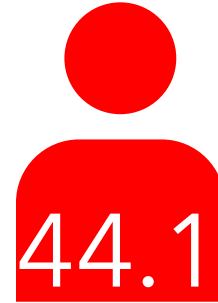
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## DEMOGRAPHICS



63,047  
Population



44.1  
Median Age



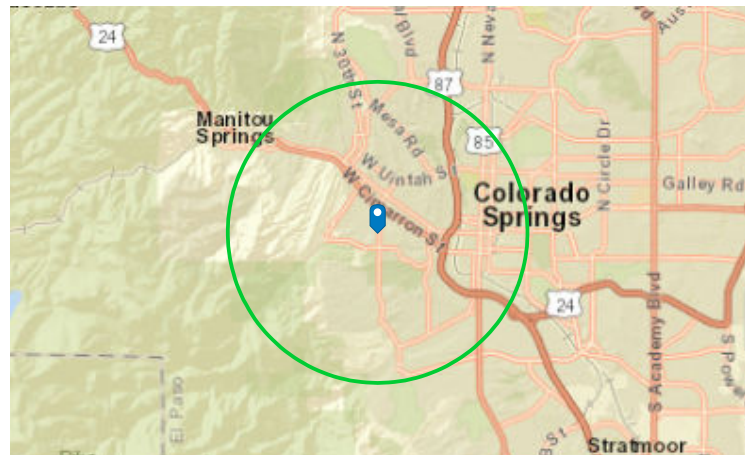
2.0  
Average  
Household Size



\$61,213  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Villa de Mesa Dr	14,000	0.0
Villa de Mesa Dr	15,500	0.1
S 21st St	2,964	0.3
Victorian Pt	2,502	0.3
Broadway St	10,800	0.3



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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.

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