

Retail Space for Lease

2820 E PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80909



Overview

Affordable retail at 2820 E Pikes Peak Ave, Colorado Springs. Highly visible retail unit on the busy corner of Pikes Peak and Circle.

This unit benefits from high foot traffic and convenient access to major roads. Whether you're looking to expand your business or start a new one, this property provides excellent potential for growth and visibility.

Reach out to Guy Cox today to schedule a viewing or learn more about this unique opportunity!

- High Visibility
- High Foot Traffic
- Abundant Parking
- Easy Access

Property Details



Lease Rate

\$8.00 - 10.00 SF/YR (+ \$6.50 PSF NNN)



Space Available

1,743 SF



Building Size

16,250 SF



Lot Size

1.56 Acres



Zoning

C5

Unit:	Size:	Lease Rate:
2820	1,743 SF	\$8.00 - \$10.00 SF/YR (+ \$6.50 PSF NNN)

Rev: August 17, 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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCoX@HoffLeigh.com

Luke Neely

C: 719.233.4263

O: 719.630.2277

lneely@hoffleigh.com



Retail Space for Lease

2820 E PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80909



SUITE 2810 1,582 SF	SUITE 2812 1,659 SF	SUITE 2814 2,314 SF	SUITE 2818 1,243 SF	SUITE 2820 1,743 SF	SUITE 2810 1,582 SF	SUITE 2824 492 SF	SUITE 2826 982 SF	SUITE 2862 1,631 SF	SUITE 2864 1,485 SF	SUITE 2850 1,229 SF
------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	----------------------	----------------------	------------------------	------------------------	------------------------

Rev: August 17, 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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

G.Cox@HoffLeigh.com

Luke Neely

C: 719.233.4263

O: 719.630.2277

lneely@hoffleigh.com

Retail Space for Lease

2820 E PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80909

2806 E Pikes Peak Ave, Colorado Springs, Colorado, 80909

DEMOGRAPHICS



124,219
Population



34.9
Median Age



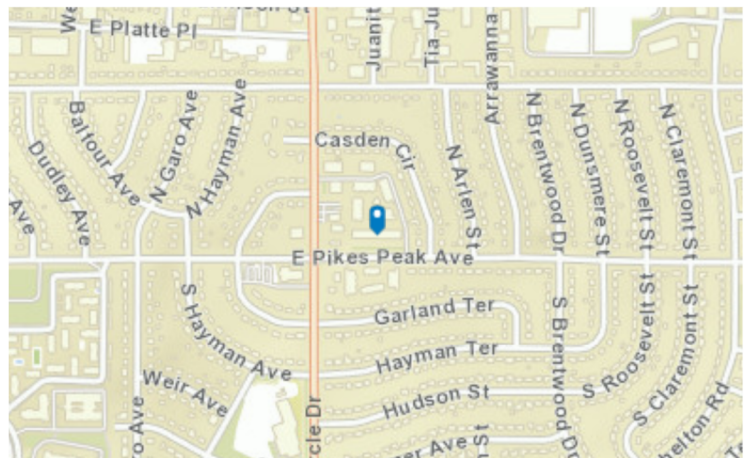
2.3
Average
Household Size



\$58,535
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
S Cir Dr	14,457	0.0
N Garland Ave	26,033	0.1
Casden Cir	11,000	0.1
E Pikes Peak Ave	25,900	0.1
E Pikes Peak Ave	196	0.1

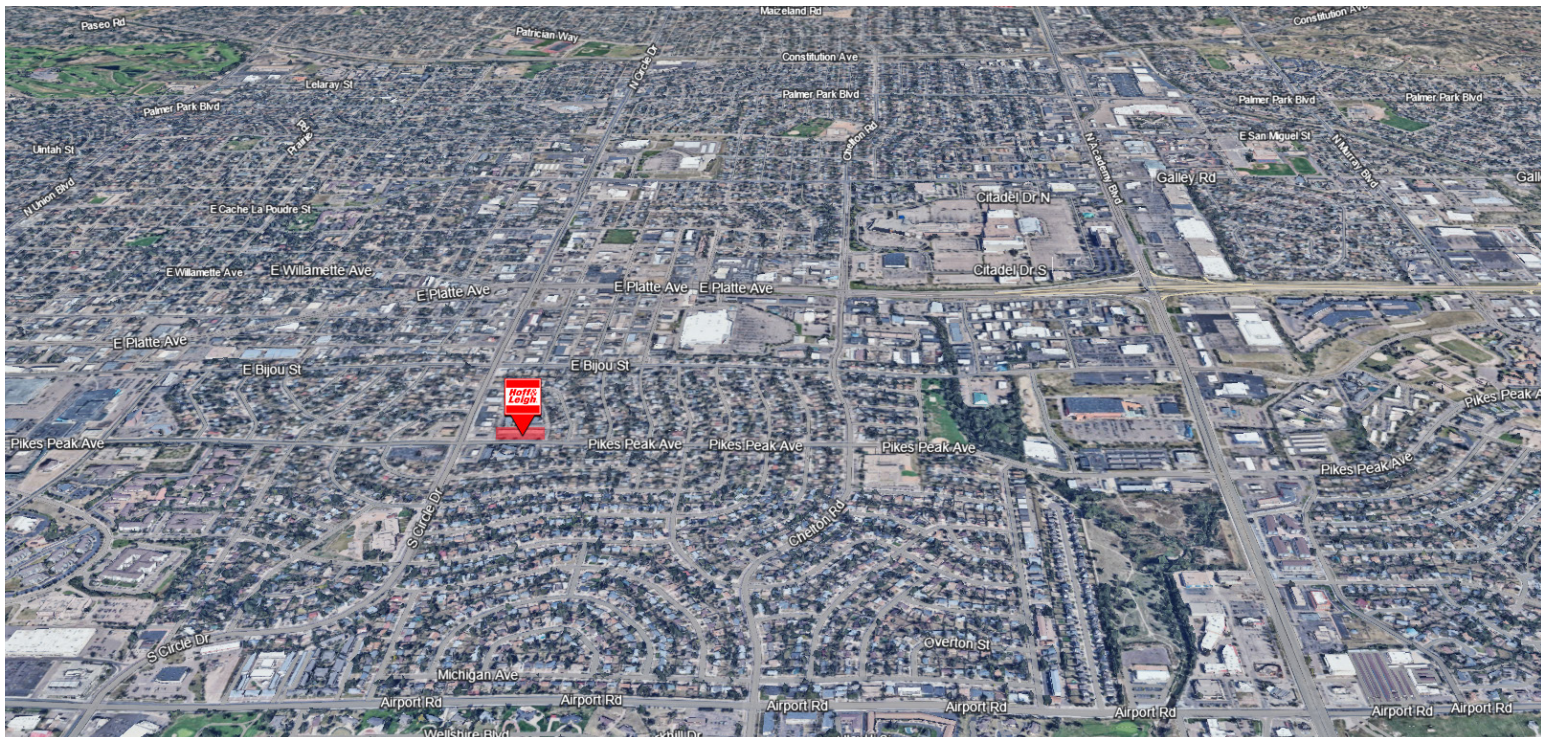


Rev: August 17, 2026



Retail Space for Lease

2820 E PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80909



Rev: August 17, 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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCoX@HoffLeigh.com

Luke Neely

C: 719.233.4263

O: 719.630.2277

lneely@hoffleigh.com